

**Wolfeboro Board of Selectmen
Meeting Minutes
January 12, 2022**

Members present: Chairman Linda Murray, Dave Senecal, Brad Harriman, Luke Freudenberg and Brian Deshaies.

Staff present: Town Manager, James S. Pineo, Christine Collins Parks and Recreation Director, Public Works Director Dave Ford and Recording Secretary, Amelia Capone-Muccio.

Chairman Murray opened the meeting at 6:30 PM.

Non-Public Session RSA 91 A: 3 e

Mr. Pineo stated a non-public session is not needed.

1. Consideration of Minutes

N/A

2. Public Hearings

*Chairman Murray stepped down from discussion and vote on this hearing noting a conflict of interest.

PROPOSED BOND ISSUES OVER \$100,000

Notice of Public Hearing Proposed Bond Issues Over \$100,000 A Public Hearing will be held by the Wolfeboro Board of Selectmen as required by RSA 33:8-a and RSA 40:13 at 6:30 PM on Wednesday, January 12, 2022 to receive comments on the proposed 2022 bond issues over \$100,000:

1. For the 2022 Bond Issue not to exceed the amount of \$4,700,000 for the purpose of structural replacement, expansion, renovations and equipment replacement at the Pop Whalen Ice Arena.

➤ **Article 11**

Vice-Chairman Senecal read the public notice for the record. He opened the public hearing.

Mr. Pineo read the article from the list of draft Warrant Article as follows:

To see if the Town will vote to raise and appropriate the sum of \$6,972,951 for the purpose of structural replacement, expansion, renovations, and equipment replacement at the Pop Whalen Ice Arena. Further to authorize the issuance of not more than \$4,272,951 in bonds or notes for this purpose in accordance with the provision of RSA 33, the Municipal Finance Act, and to further authorize the Board of Selectmen to accept at least \$2,700,000 in donations from the Friends of Pop Whalen for this purpose. Also to authorize the Board of Selectmen to issue, negotiate, sell and deliver such bonds or notes, and to determine the rate of interest thereon, and the maturity, and other terms

thereof: and to authorize the Board of Selectmen to apply for, obtain, and accept federal, state, or other aid, grants and donations, if any, which may be available for said project and that may reduce the amount to bond and to comply with all the laws applicable to said project and to authorize the Board of Selectmen to take any other action or to pass any other vote relative thereto.

He noted this article will need a 3/5 majority and DRA review. He referred to the PowerPoint.

Victor Drouin, Friends of Pop Whalen, addressed the Board and introduced other Friends of Pop Whalen in attendance, Tom Roberts and Peter Gilligan as well as coaches and players that use the rink are also in attendance. He provided a brief overview explaining that the Friends was created in 2019 to assist with the need of upgrades. He provided an overview of failure of the frame itself, the options they looked at including total replacement and explained how they arrived at the most economical solution that works with future expansion of a replacement of the super structure. They will be able to save a lot of money this way by not replacing the ice floor and items such as the chiller at this time (about \$2 million dollars). He stated the Friend have created a business plan and have looked at ways to increase revenue and use the facility year round. He stated they have determined they will be able to generate \$100,000 in revenue annually with their plan. He stated they also started raising funds this past summer and have raised half of the \$2 million dollars they plan to donate to support the project. He stated this is the largest public/ private partnership the town has had.

Mr. Deshaies questioned the life expectancy of the new building.

Mr. Drouin replied better than 35 years.

Mr. Deshaies questioned if the Friends will still be able to assist with purchases in the future such as a new chiller since that will be a significant cost.

Mr. Drouin replied they need to get through this part of the project and feels they will be around for a long time, but they are expecting with the business model developed to generate revenue to financially support itself.

Mr. Pineo stated the chiller is about halfway through its useful life and today costs about three quarters of a million dollars. He stated when the time comes to replace that they will be able to purchase a much more efficient product that runs on solar.

Mr. Deshaies stated he hopes that once the facility is upgraded the users will respect the property more and take care of it as it is a big financial cost to the town.

Mr. Drouin replied they are using a contractor, CCI, which is familiar with building hockey rinks and this structure will be more resilient, but they will make sure it gets managed properly.

Tom Roberts addressed the Board to explain the plan to increase the hourly rates for ice time and increase the advertising costs, this will secure an extra \$100,000 in revenue.

