

**Wolfeboro Board of Selectmen
Meeting Minutes
December 7, 2022**

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

Staff present: James S. Pineo, Town Manager, Kathryn Carpentier, Finance Director, Barry Muccio, Director of Operations of the Municipal Electric Department, Christine Collins, Parks and Recreation Director, Steve Randall, Public Works Director and Fire Chief Tom Zotti.

Chairman Senecal opened the meeting at 6:30 PM.

Non-Public Session RSA 91 A: 3 e

Mr. Pineo stated a non-public session is needed to discuss employees and contract negotiations.

1. Consideration of Minutes

➤ ***November 2, 2022***

It was moved by Brad Harriman and seconded by Luke Freudenberg to approve the Board of Selectmen's meeting minutes of November 2, 2022, as submitted. Members voted, being all in favor, the motion passed.

➤ ***November 10, 2022***

It was moved by Linda Murray and seconded by Brian Deshaies to approve the Board of Selectmen's meeting minutes of November 10, 2022, as submitted. Members voted, being all in favor, the motion passed.

2. Public Hearings

Temporary Event Permit

i. The Wolfeboro Board of Selectmen will hold a Public Hearing on Wednesday, December 7, 2022 at approximately 6:30 PM at the Great Hall Town Hall, 84 South Main Street, Wolfeboro, New Hampshire for consideration of a Temporary Event Permit for the Friends of the Wolfeboro Community Bandstand to host annual summer concert series, July 1, 8, 22, 29, and August 5, 12, 19, 26, September 2, 2023 at the Community Bandstand from 5PM to 9:30 PM. Permit #2023-3.

Chairman Senecal opened the Public Hearing.

Being no one to speak for or against the permit, Chairman Senecal closed the Public Hearing.

It was moved by Luke Freudenberg and seconded by Brian Deshaies to issue a Temporary Event Permit the Friends of the Wolfeboro Community Bandstand to host annual summer concert series, July 1, 8, 22,29, and August 5,12,19,26, September 2, 2023, at the Community Bandstand from 5PM to 9:30 PM. Permit #2023-3. Permit #2023-4. Members voted, being none opposed, the motion passed.

ii. The Wolfeboro Board of Selectmen will hold a Public Hearing on Wednesday, December 7, 2022 at approximately 6:30 PM at the Great Hall Town Hall, 84 South Main Street, Wolfeboro, New Hampshire for consideration of a Temporary Event Permit for the Special Event Committee of the Economic Development Committee to host the annual Last Night Wolfeboro in the Great Hall of Town Hall, Community Center and Brewster Academy on December 31, 2022 from 9:00 AM to 9:00 PM. Permit #2022-75.

Chairman Senecal opened the Public Hearing.

Linda Murray addressed the permit request which is the annual request for the Last Night Wolfeboro events put on by the Special Events subcommittee of the Economic Development Committee and listed the events from the attached flyer. She thanks the sponsors of this event that helped cover some of the events and the fireworks display. She questioned the status of the dockside construction and if the police department is available to address that.

Mr. Pineo replied he would work with the appropriate agencies to arrange coverage for safety.

Being no others to speak for against the permit, Chairman Senecal closed the public hearing.

It was moved by Brad Harriman and seconded by Luke Freudenberg to issue a Temporary Event permit to the Special Event Committee of the Economic Development Committee to host the annual Last Night Wolfeboro in the Great Hall of Town Hall, Community Center and Brewster Academy on December 31, 2022 from 9:00 AM to 9:00 PM. Permit #2022-75. Members voted, being all in favor, the motion passed.

iii. The Wolfeboro Board of Selectmen will hold a Public Hearing on Wednesday, December 7, 2022, at approximately 6:30 PM at the Great Hall Town Hall, 84 South Main Street, Wolfeboro, New Hampshire for consideration of a Temporary Event Permit for the New England Chapter Antique & Classic Boat Society to host a boat show at the Wolfeboro Town Docks on July 29, 2023 from 6 AM to 3 PM. Permit #2023-5

Chairman Senecal opened the public hearing.

Bill Marcussen addressed the Board to state this will be the 49th annual boat show run as it has in the past.

Being no others to speak for or against the permit, Chairman Senecal closed the public hearing.

Mrs. Murray questioned what time dockside parking lot will need to be closed the day before.

Mr. Marcussen replied noon, the day before.

Mrs. Murray questioned if the Municipal Electric Boat needs to be moved to the commercial docks for the day.

Mr. Muccio replied that they can do that as long as they give them a reminder before the event.

It was moved by Brian Deshaies and seconded by Luke Freudenberg to issue a Temporary Event Permit to the New England Chapter Antique & Classic Boat Society to host a boat show at the Wolfeboro Town Docks on July 29, 2023, from 6 AM to 3 PM. Permit #2023-5, with the lot to be closed at noon the day before. Members voted and being none opposed, the motion passed.

iv. The Wolfeboro Board of Selectmen will hold a Public Hearing on Wednesday, December 7, 2022, at approximately 6:30 PM at the Great Hall Town Hall, 84 South Main Street, Wolfeboro, New Hampshire for consideration of a Temporary Event Permit for the New Boat Museum to host the 13th Vintage Race Boat Regatta at the Wolfeboro Town Docks on September 14, -16, 2023 from 6 AM to 5 PM. Permit #2023-6

Chairman Senecal opened the public hearing.

Bill Marcussen addressed the Board to speak to the 13th annual event the same as in the past.

Being no others to speak for or against the permit, Chairman Senecal closed the public hearing.

Mrs. Murray questioned when the dockside parking lot will need to be closed.

Mr. Marcussen replied the signs the lot will be closed at noon with signs notifying of such on Wednesday.

It was moved by Luke Freudenberg and seconded by Linda Murray to issue a temporary event permit to the New Boat Museum to host the 13th Vintage Race Boat Regatta at the Wolfeboro Town Docks on September 14, -16, 2023 from 6 AM to 5 PM. Permit #2023-6. Members voted, being none opposed, the motion passed.

3. Bulk Vote

A. Weekly Manifests

- | | |
|------------------------|--------------------------|
| i. November 18, 2022 | \$ 92,685.13 |
| ii. November 23, 2022, | \$ 332,982.67 |
| iii. December 2, 2022, | \$ 1,259,756.54 (school) |

B. Intent to Cut Wood or Timber Warrant/ Warrants

- | | |
|----------------------|-----------------------------|
| i. 12 Camp School Rd | Tax Map 245 Lot 25 \$897.73 |
|----------------------|-----------------------------|

C. Property Tax Refunds and Abatements

- | | |
|-------------------------------------|-------------------|
| i.107 Springfield Point Rd #31 2021 | Tax Map 266 Lot 5 |
|-------------------------------------|-------------------|

It was moved by Linda Murray moved Brian Deshaies seconded approving Bulk Vote Items A - C above. Members voted, being all in favor, the motion passed.

4. Board/Committee Appointments: N/A

5. New Business

A. Water & Sewer Rates update

Mr. Pineo introduced Keith Pratt of Underwood Engineers who will review the PowerPoint with the Board on the proposed rate structure for the water and sewer department. He stated since it has been a number of years since an increase, the time has come for a recommended increase.

Mr. Pratt addressed the Board to review the summary of the Water and Sewer rate study with the following recommendation:

DISCUSSION:

Mr. Deshaies questioned the revenue at 15%.

Mr. Pratt replied it would not increase the revenue.

Mr. Deshaies stated that they need to do better at sharing information of information on the projects, can they do that.

Mr. Pratt replied they do not currently do that for the town, but they can do that. He noted that generally the rates will not pay for itself.

Mr. Deshaies questioned how they calculate table number two on page three.

Mr. Pratt replied that is a flat revenue model and based on assumption.

Mr. Deshaies questioned if they should consider going up.

Mr. Pratt replied they can, but it would be off.

Mrs. Murray stated she has submitted her questions when the report came out, she is all set. She questioned when they want the Board to act on the rate.

Mr. Pineo stated the Board can digest this information from tonight and act on the rate at the next meeting.

Mr. Pratt replied that starting in January would be best, the longer they wait the more it gets behind.

The Board agreed to set the rate at the next meeting.

B. Conservation Commission Easement-Whiteface Mountain

Mr. Pineo stated that the Conservation Commission is looking for the Board to authorize the Chairman to sign the easement which is part of the process for the application of LCHIP funding.

It was moved by Brian Deshaies and seconded by Brad Harriman to authorize the to authorize the Board of Selectmen's Chairman to sign the Conservation Easement deed for the "Miessner" property at the base of Whiteface Mountain. Granting an easement from the Town of Wolfeboro to the Lakes Region Conservation Trust as per voter approval from March of 2022 Warrant Article #20.

C. Revised Huggins Hospital salt MOU

Mr. Pineo stated that the MOU has been revised back to a one-year agreement. Staff is working on the easement with Huggins Hospital.

Mrs. Murray questioned if the easement will be given to NH DOT for the Rt. 28 project.

Mr. Pineo replied it would.

It was moved by Linda Murray and seconded by Brian Deshaies moved the Board of Selectmen to sign the one-year Salt MOU with Huggins Hospital to expire November 2023. Members voted, being none opposed, the motion passed.

D. Ad space for Pop Whalen Ice Arena

Mr. Pineo stated that as part of the Friends of Pop Whalen business plan and Victor Drouin is here to speak to that ad space as part of that plan.

Mr. Drouin addressed the Board on behalf of the Friends of the Pop Whalen to report the project is on schedule and plan to open January 3rd. He stated there will be an open house on December 14, 2022. He stated that the Friends of Pop Whalen have reviewed surrounding rink advertising prices and feel that what is currently charged is still half of what others are charging. The Friends are recommending a charge of \$1,000 for a 3 x 8 banner for three years. 3 x 4 banners at \$750. These fees would offset revenue for the cost of operating the arena.

It was moved by Linda Murray and seconded by Luke Freudenberg to approve a cost of a 36" x 48" band for \$750 for three years and 32" x 96" for \$1,000 a year for three years. Brad Harriman abstained, members voted all others in favor, the motion passed.

Mr. Drouin stated that they also did an assessment of the fee for stick practice and spoke to the Assistant Director who also did an assessment, and at this time they are recommending increase that fee by \$2.

Chairman Senecal stated that should be a department change and he should request that through the Director of the department.

Christine Collins stated that she would agree to the increase.

It was moved by Linda Murray and seconded by Luke Freudenberg to increase the stick practice fee to \$6-\$8 as recommended. Members voted, being all in favor, the motion passed.

E. IT Service Agreement and Phone Service Agreement

Kathryn Carpentier addressed the Board to stated she is seeking the Board's approval for managed IT Services agreement and the phone service agreement with Block 5 Technologies for 2023 and to waive the bidding requirements for both items.

It was moved by Brian Deshaies and seconded by Brad Harriman for the Town of Wolfeboro to waive the bidding requirements and to authorize the Town Manager to sign the Managed IT Services Agreement and the Phone Service Agreement with Block 5 as recommended by the Finance Director. Members voted, being none opposed, the motion passed.

F. Pop Whalen Locker Room MOU with GWRSD

Mr. Pineo stated the Board has been provided with a draft MOU for the lockers room for the Governor Wentworth School District at the renovated Pop Whalen Ice Arena. He stated that there are items in this agreement that need further discussion.

