

MINUTES- special day/location
Wolfeboro Board of Selectmen Meeting
Thursday, November 9, 2023 at 6:30 PM
390 Pine Hill Road- Abenaki Ski Lodge

BoS members Present: Brad Harriman, David Senecal, Linda Murray, Luke Freudenberg, Brian Deshaies

Staff: Wolfeboro Fire Chief Thomas Zotti; MED Director Barry Muccio; Parks and Recreation Director Christine Collins, Abenaki/Pop Whalen Operations Director Chuck Smith; DPW Director Steve Randall.

6:30 p.m. Chairman Brad Harriman calls meeting to order.

Mr. Harriman asks whether Non-Public Session RSA 91-A:3 is needed.

Mr. Pineo: Yes: pending litigation.

1. Consideration of Minutes

i. October 12, 2023 Budget Meeting

MOTION by Mrs. Murray to accept minutes as presented. Second Mr. Deshaies. Approved 5-0

ii. October 16, 2023 Budget Meeting

Mrs. Murray: Page 4; 1st motion; missing a 5 in Line 555.

MOTION by Mr. Freudenberg to accept minutes as amended. Second Mr. Deshaies. Approved 5-0.

iii. October 18, 2023 Regular Meeting

MOTION by Mrs. Murray to accept minutes as presented. Second Mr. Deshaies. Approved 5-0

iv. October 23, 2023 Budget Meeting

MOTION by Mrs. Murray to accept minutes as presented. Second Mr. Deshaies. Approved 5-0

2. Public Hearing(s)

Alcoholic Beverages Permit(s)

i. The Wolfeboro Board of Selectmen will hold a Public Hearing on Thursday, November 9, 2023, on or about 6:30 PM at the Abenaki Ski Lodge, 390 Pine Hill Rd, Wolfeboro, New Hampshire to consider the application for an issuance of an Alcoholic Beverages Permit to the Wolfeboro Economic Development (Town of Wolfeboro) for a reception for area businesses on November 13, 2023, in the Great Hall at Town Hall from 5:00 PM – 7:30 PM.
Barry Elliot, vice chair, EDC: repeat of last year's event. Event wrap-up to share strategies, problems, solutions.

Mr. Harriman opens the public hearing; no comments from public; closes public hearing.

Mrs. Murray: Asks about Amy providing liquor license from restaurant providing liquor service for the event.

Mr. Elliot Provides copy to Mr. Pineo.

Mr. Deshaies and Mrs. Murray will abstain from vote; are BoS representative and alternate BoS rep. to the EDC.

Mr. Harriman: Do we need an insurance certificate.

Mrs. Murray: town insurance covers the event at Great Hall.

MOTION Mr. Freudenberg to issue an Alcoholic Beverages Permit to the Wolfeboro Economic Development for a reception for area businesses on November 13, 2023, in the Great Hall at Town Hall from 5:00 PM – 7:30 PM. Second Mr. Senecal. Approved 3-0. [Mr. Deshaies and Mrs. Murray abstain from vote]

Temporary Event Permit

ii. The Wolfeboro Board of Selectmen will hold a Public Hearing on ~~Wednesday, October 18, 2023~~ Thursday, November 9 at approximately 6:30 PM at the Abenaki Lodge, 390 Pine Hill Road, Wolfeboro, New Hampshire to consider a temporary event permit for the First Congregational Church of Wolfeboro to host an evening worship service at Cate Park on December 21 from 4:30 PM to 6:30 PM. Permit #2023-63.

Joanne Moe, FCCW representative: candlelight service marks the winter solstice, longest night of the year.

Mr. Harriman opens the public hearing; no comments from public; closes public hearing.

MOTION by Mr. Freudenberg to issue a temporary event permit for the First Congregational Church of Wolfeboro to host an evening worship service at Cate Park on December 21 from 4:30 PM to 6:30 PM. Permit #2023-63. Second Mr. Deshaies. Approved 5-0.

iii. The Wolfeboro Board of Selectmen will hold a Public Hearing on Thursday, November 9, 2023, on or about 6:30 PM at the Abenaki Lodge, 390 Pine Hill Road, Wolfeboro, New Hampshire to consider the application for an issuance of an Alcoholic Beverages Permit to the Lakes Region Curling Association for their end of season award ceremony on December 17, 2023, at the Abenaki Ski Lodge on 390 Pine Hill Rd from 6:30 PM – 8:30 PM.

Mr. Harriman notes no one from the group is in attendance.

Mrs. Murray notes this event has been done in past years.

Mr. Harriman opens the public hearing; no comments from public; closes public hearing.