Jeff Downing of CCI addressed the Board to state his company has built four hockey rinks already including one in Hampton. Hampton did not have a great program or facilities but since the upgrade they have a beautiful facility that is now respected and well cared for.

Linda Murray addressed the Board as a Friends of Pop Whalen and stated the following:

In 2019 I agreed to fill the Board of Selectmen's position on the Friends of Pop Whalen Board. I started being involved with Back Bay Hockey in the 1980's when my son and one of my daughters play hockey. In 1989 the Town kids were just happy to have a roof over the outdoors ice rink and refrigeration to keep the ice. Back Bay Hockey coaches, community member and parents volunteered their time, skills and money to create an ice arena and then around 1992, they donated the facility to the Town. Now it is time for the Town's taxpayers to step up and renovate the Pop Whalen Ice Arena and Art Center.

I have been impressed and thrilled with the members of the Friends willingness to share their knowledge of the arena, work to assess the building with the Town, to provide the Town its analysis of the Pop Whalen enterprise finances and to problem solve with the Town to address the unforeseen structure issues.

When the January cost estimate came in around \$6.9 million, I was surprised at the cost. I asked myself whether there was another way to upgrade the arena. Could the leaky roof just be fixed? But the answer is NO .The twisted and bent frame cannot be fixed to meet today's codes.

I am in support of the proposed renovation, upgrade and expansion to the Pop Whalen Ice Arena and Art Center which will turn this facility from a winter venue to an all year round venue. I based my support on the Friends of Pop Whalen business and financial plan. On page 19 I scrutinized the analysis the six year review of the financial position of the enterprise fund which showed that over the 6 year period from 2015 to 2020 that the Pop Whalen enterprise lost only \$5,313.49. On page 2 of 2023 financial projection plan, I reviewed the 2021 unaudited budget figures for the year end. First, this analysis shows that the rental fees for ice time recommended to the Board by the Town Manager produced an estimate unaudited surplus of around \$54,000. Second, the Friends projection for 2023 clearly shows that the Pop Whalen Enterprise Fund with proper ice rental time and can product an enterprise fund capable of covering its expenses in the future.

With the Friends of the Pop Whalen contribution of \$2,700,000, the Pop Whalen Enterprise fund covering around \$724,000, the taxpayer covering around \$3,550,000 and a financial plan that show the Pop Whalen Enterprise fund can produce the income to cover its expenses.

I support the Pop Whalen Ice Arena and Art Center warrant article for \$6,972,951 and if I was sitting on the Board, I would vote to recommend it. Now is the time to put this warrant article to the voters for their support.

Vice Chair Senecal thanked everyone for their comments.

It was moved by Luke Freudenberg and seconded by Brian Deshaies to recommend Article 11: Pop Whalen Ice Arena and Arts Center Renovation & Expansion Project. Members voted (Linda Murray was not at the table and did not vote) and being all in favor, the motion passed.

Being no one to speak for or against the request, Vice-Chairman Senecal closed the public hearing.

It was moved by Brian Deshaies and seconded by Luke Freudenberg for the Wolfeboro Board of Selectmen to put Warrant Article #11 on the 2022 Town Warrant. Members voted, (Linda Murray was not at the table and did not vote) being none opposed, the motion passed.

Mr. Pineo stated that he plans to take this to the Budget Committee tomorrow and they also plan to have tours at the facility. If anyone is interested in tours they can contact his office.

Linda Murray re-joined the Board.

3. Public Comment

None.

4. Bulk Vote

None

5. Board Appointments

None

6. New Business

A. Discussion: Water and Sewer Capacity memo Public Works

Luke Freudenberg stepped down from discussion and vote.

Mr. Ford addressed the Board to discuss some concerns he has with the water and sewer capacity based on some recently proposed large projects. He stated in discussions with Kathy Barnard that it may be important for him to take a look at these. He provided a summary that in 2005/2006 when the town was under a moratorium for water and sewer and there was a lot of work done to bring us where we are today. He stated that there is some growth for the system, but they have residents now staying longer and increases construction he needs to review the capacity and feels the town should consider a moratorium on large projects until they know if the system can handle it.

Chairman Murray questioned if they will be reviewing the rate study.

Mr. Ford replied that it is forthcoming.

Chairman Murray questioned if backland will be included.