- On page two, 5 A; he sees this item as problematic since there may be times when the ice arena staff will have to gain access to the locker rooms.
- References cameras: there is no budget for the installation of cameras.
- He stated that the agreement for the donation is for 40 years, he sees a concern with this as the building is owned by the Town of Wolfeboro and this is a new MOU, he would like to see a two-year agreement to allow time to work out any issues or challenges that may arise to this new type of agreement.

Mrs. Murray noted that the donation for these locker rooms is \$250,000, the duration of forty years is the life expectancy of the locker rooms. She feels if they do need to provide some security for hat donation.

Mr. Deshaies questioned where the \$250,000 donation is coming from.

Mrs. Murray replied the Friends of Pop Whalen provided a cost to build two locker rooms at \$250,000, the Governor Wentworth School District will donate those funds for those lockers' rooms for their teams.

Victor Drouin addressed the Board to explain the expansion of the building was not part of the building renovation project and would be the part of the town budget and would be part of the \$2.7 million for the Friends of Pop Whalen to raise. He stated that a quote was given to both Kingswood and Brewster of a cost to building their own locker rooms at \$250,000, with inflation the actual cost was \$270,000 but they had already negotiated the cost.

These locker rooms were built for their specific needs and purchased for the life of the building which estimated at forty years. The schools will own the locker rooms, it will be their responsibility to keep them up to par and maintain them.

Mr. Deshaies questioned if both schools are ready to support these costs.

Mr. Drouin replied that yes and Brewster is seeking a donor for their portion.

Chairman Senecal clarified this is \$250,000 for a pair of locker rooms.

Mr. Drouin replied yes one male and one female locker room with one shower to be shared.

Mr. Pineo stated that staff will continue to work on the draft MOU and bring back to a future meeting.

G. Warrant Articles for 2023

Mr. Pineo provided a PowerPoint presentation of the proposed Warrant Articles for 2023 for the Board to review see attached. He stated the Board will need to schedule a bond hearing for the articles over 100,000 and he suggested January 11, 2023.

Mrs. Murray stated she is concerned that would be too late if any changes needed to be made.

Mr. Pineo replied he is not sure if 1/4/2023 would work with the Budget Committee's schedule but would look into holding the hearings then. He questioned when the Board would like to vote on the articles.

The Board determined they will vote on the Warrant Articles at their next meeting and moved to reviewing the articles and had the following discussion (only listed articles that had discussion):

Article C Libby Museum:

Mr. Deshaies questioned 70/30 split?

Mrs. Murray stated that it is based on a \$2.2-million-dollar donation and will be a voters choice article.

Mr. Deshaies stated he prefers to see a \$1.2-million-dollar project with the rest raised by the Friends of the Libby.

Article E Municipal Electric Utility Boat

Barry Muccio addressed the Board to present a summary on the replacement boat for the Wolfeboro Municipal Electric Department.

Mr. Deshaies questioned if the Fire Department could use this boat in a pinch if they needed to.

Mr. Muccio replied they could, but they have their own boat, but they do and have worked together in the past.

Mr. Freudenberg stated that the company that this boat is from is a good quality boat and worth the value, he questioned the size and would it still fit in the space allotted for the boat at the docks.

Mr. Muccio replied that they are looking at either 22 or 24' foot boat, but they have discussed moving the boat to keep it from getting damaged.

Article G Sewer Pump Stations Upgrades

Mr. Pineo stated that there is some late breaking news with regards to the state aid grant of \$648,000 that can be utilized for this project and that he met with both the Finance Director and retiring public works director Dave Ford on balancing the books for this project.

Mrs. Murray questioned if this includes the \$6.7 million dollar bond that they are currently paying on.

Mr. Pineo replied that this above that and if the Board would like to update the article, he can do that.

The Board agreed to update the article.

Article H Sewer Line Extensions

Mrs. Murray stated this is a very important Warrant Article, there has been high levels of e coli in Jockey Cove for sometime and the town can not put this off any longer. It is right next to a public swimming area. She would like to see this project listed at \$800,000 or a bond to get it done.

Steve Randall addressed the Board to state the cost of this project will be closer to the \$800,000 range or more and he strongly suggests doing borings to test for ledge prior.

Mr. Pineo stated the problem will be getting the time frame for borings relative to the bond hearing. He questioned what the Board would like to list the project cost at.

The Board discussed and Mrs. Murray suggested \$900,000 because the addition of the borings.

The Board agreed at \$900,000.

Patti Cain, resident of Jockey Cove, addressed the Board to state this is a major problem for the last two summers and the town can not put this off any longer.

Article N School Resource Officer Middle School

Mr. Deshaies questioned if the old car can be kept for the additional SRO officer.

Police Commissioner Steve Wood addressed the Board and stated that the car is not in good condition and is being replaced due to its age and has reached the end of its useful life. It has a transmission problems.

Article CRF A Fire Trucks and Apparatus Replacement Capital Reserve Fund

Chief Zotti addressed the Board to review the article.

Mr. Harriman questioned if they looked at alternative single frame trucks to alleviate the rusting of the frame problems.

Chief Zotti replied that they have and not all the manufactures offer that option, which is why they use Seagraves.

Mrs. Murray questioned if there is \$100,000 left in the Capital Reserve.

Chief Zotti replied that this proposal is based on a \$200,000 down payment. The fund would be zeroed out.

Mrs. Murray is concerned they will not have much wiggle room anything goes wrong.

Mr. Pineo replied that this truck delivery would be two-year delivery date. The plan is to put down the down payment, sign the contract but delivery would not be for two years.

Mr. Deshaies questioned when the next truck replacement is scheduled.

Chief Zotti replied 2034, engine 1. He stated the next CIP purchase would be in 2024 for air packs.

Mr. Freudenberg stated he would like to see some contribution to the Capital Reserve in that time even if they have to stretch the lease to do that.

Mr. Pineo stated they would make updates to the lease agreement and bring it back with the update.

Chief Zotti provided an update on the current ladder truck delivery date. He stated it is currently in Massachusetts getting lettered for Wolfeboro with a delivery schedule for about Christmas time. He stated that it will be out and about after its delivery as the department learns to use the new truck, this is a different truck than they are used to. He stated the truck has been named Truck 5, because it is the fifth ladder truck the town has owned.

Mr. Deshaies stated that in Montana a station has a wash station attached to the Fire Station to wash the vehicles to help preserve them.

Chief Zotti replied they do wash the trucks routinely.

Public Works Capital Reserve

Mr. Pineo provided the previously used spreadsheet and reviewed that sheet. He stated that HD 8 a Case loader and HD-12 a ¾ ton truck are scheduled to be replaced this year.

Mrs. Murray stated the spreadsheet should be updated to reflect the life expectancy.

Steve Randall addressed the Board and stated the staff is in the process of updating the spreadsheet.

Sidewalk Capital Reserve Fund

Mr. Pineo state this project was previously bid, but the prices were too high. The plan is to rebid this project in the spring.

Mrs. Murray stated that the Rt. 28 sidewalks would be addressed when that road is redone.

Mr. Pineo replied yes, unless there is an emergency situation.

Tree Removal Warrant Article

Mr. Pineo read the draft article and explained this article will address the number of trees identified that need to be replaced.

Mrs. Murray questioned if the donations for this can be taken in 2022 or is this a 2023 program.

Christine Collins replied they are set up to take donations in 2022.

Kathryn Carpentier added a donation account for the tree program has been set up.

Wolfeboro Single Track Bike Trails Warrant Article

Mr. Pineo questioned if the Board is going to put out a Warrant Article for the bike trails or do they wish this to be a petition article.

The Board discussed and agreed this should be a petition Warrant Article.

6. Other Business

Mr. Harriman stated he has been assisting the Town Manager with the tree felling project at the Libby Museum. The contract will be at the museum from 12/21 to 23, 2022 for the removal. He stated they will need to close the parking lot for this work.

It was moved by Linda Murray and seconded by Brad Harriman to close the Libby Museum lot from 12/23 to 12/23, 2022 for tree work. Members voted, being none opposed, the motion passed.

7. Committee Reports

Mr. Deshaies attended Budget Committee meetings and Libby Trustees meeting.

Mr. Freudenberg attended the Heritage Committee meeting the Libby Trustees meeting.

Mrs. Murray attended the library search committee meeting, Library Trustees meeting, Last Night Wolfeboro meeting, Charette Committee meeting, Friends of Pop Whalen meeting, interviews for a

recording secretary, Budget Committee meetings, a Chamber quarterly meeting and Wolfeboro Waters meeting.

Chairman Senecal stated he attended the Friends of Abenaki meeting and Libby Trustees meeting.

Mr. Harriman attended a Planning Board meeting, Libby Trustees meeting and announced the WCTV annual meeting is scheduled for 12/21/2022 the Town Manager and Selectmen are invited to attend.

8. Town Manager's Report

Mr. Pineo reported the following:

- The Pop Whalen open house is scheduled for December 14, 2022
- Abenaki lighting project is nearing completion. They did change the lights since the ones they ordered were back ordered.
- The Town Clerk's office will be closed from December 19-26. The entire Town Hall will be closed on December 23rd and 26th for the Christmas Holiday.

Mrs. Murray announced on December 30th from 2-4 PM in the Great Hall the public is welcome to attend Dave Fords retirement party.

9. Questions from the Press

None.

10. Public Input (Limited to 3 minutes per person and not to exceed 15 minutes in total)

Brodie Deshaies addressed the Board and read a draft Warrant Article he wishes to propose to update the Warmth and More Fund to take donations for wood heating as follows:

ARTICLE XX: Amendment to Warmth and More Fund

To see whether the Town will vote to authorize the acceptance of privately donated gifts, legacies and devises, from businesses, individuals and foundations, to be used to assist residents who need funds to pay their electric and fuel bills, or for broken energy systems, energy efficiency measures or for purchasing *or accepting in kind donations such as, but not limited to*, coats, boots, blankets, *wood* and other relevant needs. The funds *and in kind donations* accepted by the Town shall be in the custody of the trustees of trust funds and the Welfare Director is hereby appointed agent to expend said funds *and in kind donations*. Such gifts, legacies and devises must be invested and accounted for separately from, and not be comingled with, amounts appropriated by the Town for the same purposes, but shall be subject to the custody and investment provisions applicable to trust funds established under RSA 31:19.

Mr. Pineo questioned if the Board would like this as a Warrant Article or as a petition Warrant Article.

Mrs. Murray stated the original article was a Warrant Article this would be an amendment to it, so it should be the same.

The Board agreed this will be added to the list of Warrant Articles.

11. Non-Public Session RSA 91-A

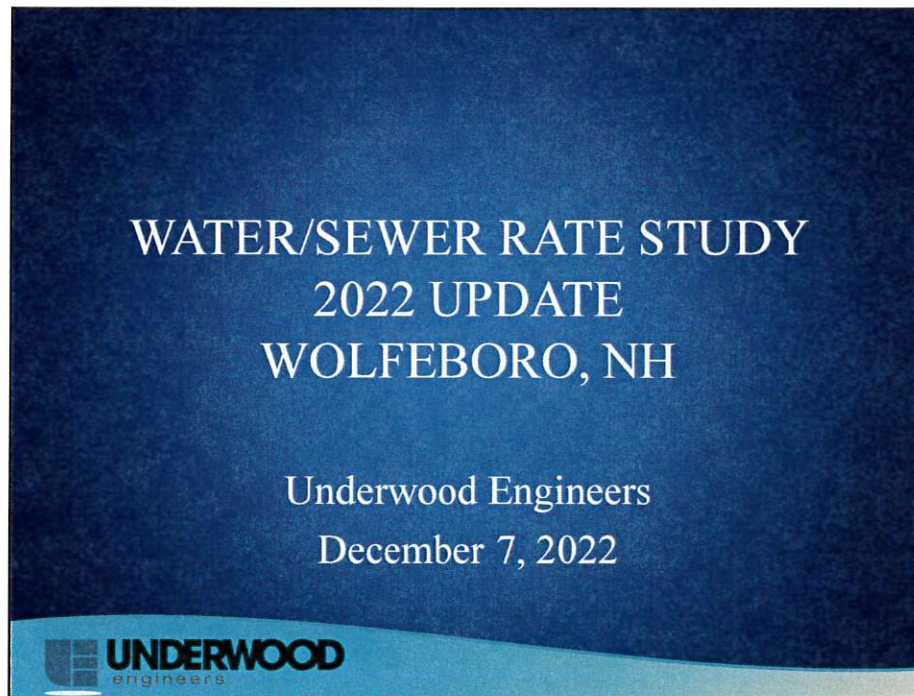
It was moved by Linda Murray and seconded by Brad Harriman for the Wolfeboro Board of Selectmen to enter nonpublic session to discuss personnel, reputation at 9:13 PM. Roll call vote; Linda Murray-yes, Brad Harriman-yes, Dave Senecal-yes, Luke Freudenberg-yes and Brian Deshaies-yes. The motion passed.

The Board re-entered public session at 9:22 PM.

It was moved by Dave Senecal and seconded by Brad Harriman to seal the minutes of December 7, 2022. Roll call vote: Linda Murray-yes, Brad Harriman-yes, Dave Senecal-yes, Luke Freudenberg-yes and Brian Deshaies-yes. The motion passed.

Being not further business before the Board, Chairman Senecal entertained a motion to adjourn.

It was moved by Dave Senecal and seconded by Brad Harriman to adjourn at 9:23 PM. Members voted, being all in favor, the motion passed.



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Background

- Previous full model update completed 2017, with model reviews completed in 2018 , 2019 & 2021.
- Recommended Rates vs. Actual Rates:

YEAR	WATER		SEWER	
	Recommended	Actual	Recommended	Actual
2018	2%	2%		
2019	3%	3%	2.5%	2.5%
2020	3%	3%	2.5%	2.5%
2021	2%	0%	2.5%	0%
2022	2%	0%	2.5%	0%

UNDERWOOD
 engineers

2

12-7-2022
 BOS attached

Goals/Purpose

- Estimate the Town's expenses and project the Town's revenues for the next five years
- Provide rate adjustment recommendations



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Account Information

Meter Size	Water Accounts	Sewer Accounts
5/8" year round	2,166	763
1"	58	41
1 1/2"	2022 Water Budget: \$1,803,998 Total Water Accounts: 2,631	
2"		
3"	2	2
4"	2022 Sewer Budget: \$1,690,515 Total Sewer Accounts: 1,037	
6"		
8"		
10"		
Deduct Meters (5/8 and 1")	162	162
Seasonal Units	207	37



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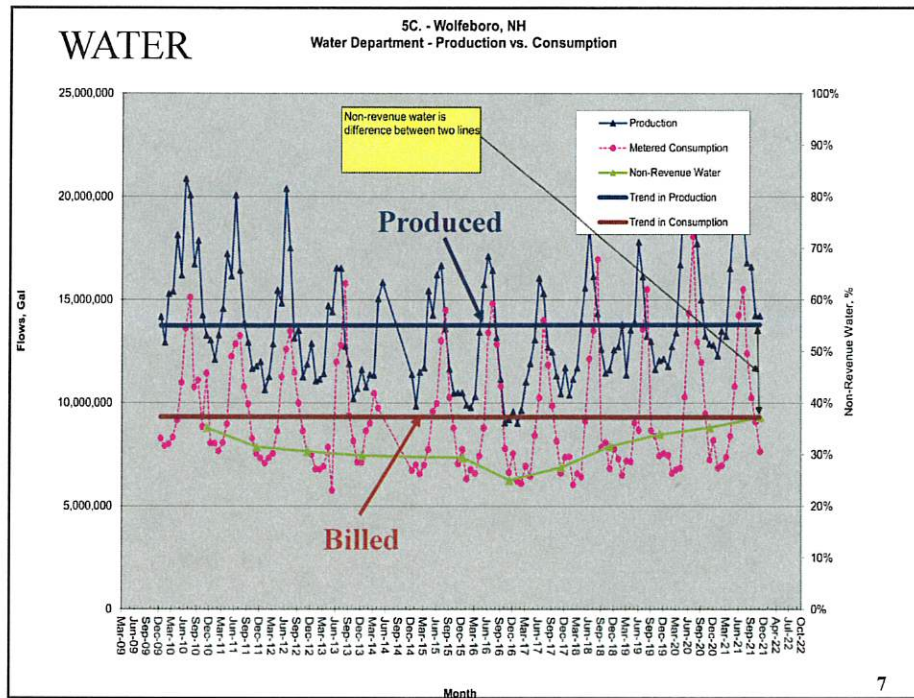
Current Rates

- Includes 1,500 gal per month
- Seasonal rate is \$102.80/quarter (3 months)

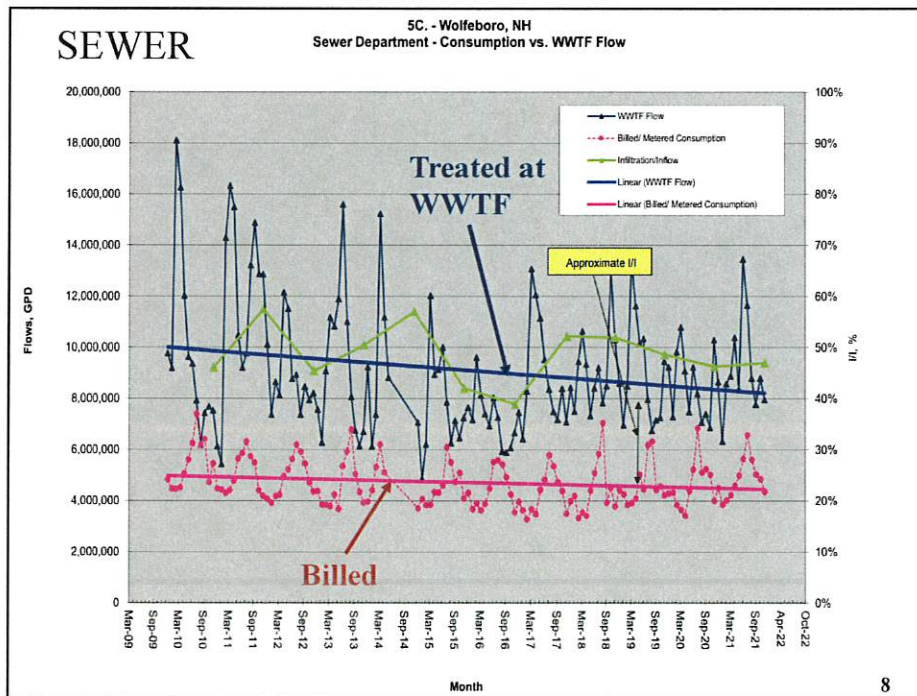
Type	Monthly Unit Charge (5/8" meter)	Consumption Charge (per 1000 gal)
Water	\$21.64	\$11.38
Sewer	\$21.01	\$16.96

Unaccounted for Water & I/I

- Unaccounted for water averaged **30%** for 2019 to 2021
 - New England Industry goal is 15% (AWWA)
- I/I Estimate for sewer averaged **47%** for 2019 to 2021
 - Average compared to what UE typically sees



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Budget Assumptions

Budget Line Items	Water	Sewer
	3% increase in line items per year	3% increase in line items per year
Consultants	\$22k per year	\$0 per year
Legal	\$0	\$0
Capital Outlay	\$150k per year	\$175k per year, to come directly from GF.
General Fund Revenue	Fire Protection as budgeted for 2022 (\$324,450)	The following line items are paid by GF: Group Insurance, debt P&I, Capital Outlay and Capital Reserve
Fund Balance	Minimum of 6 mo. of operating costs (\$750k)	Minimum of 6 mo. of operating costs (\$750k)
New Debt	<ul style="list-style-type: none"> Seasonal Water Line Replacement, payments beginning in 2023 Water Treatment Plant and System Upgrades, payments beginning in 2024 Vintage Water Main Upgrades, payments beginning in 2024 Water Line Upgrades, payments beginning in 2026 	<ul style="list-style-type: none"> Sewer Pump Upgrade Mill Street, payments beginning in 2023 Sewer Inflow and Infiltration, payments beginning in 2024 Sewer Extensions, payments beginning in 2024 WWTP Upgrade, payments beginning in 2025



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Capital Projects

WATER

- Seasonal Water Line Replacement
- Water Treatment Plant and System Upgrades
- Vintage Water Main Upgrades
- Water Line Upgrades
- Highland Terrace to Maplewood Connection

TOTAL = \$4.6M

SEWER

- Sewer Pump Upgrade Mill Street
- Sewer Pump Station Upgrade Lehner Street
- Sewer Inflow and Infiltration
- Sewer Extensions
- WWTP Upgrade

TOTAL = \$11.5M



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Water Department Budget

Modest
Budget
Increases

Period	Budget	Notes
2022	\$1,803,998	Budget
2023	\$1,785,466	Projected
2024	\$1,897,649	Projected
2025	\$1,879,133	Projected
2026	\$1,938,437	Projected
2027	\$1,884,437	Projected



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Sewer Department Budget

Significant
Budget
Increases,
47%
Overall

Period	Total	Notes
2022	\$1,690,515	Budget
2023	\$1,707,640	Projected
2024	\$1,973,914	Projected
2025	\$2,470,642	Projected
2026	\$2,481,900	Projected
2027	\$2,492,276	Projected



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General Fund Offsets

Period	Water Department	Sewer Department (Debt + Capital Outlay)
2023	\$324,450	\$537,340 + \$175,000
2024	\$324,450	\$768,512 + \$175,000
2025	\$324,450	\$1,229,086 + \$175,000
2026	\$324,450	\$1,203,104 + \$175,000
2027	\$324,450	\$1,175,124 + \$175,000

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Water Rate Adjustment Options

	Option A	Option B	Option C	Option D
Rate Adj. 2023	4%	4%	4%	4%
Rate Adj. 2024-2027	2% per yr.	3% per yr.	4% per yr.	2% per yr.
Operating Budget % Inc.	3%	3%	3%	5%
Annual CIP Funding Available 2023-2027	\$309k	\$342k	\$375k	\$238k

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Sewer Rate Adjustments

- The following adjustments are needed to support the budget
 - 9% 2023
 - 3% annually 2024-2027

\$175k annual Capital Outlay funding recommended to come from General Fund



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Sample Bills – Annual Bill for Average Residential User (106 gpd)

Dept.	2022 (Current)	2023	2024	2025	2026	2027
Water	\$495	\$515	\$530	\$546	\$563	\$580
Sewer	\$601	\$655	\$675	\$695	\$716	\$737

Water: + approx. \$17 / year
 Sewer: + \$54 in 2023, + approx. \$21 / year 2024 - 2027