Mr. Ford replied that service with frontage (within distance)

Chairman Murray stated they need cost estimate to keep that spray field up.

Mr. Ford stated that it is beyond his useful life, it has moderate growth ability, but unknown if it can accommodate the large projects.

Chairman Murray stated they had discussed that before, when they had explored an option for a plant on Clark Road.

Mr. Harriman questioned if the RIB site is at its max or is there any potential growth.

Mr. Ford stated they need to look into that, it is unknown if the existing system can handle more. There is no room for more basins.

B. Discussion: Deliberative session is February 8th, 2022 snow, Feb. 10th

Chairman Murray stated the Deliberative session is scheduled for February 8th, 2022 at 7:00 PM at the Kingswood Art Center (snow date Feb. 10th).

It was moved by Brad Harriman and seconded by Brian Deshaies to hold the Deliberative session on February 8th, 2022 (snow date Feb. 10th) at the Kingswood Art Center, 21 McManus Road Wolfeboro NH 03894. Members voted, being all in favor, the motion passed.

C. Approval: Dispatch Console Warrant Article-Recommended removal

Mr. Pineo stated that he discussed with the Police Department removing the article for the Dispatch Console based on the following; there is \$342, 803 in the fund. The estimated cost \$352,000 which includes the recording equipment. The Department used funds from this year's budget to purchases the recording equipment for \$40,000 reducing the need to purchase that later. He stated the Chief is concerned about inflation but he advised him they could address that at that time within the budget.

Chief Rondeau addressed the board provided an overview of the history of the console and the replacement parts purchase in 2017. He stated the plan is to replace the console when they move into the new police station.

Mr. Deshaies questioned if the estimate includes the installation costs. He also questioned if they could purchase the console now and store it.

Chief Rondeau replied it does. He does not recommend purchasing the unit and storing it.

It was moved by Dave Senecal and seconded by Brad Harriman to removed Article #33 from the Warrant. Members voted and being none opposed, the motion passed.

D. Approval: Pop Whalen Contingency Article -\$50,000

Mr. Pineo stated that this is an option should the Pop Whalen renovation article fails. It allows the town to have some funds to continue to work. This will be Warrant Article #33.

Chairman Murray stated this seems like a reasonable plan.

It was moved by Brad Harriman and seconded by Dave Senecal for the Wolfeboro Board of Selectmen to recommend Warrant Article #33. Members voted, being all in favor, the motion passed.

It was moved by Linda Murray and seconded by Dave Senecal to move Warrant Article #33 to the 2022 Town Warrant. Members voted, being all in favor, the motion passed.

D. Discussion: Petition Warrant Article appointment of ZBA members vs. election

Mr. Pineo stated that the town received a petition Warrant Article and the Town Clerk verified signatures and it meets the requirement of a minimum of 25 registered voters.

Chairman Murray noted they do not have any authority over petitioned Warrant Articles.

7. Other Business

Chairman Murray stated they have received a better picture for the town report. She also questioned if they have decided on a new Warrant Article Taping date.

The Board discussed the options and determined that 1/19/2022 at 3 PM would be the day they would tape the Warrant Articles.

Mr. Deshaies stated that the Friends of Pop Whalen have a very nice business plan and suggested the Friend of the Libby review that it would be a good example for them to follow.

Mr. Harriman agreed and plans to share it with them.

8. Committee Reports

None.

9. Town Manager's Report

None.

10. Questions from the Press

None

11. Public Input (Limited to 3 minutes per resident/not to exceed 15 minutes in total)

Suzanne Ryan addressed the Board and questioned the work done at this point and the MOU for Pop Whalen.

Mr. Pineo replied he would discuss that with the Friends of Pop Whalen but does not anticipate any updates expect for construction.

Ms. Ryan questioned if the hearing was posted in a publication.

Mr. Pineo replied he would provide her with a copy of the posting, from the January 5th edition of the Union Leader.

Ms. Ryan stated she could not find it.

12. Non-Public Session RSA 91-A

None.

Being no further business before the Commission, Chairman Murray entertained a motion to adjourn.

Dave Senecal moved the Wolfeboro Board of Selectmen to adjourn at 8:05 PM. Luke Freudenberg seconded. Being none opposed, the motion passed.

Respectfully submitted,
Amelia Capone-Muccio