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Recommendations - Water

- Raise rates per Option B
 - 4% 2023
 - 3% annually 2024-2027
- Review the model every 1-2 years
- Maintain minimum of 3-6 months of operating expenses in fund balance for emergencies
 - \$750,000



17

17

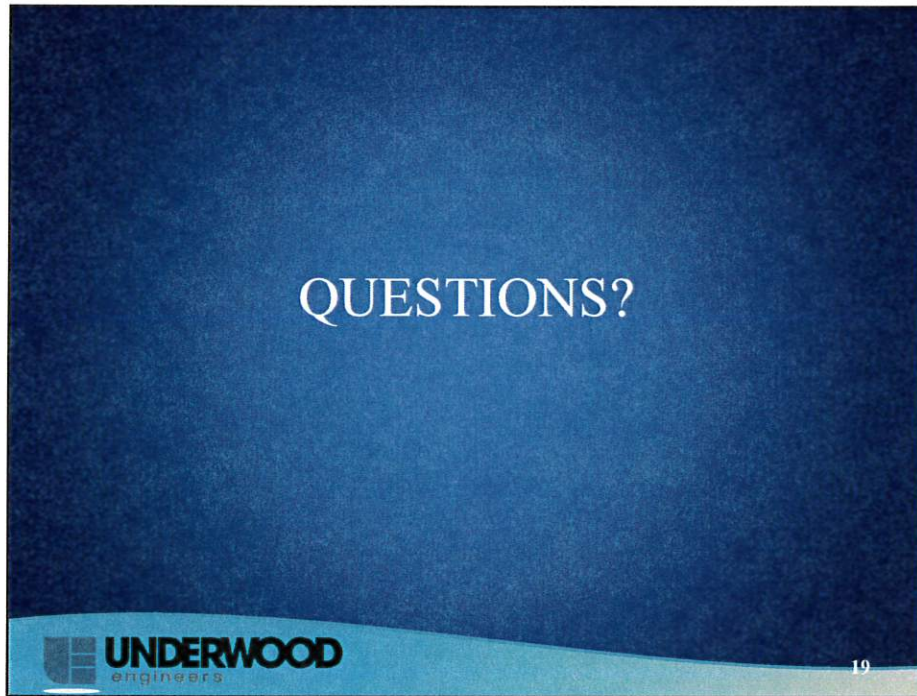
Recommendations - Sewer

- Increase rates 9% in 2023 and 3% in 2024, 2025, 2026, and 2027 to support the Sewer Department budget
- Include annual capital outlay at \$175,000 to be supported by the General Fund. (Plus \$50,000)
- Review the model every 1-2 years
- Maintain minimum of 3-6 months of operating expenses in fund balance for emergencies
 - \$750,000



18

18



19

Wolfeboro Board of Selectmen 2023 Warrant Article Presentation

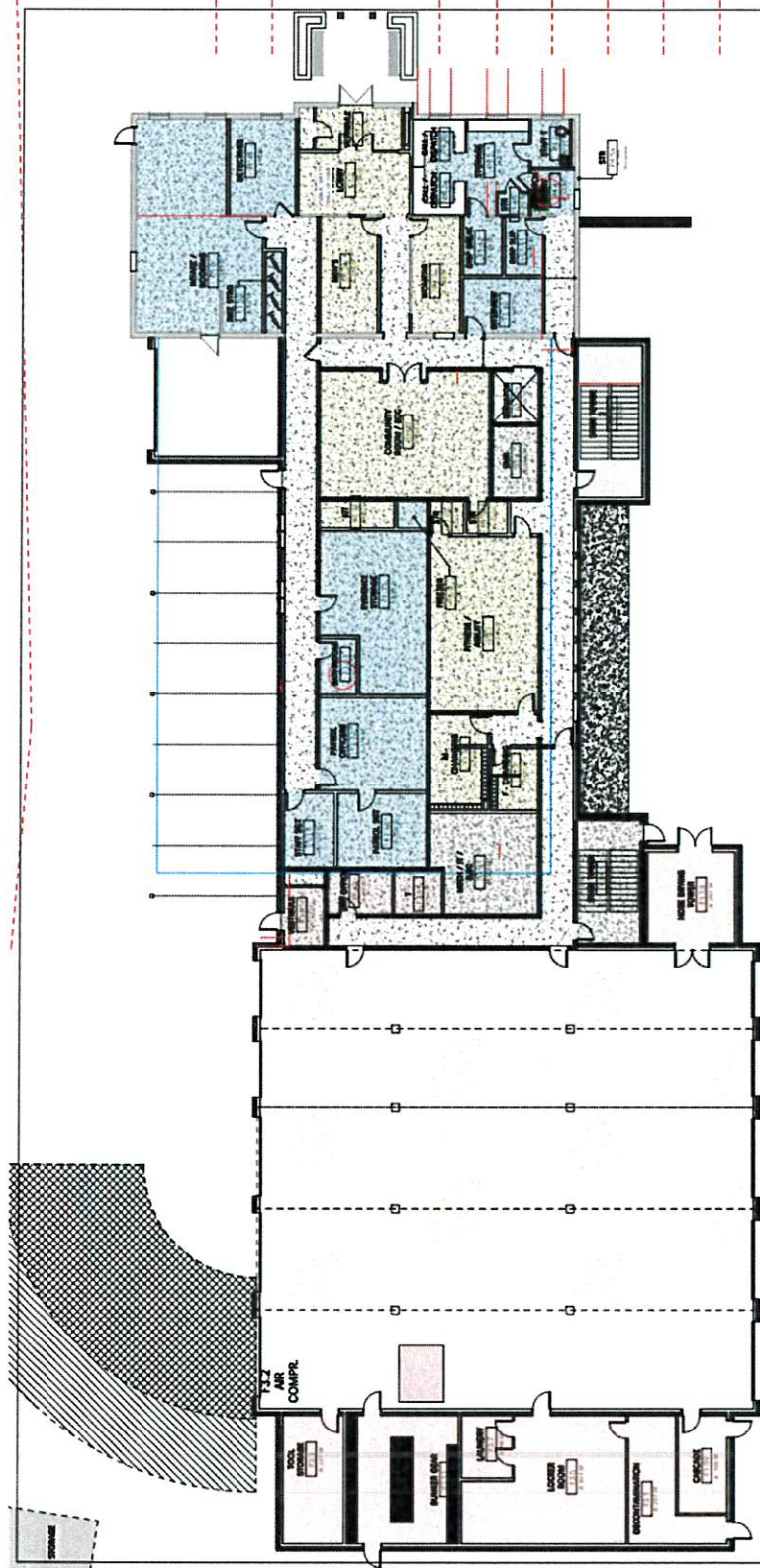
DECEMBER 7, 2022

12-7-22
B.O.S.
attach

Article A – Public Safety Building (Bond)

To see if the Town will vote to raise and appropriate the sum of \$12,000,000 for the purpose of structural replacement, expansion and renovations and equipment replacement of the Public Safety Building. Further to authorize the issuance of not more than \$12,000,000 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 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, and 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 laws applicable to said project and to authorize the Board of Selectmen to take any other actions or to pass any other vote relative thereto.

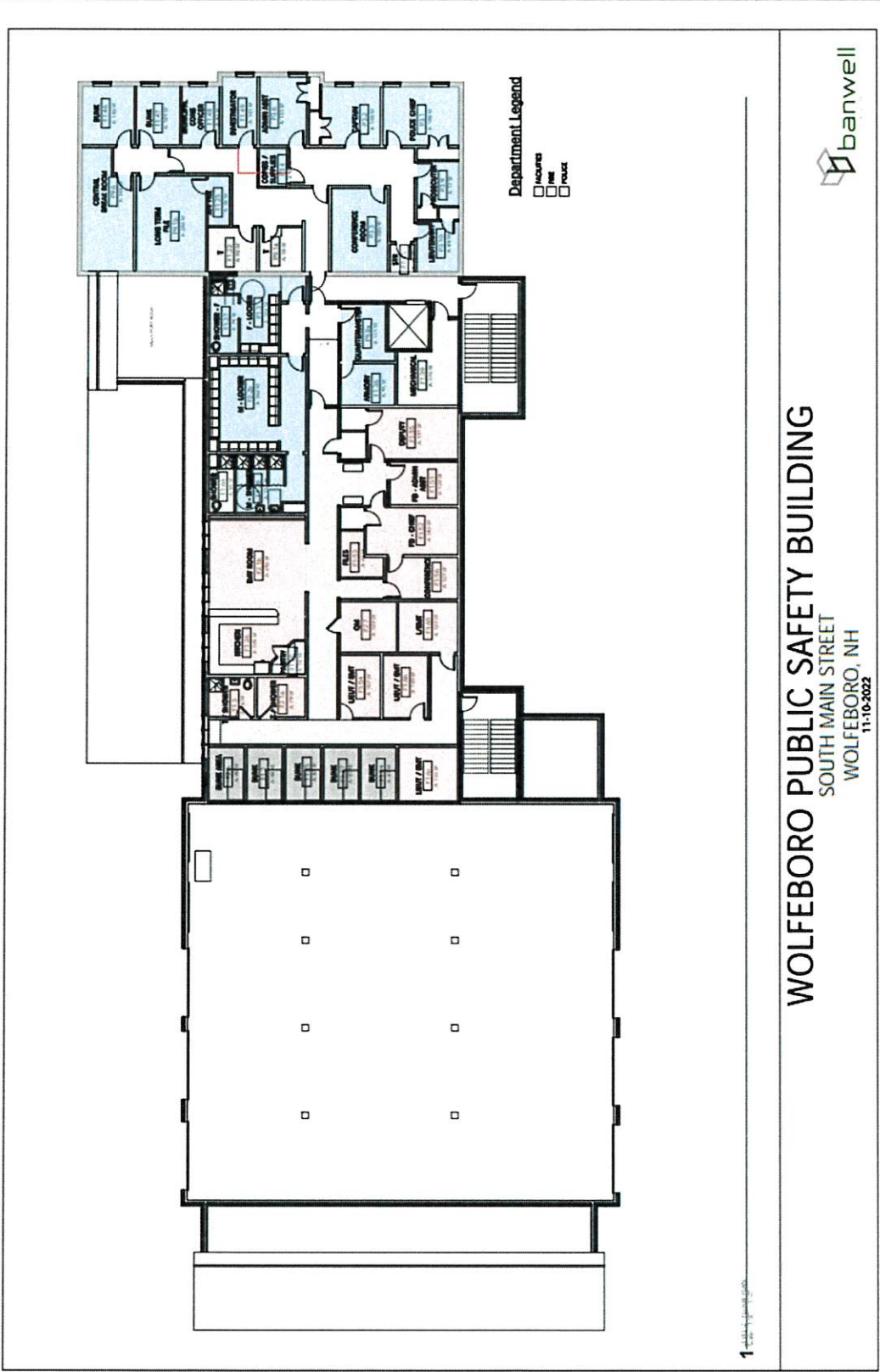
- ▲ Estimated Tax Rate Impact:
- ▲ 2023 \$0.00 Per \$1,000 Assessed Valuation
- ▲ 2024 \$0.XX per \$1,000 Assessed Valuation
- ▲ 2025 \$0.XX Per \$1,000 Assessed Valuation
- ▲ Recommended by the Board of Selectmen by a vote of
- ▲ Recommended by the Budget Committee by a vote of
- ▲ 3/5 Majority vote required



1

WOLFEBORO PUBLIC SAFETY BUILDING SOUTH MAIN STREET WOLFEBORO, NH 11-10-2022





WOLFEBORO PUBLIC SAFETY BUILDING

SOUTH MAIN STREET
WOLFEBORO, NH
11-10-2022



Public Safety Building – Bond Options

20 Year Bond Recommended

NHMBB New Hampshire Municipal Bond Bank

Town of Wellsboro

July 2023 Bond Sale
20 Year Estimated Schedule - Lower Principal
2027 Assessed Valuation \$2,420,748,144
Date Prepared 08/11/23
Interest Rate Date 02/15/24
First Interest Payment 5.50% Our 20 year interest rate in our July 2023 bond sale was 3.25%
Net Interest Cost We ask 5.50% to be contributed for budgeting purposes

Year	Period Ending	Principal Outstanding	Principal	Rate	Interest	Total Payment	Assessed Valuation	Cy Est. Tax Rate Inc.
1	7/1/2024	\$ 12,000,000.00	\$ 600,000.00	5.50%	\$ 3,300,000.00	\$ 3,900,000.00	\$ 2,420,748,144	\$ 0.51
2	7/1/2025	\$ 11,400,000.00	\$ 570,000.00	5.50%	\$ 3,135,000.00	\$ 3,705,000.00	\$ 2,420,748,144	\$ 0.51
3	7/1/2026	\$ 10,800,000.00	\$ 540,000.00	5.50%	\$ 2,970,000.00	\$ 3,510,000.00	\$ 2,420,748,144	\$ 0.48
4	7/1/2027	\$ 10,200,000.00	\$ 510,000.00	5.50%	\$ 2,805,000.00	\$ 3,315,000.00	\$ 2,420,748,144	\$ 0.48
5	7/1/2028	\$ 9,600,000.00	\$ 480,000.00	5.50%	\$ 2,640,000.00	\$ 3,120,000.00	\$ 2,420,748,144	\$ 0.47
6	7/1/2029	\$ 9,000,000.00	\$ 450,000.00	5.50%	\$ 2,475,000.00	\$ 2,925,000.00	\$ 2,420,748,144	\$ 0.45
7	7/1/2030	\$ 8,400,000.00	\$ 420,000.00	5.50%	\$ 2,310,000.00	\$ 2,730,000.00	\$ 2,420,748,144	\$ 0.44
8	7/1/2031	\$ 7,800,000.00	\$ 390,000.00	5.50%	\$ 2,145,000.00	\$ 2,535,000.00	\$ 2,420,748,144	\$ 0.43
9	7/1/2032	\$ 7,200,000.00	\$ 360,000.00	5.50%	\$ 1,980,000.00	\$ 2,340,000.00	\$ 2,420,748,144	\$ 0.41
10	7/1/2033	\$ 6,600,000.00	\$ 330,000.00	5.50%	\$ 1,815,000.00	\$ 2,145,000.00	\$ 2,420,748,144	\$ 0.40
11	7/1/2034	\$ 6,000,000.00	\$ 300,000.00	5.50%	\$ 1,650,000.00	\$ 1,950,000.00	\$ 2,420,748,144	\$ 0.38
12	7/1/2035	\$ 5,400,000.00	\$ 270,000.00	5.50%	\$ 1,485,000.00	\$ 1,755,000.00	\$ 2,420,748,144	\$ 0.36
13	7/1/2036	\$ 4,800,000.00	\$ 240,000.00	5.50%	\$ 1,320,000.00	\$ 1,560,000.00	\$ 2,420,748,144	\$ 0.34
14	7/1/2037	\$ 4,200,000.00	\$ 210,000.00	5.50%	\$ 1,155,000.00	\$ 1,365,000.00	\$ 2,420,748,144	\$ 0.33
15	7/1/2038	\$ 3,600,000.00	\$ 180,000.00	5.50%	\$ 990,000.00	\$ 1,170,000.00	\$ 2,420,748,144	\$ 0.32
16	7/1/2039	\$ 3,000,000.00	\$ 150,000.00	5.50%	\$ 825,000.00	\$ 975,000.00	\$ 2,420,748,144	\$ 0.30
17	7/1/2040	\$ 2,400,000.00	\$ 120,000.00	5.50%	\$ 660,000.00	\$ 780,000.00	\$ 2,420,748,144	\$ 0.29
18	7/1/2041	\$ 1,800,000.00	\$ 90,000.00	5.50%	\$ 495,000.00	\$ 585,000.00	\$ 2,420,748,144	\$ 0.28
19	7/1/2042	\$ 1,200,000.00	\$ 60,000.00	5.50%	\$ 330,000.00	\$ 390,000.00	\$ 2,420,748,144	\$ 0.26
20	7/1/2043	\$ 600,000.00	\$ 30,000.00	5.50%	\$ 165,000.00	\$ 195,000.00	\$ 2,420,748,144	\$ 0.26
TOTALS							\$ 18,900,000.00	\$ 10,900,000.00

Please show all warrant articles related to this project to bond counsel prior to submitting them to DRA. If you need a list of approved bond counsel, please let us know and we will provide one.

NHMBB New Hampshire Municipal Bond Bank

Town of Wellsboro

Any debt bond sale
30 Year Estimated Schedule - Lower Principal
2027 Assessed Valuation \$2,420,748,144
Date Prepared 08/11/23
Interest Rate Date 02/15/24
First Interest Payment 5.00% Our 30 year interest rate in our July 2023 bond sale was 3.00%

Year	Period Ending	Principal Outstanding	Principal	Rate	Interest	Total Payment	Assessed Valuation	Cy Est. Tax Rate Inc.
1	7/1/2024	\$ 12,000,000.00	\$ 600,000.00	5.00%	\$ 3,000,000.00	\$ 3,600,000.00	\$ 2,420,748,144	\$ 0.44
2	7/1/2025	\$ 11,400,000.00	\$ 570,000.00	5.00%	\$ 2,820,000.00	\$ 3,390,000.00	\$ 2,420,748,144	\$ 0.43
3	7/1/2026	\$ 10,800,000.00	\$ 540,000.00	5.00%	\$ 2,640,000.00	\$ 3,180,000.00	\$ 2,420,748,144	\$ 0.41
4	7/1/2027	\$ 10,200,000.00	\$ 510,000.00	5.00%	\$ 2,460,000.00	\$ 2,970,000.00	\$ 2,420,748,144	\$ 0.40
5	7/1/2028	\$ 9,600,000.00	\$ 480,000.00	5.00%	\$ 2,280,000.00	\$ 2,760,000.00	\$ 2,420,748,144	\$ 0.38
6	7/1/2029	\$ 9,000,000.00	\$ 450,000.00	5.00%	\$ 2,100,000.00	\$ 2,550,000.00	\$ 2,420,748,144	\$ 0.37
7	7/1/2030	\$ 8,400,000.00	\$ 420,000.00	5.00%	\$ 1,920,000.00	\$ 2,340,000.00	\$ 2,420,748,144	\$ 0.35
8	7/1/2031	\$ 7,800,000.00	\$ 390,000.00	5.00%	\$ 1,740,000.00	\$ 2,130,000.00	\$ 2,420,748,144	\$ 0.34
9	7/1/2032	\$ 7,200,000.00	\$ 360,000.00	5.00%	\$ 1,560,000.00	\$ 1,920,000.00	\$ 2,420,748,144	\$ 0.32
10	7/1/2033	\$ 6,600,000.00	\$ 330,000.00	5.00%	\$ 1,380,000.00	\$ 1,710,000.00	\$ 2,420,748,144	\$ 0.31
11	7/1/2034	\$ 6,000,000.00	\$ 300,000.00	5.00%	\$ 1,200,000.00	\$ 1,500,000.00	\$ 2,420,748,144	\$ 0.29
12	7/1/2035	\$ 5,400,000.00	\$ 270,000.00	5.00%	\$ 1,020,000.00	\$ 1,290,000.00	\$ 2,420,748,144	\$ 0.28
13	7/1/2036	\$ 4,800,000.00	\$ 240,000.00	5.00%	\$ 840,000.00	\$ 1,080,000.00	\$ 2,420,748,144	\$ 0.26
14	7/1/2037	\$ 4,200,000.00	\$ 210,000.00	5.00%	\$ 660,000.00	\$ 870,000.00	\$ 2,420,748,144	\$ 0.25
15	7/1/2038	\$ 3,600,000.00	\$ 180,000.00	5.00%	\$ 480,000.00	\$ 660,000.00	\$ 2,420,748,144	\$ 0.23
16	7/1/2039	\$ 3,000,000.00	\$ 150,000.00	5.00%	\$ 300,000.00	\$ 450,000.00	\$ 2,420,748,144	\$ 0.22
17	7/1/2040	\$ 2,400,000.00	\$ 120,000.00	5.00%	\$ 120,000.00	\$ 240,000.00	\$ 2,420,748,144	\$ 0.21
18	7/1/2041	\$ 1,800,000.00	\$ 90,000.00	5.00%	\$ 45,000.00	\$ 90,000.00	\$ 2,420,748,144	\$ 0.19
19	7/1/2042	\$ 1,200,000.00	\$ 60,000.00	5.00%	\$ 30,000.00	\$ 45,000.00	\$ 2,420,748,144	\$ 0.18
20	7/1/2043	\$ 600,000.00	\$ 30,000.00	5.00%	\$ 15,000.00	\$ 22,500.00	\$ 2,420,748,144	\$ 0.18
TOTALS							\$ 23,100,000.00	\$ 23,100,000.00

Please show all warrant articles related to this project to bond counsel prior to submitting them to DRA. If you need a list of approved bond counsel, please let us know and we will provide one.

Article B2 – South Main Street Center Street to Smith River Bridge (Bond)

To see if the Town will vote to raise and appropriate the sum of \$2,000,000 for the purpose of replacing vintage water mains and on South Main Street from Center Street to the Smith River Bridge. Funds shall be utilized for engineering fees and water line replacement.

The amount of \$1,690,000 shall be funded from Water Enterprise Fund. This expenditure shall not result in any increase in the tax rate

Further to authorize the issuance of \$1,690,000 in bonds or notes for this project in accordance with the provisions of RSA 33, the Municipal Finance Act, and to further authorize the Board of Selectmen to issue, negotiate, sell, and delivery such bonds or notes and to determine the rate of interest Theron, and the maturity and other terms thereof: and to authorize the Board of Selectmen to participate in the State Revolving Loan Fund (SRLF) RSA 486:14 established for this purpose and to allow the Board of Selectmen to accept such monies as become available from the Federal and State governments and to authorize the Board of Selectmen to take any other or pass any other vote relating thereto, and to authorize the Town Manager to sign any relating documents.

The Town has been awarded a New Hampshire Department of Environmental Services, American Rescue Plan Act Grant in the Amount of \$310,000

- ▲ Estimated Tax Rate Impact:
- ▲ 2023 \$0.00 Per \$1,000 Assessed Valuation
- ▲ 2024 \$0.00 per \$1,000 Assessed Valuation
- ▲ 2025 \$0.00 Per \$1,000 Assessed Valuation
- ▲ Recommended by the Board of Selectmen by a vote of
- ▲ Recommended by the Budget Committee by a vote of
- ▲ 3/5 Majority vote required

Article C – Libby Museum Renovation and Expansion Project (BOND)

To see if the Town will vote to raise and appropriate the sum of \$4,000,000 for the purpose of structural repairs, equipment replacement, expansion, and renovations of the Libby Museum with \$309,000 from the previously established Libby Museum Expansion and Renovation Capital Reserve Fund and further to authorize the issuance of not more than \$944,800 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 \$2,200,000 donations from the Friends of the Libby Museum for this purpose. Also to further 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, and 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 laws applicable to said project and to authorize the Board of Selectmen to take any other actions or to pass any other vote relative thereto.

- ▶ Estimated Tax Rate Impact:
- ▶ 2023 \$0.00 Per \$1,000 Assessed Valuation
- ▶ 2024 \$0.XX per \$1,000 Assessed Valuation
- ▶ 2025 \$0.XX Per \$1,000 Assessed Valuation
- ▶ Recommended by the Board of Selectmen by a vote of
- ▶ Recommended by the Budget Committee by a vote of

Libby Museum – Bond Options

20 Year Bond

30 Year Bond Not Recommended

NHMBB New Hampshire
Municipal Bond Bank

NHMBB New Hampshire
Municipal Bond Bank

Town of Wolfeboro

July 2022 Bond Sale
20 Year Estimated Schedule - Level Principal
2022 Assessed Valuation \$2,427,748,144
Date Proposed 01/11/23
Interest Start Date 07/15/23
First Interest Payment 07/15/24
Net Interest Cost \$1,500. Our 20 year interest rate in our July 2022 bond sale was 3.25%.

Year	Period Ending	Principal Outstanding	Principal	Rate	Interest	Total Payment	Calendar Year Total Payment	Assessed Value	CY Est. Tax
1	7/15/2024	\$ 2,000,000.00	\$ 100,000.00	5.00%	\$ 5,000.00	\$ 105,000.00	\$ 205,000.00	\$2,427,748,144	\$ 0.08
2	7/15/2025	\$ 1,900,000.00	\$ 100,000.00	5.00%	\$ 5,000.00	\$ 105,000.00	\$ 205,000.00	\$2,427,748,144	\$ 0.08
3	7/15/2026	\$ 1,800,000.00	\$ 100,000.00	5.00%	\$ 5,000.00	\$ 105,000.00	\$ 205,000.00	\$2,427,748,144	\$ 0.08
4	7/15/2027	\$ 1,700,000.00	\$ 100,000.00	5.00%	\$ 5,000.00	\$ 105,000.00	\$ 205,000.00	\$2,427,748,144	\$ 0.08
5	7/15/2028	\$ 1,600,000.00	\$ 100,000.00	5.00%	\$ 5,000.00	\$ 105,000.00	\$ 205,000.00	\$2,427,748,144	\$ 0.08
6	7/15/2029	\$ 1,500,000.00	\$ 100,000.00	5.00%	\$ 5,000.00	\$ 105,000.00	\$ 205,000.00	\$2,427,748,144	\$ 0.08
7	7/15/2030	\$ 1,400,000.00	\$ 100,000.00	5.00%	\$ 5,000.00	\$ 105,000.00	\$ 205,000.00	\$2,427,748,144	\$ 0.08
8	7/15/2031	\$ 1,300,000.00	\$ 100,000.00	5.00%	\$ 5,000.00	\$ 105,000.00	\$ 205,000.00	\$2,427,748,144	\$ 0.08
9	7/15/2032	\$ 1,200,000.00	\$ 100,000.00	5.00%	\$ 5,000.00	\$ 105,000.00	\$ 205,000.00	\$2,427,748,144	\$ 0.08
10	7/15/2033	\$ 1,100,000.00	\$ 100,000.00	5.00%	\$ 5,000.00	\$ 105,000.00	\$ 205,000.00	\$2,427,748,144	\$ 0.08
11	7/15/2034	\$ 1,000,000.00	\$ 100,000.00	5.00%	\$ 5,000.00	\$ 105,000.00	\$ 205,000.00	\$2,427,748,144	\$ 0.08
12	7/15/2035	\$ 900,000.00	\$ 100,000.00	5.00%	\$ 5,000.00	\$ 105,000.00	\$ 205,000.00	\$2,427,748,144	\$ 0.08
13	7/15/2036	\$ 800,000.00	\$ 100,000.00	5.00%	\$ 5,000.00	\$ 105,000.00	\$ 205,000.00	\$2,427,748,144	\$ 0.08
14	7/15/2037	\$ 700,000.00	\$ 100,000.00	5.00%	\$ 5,000.00	\$ 105,000.00	\$ 205,000.00	\$2,427,748,144	\$ 0.08
15	7/15/2038	\$ 600,000.00	\$ 100,000.00	5.00%	\$ 5,000.00	\$ 105,000.00	\$ 205,000.00	\$2,427,748,144	\$ 0.08
16	7/15/2039	\$ 500,000.00	\$ 100,000.00	5.00%	\$ 5,000.00	\$ 105,000.00	\$ 205,000.00	\$2,427,748,144	\$ 0.08
17	7/15/2040	\$ 400,000.00	\$ 100,000.00	5.00%	\$ 5,000.00	\$ 105,000.00	\$ 205,000.00	\$2,427,748,144	\$ 0.08
18	7/15/2041	\$ 300,000.00	\$ 100,000.00	5.00%	\$ 5,000.00	\$ 105,000.00	\$ 205,000.00	\$2,427,748,144	\$ 0.08
19	7/15/2042	\$ 200,000.00	\$ 100,000.00	5.00%	\$ 5,000.00	\$ 105,000.00	\$ 205,000.00	\$2,427,748,144	\$ 0.08
20	7/15/2043	\$ 100,000.00	\$ 100,000.00	5.00%	\$ 5,000.00	\$ 105,000.00	\$ 205,000.00	\$2,427,748,144	\$ 0.08
TOTALS		\$ 2,000,000.00	\$ 2,000,000.00		\$ 1,500,000.00	\$ 3,500,000.00	\$ 3,150,000.00		

Please show all pertinent figures related to this project to bond counsel prior to submitting them to DHA. If you need a list of approved bond counsel, please refer to the website www.nhmbb.com.

Town of Wolfeboro

July 2022 Bond Sale
30 Year Estimated Schedule - Level Principal
2022 Assessed Valuation \$2,427,748,144
Date Proposed 01/11/23
First Interest Payment 07/15/23
Net Interest Cost \$3,000. Our 30 year interest rate in our July 2022 bond sale was 4.15%.

Year	Period Ending	Principal Outstanding	Principal	Rate	Interest	Total Payment	Calendar Year Total Payment	Assessed Value	CY Est. Tax
1	7/15/2024	\$ 2,000,000.00	\$ 100,000.00	4.00%	\$ 8,000.00	\$ 108,000.00	\$ 208,000.00	\$2,427,748,144	\$0.12
2	7/15/2025	\$ 1,900,000.00	\$ 100,000.00	4.00%	\$ 7,600.00	\$ 107,600.00	\$ 207,600.00	\$2,427,748,144	\$0.12
3	7/15/2026	\$ 1,800,000.00	\$ 100,000.00	4.00%	\$ 7,200.00	\$ 107,200.00	\$ 207,200.00	\$2,427,748,144	\$0.12
4	7/15/2027	\$ 1,700,000.00	\$ 100,000.00	4.00%	\$ 6,800.00	\$ 106,800.00	\$ 206,800.00	\$2,427,748,144	\$0.12
5	7/15/2028	\$ 1,600,000.00	\$ 100,000.00	4.00%	\$ 6,400.00	\$ 106,400.00	\$ 206,400.00	\$2,427,748,144	\$0.12
6	7/15/2029	\$ 1,500,000.00	\$ 100,000.00	4.00%	\$ 6,000.00	\$ 106,000.00	\$ 206,000.00	\$2,427,748,144	\$0.12
7	7/15/2030	\$ 1,400,000.00	\$ 100,000.00	4.00%	\$ 5,600.00	\$ 105,600.00	\$ 205,600.00	\$2,427,748,144	\$0.12
8	7/15/2031	\$ 1,300,000.00	\$ 100,000.00	4.00%	\$ 5,200.00	\$ 105,200.00	\$ 205,200.00	\$2,427,748,144	\$0.12
9	7/15/2032	\$ 1,200,000.00	\$ 100,000.00	4.00%	\$ 4,800.00	\$ 104,800.00	\$ 204,800.00	\$2,427,748,144	\$0.12
10	7/15/2033	\$ 1,100,000.00	\$ 100,000.00	4.00%	\$ 4,400.00	\$ 104,400.00	\$ 204,400.00	\$2,427,748,144	\$0.12
11	7/15/2034	\$ 1,000,000.00	\$ 100,000.00	4.00%	\$ 4,000.00	\$ 104,000.00	\$ 204,000.00	\$2,427,748,144	\$0.12
12	7/15/2035	\$ 900,000.00	\$ 100,000.00	4.00%	\$ 3,600.00	\$ 103,600.00	\$ 203,600.00	\$2,427,748,144	\$0.12
13	7/15/2036	\$ 800,000.00	\$ 100,000.00	4.00%	\$ 3,200.00	\$ 103,200.00	\$ 203,200.00	\$2,427,748,144	\$0.12
14	7/15/2037	\$ 700,000.00	\$ 100,000.00	4.00%	\$ 2,800.00	\$ 102,800.00	\$ 202,800.00	\$2,427,748,144	\$0.12
15	7/15/2038	\$ 600,000.00	\$ 100,000.00	4.00%	\$ 2,400.00	\$ 102,400.00	\$ 202,400.00	\$2,427,748,144	\$0.12
16	7/15/2039	\$ 500,000.00	\$ 100,000.00	4.00%	\$ 2,000.00	\$ 102,000.00	\$ 202,000.00	\$2,427,748,144	\$0.12
17	7/15/2040	\$ 400,000.00	\$ 100,000.00	4.00%	\$ 1,600.00	\$ 101,600.00	\$ 201,600.00	\$2,427,748,144	\$0.12
18	7/15/2041	\$ 300,000.00	\$ 100,000.00	4.00%	\$ 1,200.00	\$ 101,200.00	\$ 201,200.00	\$2,427,748,144	\$0.12
19	7/15/2042	\$ 200,000.00	\$ 100,000.00	4.00%	\$ 800.00	\$ 100,800.00	\$ 200,800.00	\$2,427,748,144	\$0.12
20	7/15/2043	\$ 100,000.00	\$ 100,000.00	4.00%	\$ 400.00	\$ 100,400.00	\$ 200,400.00	\$2,427,748,144	\$0.12
TOTALS		\$ 2,000,000.00	\$ 2,000,000.00		\$ 3,000,000.00	\$ 3,300,000.00	\$ 3,300,000.00		

Please show all pertinent figures related to this project to bond counsel prior to submitting them to DHA. If you need a list of approved bond counsel, please refer to the website www.nhmbb.com.

Article D – Operating Budget

Operating Budget

Shall the Town raise and appropriate as an operating budget, not including appropriations by special warrant articles and other appropriations voted separately, the amount set forth on the budget posted with the warrant or as amended by the vote of the first session, for the purposes set forth therein totaling \$XX,XXX,XXX. Should this article be defeated the operating budget shall be \$XX,XXX,XXX which is the same as last year's operating budget, with certain adjustments required by the previous action of the Town or by law; of the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only.

- ▲ Estimated Tax Rate Impact: 2023 \$X.XX per \$1,000 of Assessed Valuation
- ▲ Recommended by the Board of Selectmen by a vote of
- ▲ Recommended by the Budget Committee by a vote of

Article E – Municipal Electric Utility Boat

To see if the Town will vote to raise and appropriate the sum of \$170,000 for the purpose of replacing the Municipal Electric Department boat. The amount of \$170,000 shall be funded from Electric Enterprise Fund. This expenditure shall not result in any increase in the tax rate. This appropriation is non-lapsing pursuant to RSA 32:7, VI and shall lapse on December 31, 2024, or upon completion of the project whichever occurs first.

- ▶ Estimated Tax Rate Impact: 2023 \$0.00 per \$1,000 Assessed Valuation
- ▶ Recommended by the Board of Selectmen by a vote of
- ▶ Recommended by the Budget Committee by a vote of

Article E – Municipal Electric Utility Boat

Current Boat: 20ft Lund Alaskan



- Classified as: Sport/Utility Fishing Boat

Article E – Municipal Electric Utility Boat

ME-BOAT

- Undersized and Inadequately Equipped for Required Use and Conditions.
- Primary Transportation of Personnel and Equipment to the 9 Islands (126 customers) served by Wolfeboro Municipal Electric Department.
- Used for New Construction, Maintenance, Emergency Response to Trouble Calls/Power Outages.



Article E – Municipal Electric Utility Boat

Boat Statistics:

- Purchased in 2003
- Boat will be 21 years old upon New Boat Delivery
- Currently 630 hours
- Capacity 1,500 lbs. (Currently exceeded with Transformer)
- Repair and Maintenance Costs year to date \$16,860 (not including latest damage assessed at \$7,000)
- Percentage of Repair and Maintenance Costs YTD vs. Purchase Price: 80%

Article E – Municipal Electric Utility Boat

Damages Sustained Summer 2022



Article E – Municipal Electric Utility Boat

Damages:

Appraised Repair Costs vs. NADA Value
\$5,375 \$5,450

PRIMEX Insurance Declared Boat a
Total Loss

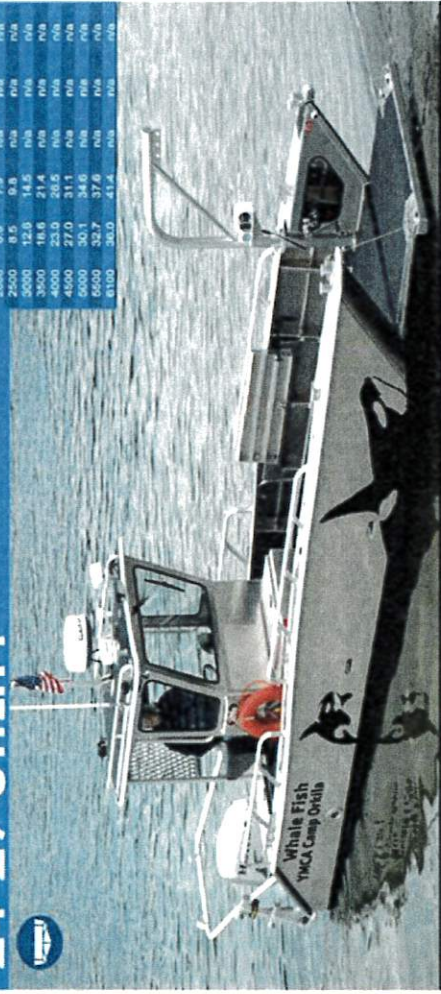
Article E – Municipal Electric Utility Boat

Proposed New Boat Example:

24 Ft. Aluminum Hull Work Boat, 2,500 lb. Capacity (passengers & equipment), Landing Vessel Bow, 500lb Crane & Transformer Winch, Single Motor (115-200HP) with Trailer.

Vessel Performance Report 24-29 UTILITY

PERFORMANCE DATA					
RPM	KTS	MPH	GPH	MPG	RANGE
1000	3.4	3.9	n/a	n/a	n/a
1500	5.3	6.1	n/a	n/a	n/a
2000	6.9	7.9	n/a	n/a	n/a
2500	8.5	9.8	n/a	n/a	n/a
3000	12.8	14.5	n/a	n/a	n/a
3500	17.0	19.4	n/a	n/a	n/a
4000	23.9	27.4	n/a	n/a	n/a
4500	27.0	31.1	n/a	n/a	n/a
5000	30.1	34.6	n/a	n/a	n/a
5500	32.7	37.6	n/a	n/a	n/a
6100	36.0	41.4	n/a	n/a	n/a



Hull Length: 24 feet
Beam: 8.5 feet
Deadrise: 16 degrees

Fuel Capacity: 75 gallons
Weight Dry: 4,750 lbs
Hull Draft: 14 1/2 inches

Engine: Single Honda BF225XA 225 HP
Kayak Rack: Yamaha "floater" Kayak Mount

Propeller: Soots 15 x 17 Alum
Cargo Capacity: 2,500 lbs

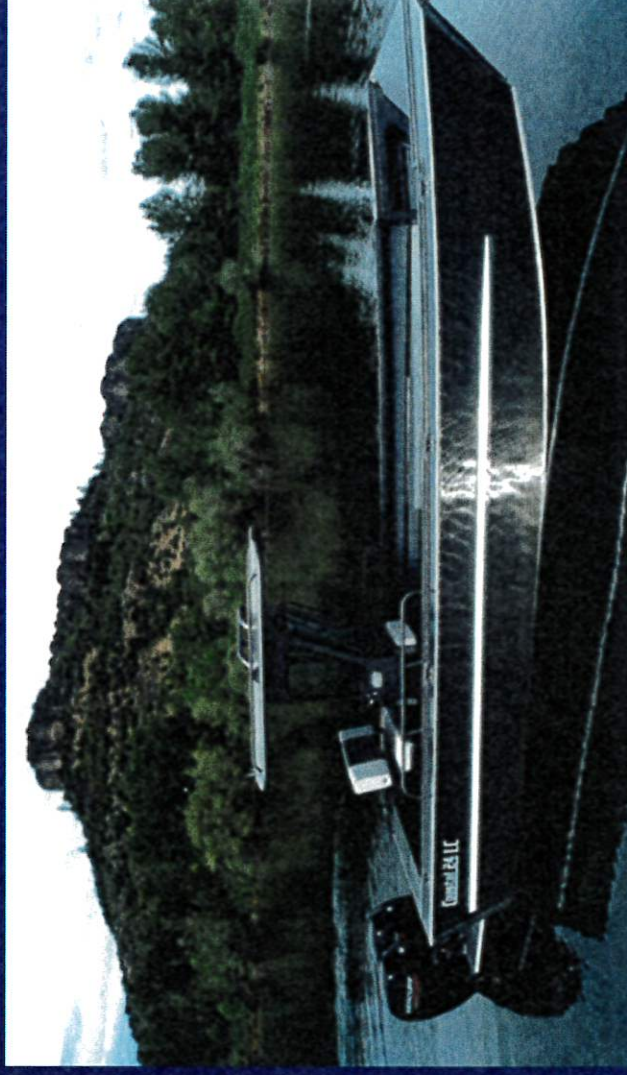
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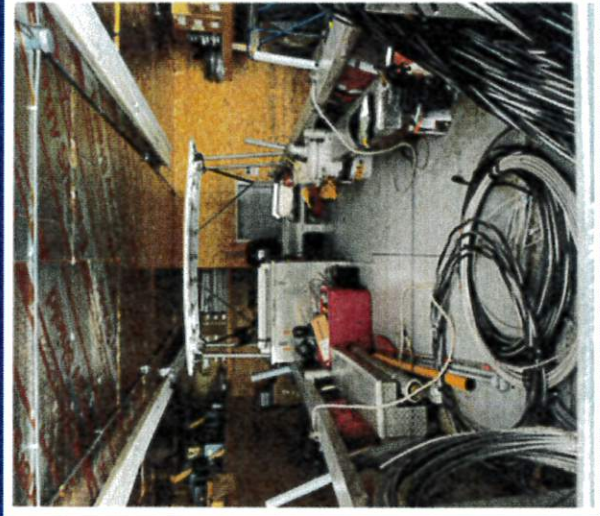
Article E – Municipal Electric Utility Boat

Alternate Manufacturer:



Article E – Municipal Electric Utility Boat

Typically Equipped Utility Work Boat



Article E – Municipal Electric Utility Boat

Project Funding

- Boat purchase will be funded from the Electric Department's existing unrestricted net assets balance
- Purchase will have no effect on the customer tax rate
- Purchase will have no effect on the existing customer kilowatt hour electric utility rate

Article F – Mini Excavator

To see if the Town will vote to raise and appropriate the sum of \$130,000 for the purpose of purchasing a mini excavator. The amount of shall be \$78,000 shall be funded from the General Fund. The amount of \$26,000 shall be funded from the Water Enterprise Fund. The amount of \$26,000 shall be funded from the Sewer Enterprise Fund. This appropriation is non-lapsing pursuant to RSA 32:7, VI and shall lapse on December 31, 2024, or upon completion of the project whichever occurs first.

- ▶ Estimated Tax Rate Impact: 2023 \$0.033 per \$1,000 Assessed Valuation
- ▶ Recommended by the Board of Selectmen by a vote of
- ▶ Recommended by the Budget Committee by a vote of

Mini Excavator – Estimated Usage

Mini - Excavator Rental		
	Highway	Water
2022	\$30,000	\$ 1,500
2021	\$25,000	\$ 1,500
2020	\$15,000	\$ 1,500

Article G – Sewer Pump Stations Upgrade

To see if the Town will vote to raise and appropriate the sum of \$600,000 for the purpose of paying for increased cost of engineering, equipment, construction and inspections of the Lehner and Mill Street sewer pump stations. This appropriation is non-lapsing pursuant to RSA 32:7.VI and shall lapse on December 31, 2024, or upon completion of the project whichever occurs first.

- ▶ Estimated Tax Rate Impact: 2023 \$0.00 per \$1,000 Assessed Valuation
- ▶ Recommended by the Board of Selectmen by a vote of
- ▶ Recommended by the Budget Committee by a vote of

Sewer Pump Stations Lehner Street

Packaged Pump Station Probable Construction Cost		
Item	TOTAL OPCC	Applied to Lehner St. Construction Warrant Article
Contractor's Costs	\$ 631,000	\$ 631,000
Pre-Purchased Equipment	\$ 337,000	\$ 337,000
Total Construction	\$ 968,000	\$ 968,000
Preliminary Engineering	\$ 25,502	-
Survey Services (direct contract with Town)	\$ 10,040	-
Lee Carroll - Original Fees		
Design Engineering -- Sewer & Geotech	\$ 37,188	\$ 37,188
Design Engineering -- Remainder	\$ 98,284	\$ 98,284
Construction Support and Full Time Inspection	\$ 253,519	\$ 253,519
Total Engineering	\$ 425,000	\$ 388,971
TOTAL CONSTRUCTION & ENGINEERING	\$ 1,393,000	\$ 1,356,971
Total Warrant Article		\$ 1,270,000
Funding Difference		\$ (86,971)

Sewer Pump Station – Mill Street

Submersible Pump Station Probable Construction Cost		
Item	Total OPCC	Applied to Mill St. Construction Warrant Article
Total Construction	\$ 1,534,000	\$ 1,534,000
Preliminary Engineering	\$ 74,708	\$ -
Survey (direct contract with Town)	\$ 10,000	\$ -
Design Engineering	\$ 225,961	\$ 225,961
Design Services During Construction	\$ 65,698	\$ 65,698
ARPA Grant Administration Services		
Full Time Construction Inspection	\$ 156,171	\$ 156,171
Total Engineering	\$ 533,000	\$ 448,000
TOTAL CONSTRUCTION, ENGINEERING	\$ 2,067,000	\$ 1,982,000
Total Warrant Article		\$ 1,680,000
Funding Difference		\$ (302,000)

Article H – Sewer Line Extensions

To see if the Town will vote to raise and appropriate the sum of \$500,000 for the purpose of installing low pressure sewer extension on Forest Road in the area of Carry Beach and Varney Road in the area of Friend Street. The appropriation is non-lapsing pursuant to RSA 32:7.VI and shall lapse on December 31, 2024, or upon completion of the project whichever occurs first.

- ▲ Estimated Tax Rate Impact: 2023 \$0.00 per \$1,000 Assessed Valuation
- ▲ Recommended by the Board of Selectmen by a vote of
- ▲ Recommended by the Budget Committee by a vote of

Sewer Line Extension – Requirement to Connect

RSA 147:8 provides the Town with the authority to compel any building within 100 feet of a public sewer to connect to the public sewer though it also provides towns with the discretion to grant “waivers to the requirement of connection to the public sewer for properties with adequate alternative sewage disposal systems which comply with applicable state and local regulations, designed by a designer licensed in New Hampshire and approved for construction by the New Hampshire department of environmental services after January 1, 1985.”

RSA 147:12 states that “nothing in the preceding section shall be construed as permitting a rental license, or other sewer fee that is unreasonable in the opinion of the local board of health.”

Wolfeboro Ordinance Section 126-6 provides the same 100-foot requirement and places a deadline for a property to connect at 45 days and one year from the notice provided by the Town of the need to connect to the public sewer. The Town also reserves the right to “require immediate connection regardless of proximity to the public sewer system” if the property’s individual sewage disposal system is found to be in failure or “negatively impacting environmental conditions.”



Sewer Line Extension

- ▶ Project
- ▶ Forest Road 2,300' Low pressure sewer line (up to 25 properties)
- ▶ Varney Road 900' Low pressure sewer line (3 properties)

Sewer Line Extension – Timeline

Current Status

Proposed Budget \$500,000

Design to be completed End of December 2022

Cost Estimates 1st Week of February 2023

Similar Projects

2013 - 1,744' \$227,000

2019 – 900' \$150,000

Neither project allowed for Construction Supervision or Ledge Removal

No core borings

Article I – Police Vehicle Replacement

To see if the Town will vote to raise and appropriate the sum of \$66,000 for the purchase of a Police cruiser replacement vehicle and ancillary vehicle equipment with \$5,000 from the Police Detail Revolving Fund created by Article 23 in 2006 which has accumulated from special details in prior years. Additionally, this warrant article also grants permission to the Wolfeboro Police Commission to dispose of one existing cruiser by sale, auction, trade, or disposal, with any proceeds to be returned to the Town's General Fund.

- ▲ Estimated Tax Rate Impact: 2023 \$0.025 per \$1,000 Assessed Valuation
- ▲ Recommended by the Police Commission by a vote of
- ▲ Recommended by the Board of Selectmen by a vote of
- ▲ Recommended by the Budget Committee by a vote of

Police Vehicle Replacement

Issue: Police Cruiser Replacement and ancillary cruiser equipment.

Discussion: As with all mechanical items, equipment fails or becomes obsolete the same is true for vehicles. This coming year, the Wolfeboro Police Department plans to dispose of one older, worn Ford Taurus cruiser, which is approximately eight years old; has significant rust issues and other mechanical problems, including but not limited to one failed transmission. It has well over 100,000 miles and will likely fail inspection next September 2023, when it is due. Additionally, the items inside the cruiser are required for the Officers to perform their jobs. These items are essential in any police cruiser and help the officers perform their core tasks of responding to Calls For Service (CFS), general patrol work, crime prevention, physical security, general criminal investigation, and traffic enforcement.

Solution: In 2006, Warrant 23 was established to fund Police Special Details. It is a revolving fund. Presently, there is approximately \$XX surplus (monies not committed and readily available) in that fund. Article XX proposes that the Town use approximately \$XX dollars from that account to defray the cost of this cruiser purchase (from \$XX to \$XX).

Article J – AFSME Contract (PENDING)

To see if the Town will vote to approve the cost items included in the two-year collective bargaining agreement reached between the Board of Selectmen and Local #534 of the American Federation of State, County, and Municipal Employees (AFSCME) which calls for the following increases in salaries and benefits at current staffing levels:

Year	Wages	Benefits	Totals
2023			
2024			
Totals			

And further to raise and appropriate \$XXXX,XXXX for the current year: such sum representing the additional costs attributable to the increase in wages and benefits required by the new agreement over those that would be paid at current levels.

- ▶ Estimated Tax Rate Impact: 2023 \$0.00 per \$1,000 Assessed Valuation
- ▶ Recommended by the Board of Selectmen by a vote of
- ▶ Recommended by the Budget Committee by a vote of

Article K – Police Union Contract (PENDING)

To see if the Town will vote to approve the cost items included in the two-year collective bargaining agreement reached between the Town and Local # 39 of the New England Police Benevolent Association (NEPBA) which calls for the following increases in wages and benefits at current staffing levels:

Year	Wages	Benefits	Totals
2023			
2024			
Totals			

And further to raise and appropriate the sum of \$xx,xxx for the current year, such sum representing the additional costs attributable to the increase in wages and benefits required by the new agreement over those that would be paid at current levels.

- ▶ Estimated Tax Rate Impact: 2023 \$0.00 per \$1,000 Assessed Valuation
- ▶ Recommended by the Police Commission by a vote of
- ▶ Recommended by the Board of Selectmen by a vote of
- ▶ Recommended by the Budget Committee by a vote of

Article L – Town Road Upgrades

To see if the Town will vote to raise and appropriate the sum of \$850,000 for the purpose of upgrading and engineering for Town roads, sidewalks, and drainage systems. To authorize funds in the amount of \$850,000 from the Town's Unassigned Fund Balance. This appropriation is non-lapsing pursuant to RSA 32:7, VI and shall lapse on December 31, 2024, or upon completion of the project, whichever occurs first.

- ▲ Estimated Tax Rate Impact: 2023 \$0.00 per \$1,000 Assessed Valuation
- ▲ Recommended by the Board of Selectmen by a vote of
- ▲ Recommended by the Budget Committee by a vote of

Article L2 – Green Street Upgrade

To see if the Town will vote to raise and appropriate the sum of \$530,000 for the purpose of upgrading Green Street. Funds shall be utilized for engineering fees, storm water drainage systems, the replacement of water and sewer mains and rebuilding the roadway.

\$100,000 from the Water Enterprise Fund shall be for the purpose of engineering and replacing vintage water mains which service Green Street.

\$430,000 from general taxation shall be for the purpose of engineering and replacing the existing sewer main in Green Street, storm water drainage systems and rebuilding of Green Street.

This appropriation is non-lapsing pursuant to RSA 32:7, VI and shall lapse on December 31, 2024, or upon completion of the project, whichever occurs first.

- ▶ Estimated Tax Rate Impact: 2023 \$0.00 per \$1,000 Assessed Valuation
- ▶ Recommended by the Board of Selectmen by a vote of
- ▶ Recommended by the Budget Committee by a vote of

Article-M Readoption of Veterans Tax Credits

Shall the Town of Wolfeboro vote in accordance with RSA 72:27-a to readopt the provisions of RSA 72:28, II, previously adopted, for an Optional Veterans' Tax Credit at 500.00 per year? If readopted, the All-Veterans' Tax Credit, previously adopted, will also be \$500.00 per year, the same amount as the Optional Veterans Tax Credit. If readopted and approved, this article shall take effect for the 2023 property tax year.

- ▲ Estimated Tax Rate Impact: 2023 \$0.00 per \$1,000 Assessed Valuation
- ▲ Recommended by the Board of Selectmen by a vote of
- ▲ Recommended by the Budget Committee by a vote of

Article-N School Resource Officer Middle School

To see if the Town will vote to raise and appropriate the sum of \$72,653 for a School Resource Police Officer position (SRO) for the Middle School to be added to the Town of Wolfeboro's Police Department Budget with the SAU49 paying the Town 50% of payroll and benefits for this position for up to 73 school days (August 2023 – December 2023). The SAU will raise and appropriate \$22,338 to be given to the Town in year one for August 2023 thru December 2023. This position will be filled only if both the Town warrant article and the SAU49 warrant article pass. If both articles are successful, then this position will start in June 2023 and be 100% funded in future years with the SAU49 paying half of payroll and benefits for up to 180 school days.

- ▶ Estimated Tax Rate Impact: 2023 \$.02 per \$1,000 Assessed Valuation.
- ▶ (Recommended by the Board of Selectmen by a vote of)
- ▶ (Recommended by Budget Committee by a vote of
- ▶ (Recommended by the Police Commission by a vote of)

School Resource Officer – Middle School

Issue: The Kingswood Campus requires a second Full Time Police Officer to ensure the safety of the campus and respond to criminal complaints when school is in session.

Discussion: SAU49 currently has one Full time Police Officer assigned to the Kingswood Campus Complex (High School) for Safety and Security purposes, this Officer is known as an SRO or School Resource Officer. This position was created in 2000 to deal with the increase in school related law enforcement issues, and to provide campus security to the students, faculty, and staff. The Kingswood campus has grown considerably since that program's inception. There are now four (4) schools located at that complex they are: The High School, The Vocational School, The Middle School, and Crescent Lake

School: According to the SAU, over fifty (50%) percent of SAU49 student population is at that campus daily on any given week when school is in session. Additionally, when fully operational, that campus has over two-thousand students, faculty and staff on the grounds during the school year.

Solution: Add additional Full Time SRO to the PD rolls (SRO at the Middle School during the school year) funded through a cost sharing initiative between the Wolfeboro PD and SAU49; splitting the cost 50% of pay and benefits for the additional Police Officer for approximately 180 school days.

Article-CRF A Fire Trucks and Apparatus Replacement Capital Reserve Fund

OPTION 1

To see if the Town will vote to raise and appropriate the sum of \$196,000 to be added to the existing Fire Trucks and Apparatus Replacement Capital Reserve Fund which is under the custody of the Trustees of Trust Funds with Selectmen designated as agents to expend.

- ▶ Estimated Tax Rate Impact: 2023 \$0.082 per \$1,000 Assessed Valuation
- ▶ Recommended by the Board of Selectmen by a vote of
- ▶ Recommended by the Budget Committee by a vote of

OPTION 2

To see if the Town will vote to authorize the selectmen to enter into a lease/purchase agreement in the amount of \$700,000 payable over a term not to exceed 3 years for the purpose of a acquiring a replacement fire engine, and for the selectmen to authorize the sum of \$300,000 from the existing Fire Trucks and Apparatus Capital Reserve Fund for the first year's payment for said purpose.

- ▶ 3/5 Majority required
- ▶ Estimated Tax Rate Impact: 2023 \$0.00 per \$1,000 Assessed Valuation
- ▶ Recommended by the Board of Selectmen by a vote of
- ▶ Recommended by the Budget Committee by a vote of