MOTION by Mr. Deshaies to issue an Alcoholic Beverages Permit to the Lakes Region Curling Association for their end of season award ceremony on December 17, 2023, at the Abenaki Ski Lodge on 390 Pine Hill Rd from 6:30 PM – 8:30 PM. Second Mrs. Murray. Approved 5-0

3. Bulk Vote

A. Weekly Manifests

- i. October 20, 2023 \$ 478,211.90
- ii. October 27, 2023 \$ 629,414.64
- iii. November 3, 2023 \$ 1,568,058.33

B. Intent to Cut Wood or Timber

- i. Rt 109 A Tax Map 128 Lot 2

C. Property Tax/Credits and Exemptions

- i. 4 Mulberry Court Tax Map 201 Lot 34-116

D. Raffle Permit

- a. Wolfeboro Friends of the Library-December 2, 2023

Mr. Deshaies: On item D- no raffle permit provided; will approve pending library providing a copy of the permit.

MOTION by Mr. Senecal to approve the BULK VOTE A-D (pending library providing a copy of the raffle permit - item D). Second Mrs. Murray. APPROVED 5-0.

4. Board/Committee Appointments n/a

5. New Business

A. Approval: Commercial Vessel Landing permit 2024-Millie B

Chip Bierweiler, NH Boat Museum Excursions Operations Manager: applying for summer 2024; providing educational trips on the lake.

Mrs. Murray: bookkeeping question- when will we book the revenue?

Mr. Pineo: 2024

Mrs. Murray: OK; thanks.

Mr. Harriman: Boat museum insurance needed for 2024.

Mr. Bierweiler: It renews June 1st and will be sent over.

MOTION by Mr. Senecal to approve Commercial Vessel Landing permit 2024-Millie B at Town Docks. Second Mr. Freudenberg. APPROVED 5-0.

B. Appointment: Josephine Amatucci-raffle at library request

Mr. Harriman notes Mrs. Amatucci not in attendance; should action be taken anyway?

Mrs. Murray: Note in minutes that Mrs. Amatucci did not attend and the BoS took no action.

C. Approval: Capital Reserve Expenditure- Water Resource Fund

Mr. Pineo: Steve Randall, DPW director here about stormwater runoff issue on Whitegate subdivision area. Scope of work developed for \$80,000; \$40,000 to be reimbursed by Lake Winnepesaukee organization if BoS approves this.

Mr. Randall: Estimate covers survey and initial mapping with a grant to stop erosion.

Mrs. Murray: Thanks Mr. Randall for attending the Wolfeboro Waters Committee and explaining the project. Committee supports improving water quality going into lakes; committee is neutral on the request to use the water quality fund. Wolfeboro Waters requested more information to be provided to the BoS to help make the decision.

Wolfeboro Waters questions that could not be answered at Nov. 7 meeting:

1. Has grant received governor and council approval?
2. Why is Town fronting the full amount instead of the Lake Winnepesaukee Association?
3. If the Town pays the full amount and is repaid \$40,000 what is mechanism to return the funds to the capital reserve account?
4. What is the estimated completion date so funds can be repaid?
5. Is there an implementation part of the grant and is there funding?
6. What is the town's percentage and that the \$40,000 is larger than any other partnership with 319 grants?

Here is a list of the projects Wolfeboro Waters has slated for the water quality capital reserve account:

- Upgrade the filter at the Public Safety Building to improve water quality into Crescent Lake.
- Wentworth Watershed Association has applied for 319 grant to address Cove End Road in Kingswood Acres for stormwater runoff issues identified in their watershed management plan. If that 319 grant is awarded late November or December, the BoS

would like to ask to match the WWA contribution for the 319 grant to match the change to the Rust Pond 319 grant to address new issues caused by the July 16, 2023 storm and washout of two beaver dams. The BoS will be asked to contribute to the new grant/project from the water quality capital reserve account.

- It is still unknown whether there are enough NH state funds to address stormwater runoff for the route 28 project. One of the items may be retention basins.

Wants to table the request until Nov. 15 so that information can be provided to the board and have conversations with Jim on spending from that account.

MOTION by Mrs. Murray to table the request for an expenditure from the Capital Reserve Expenditure-Water Resource Fund. Second Mr. Freudenberg.

DISCUSSION

Mr. Harriman: Attended the Wolfeboro Waters meeting Nov. 7. As pointed out, there are a lot of projects to consider; we don't have contribution amounts from 319 grant.

Mrs. Murray: Wants answers to the questions; Mr. Randall got some of the answers which has not gone to the full board yet and can be in the next meeting packet. Want a clear direction on the project.

Mr. Harriman: I don't think deferring it to the Nov. 15 meeting will not hurt the process.

APPROVED 5-0.

D. Discussion: Warrant Articles for 2024

Mr. Pineo: Updated warrant article booklet provided to BoS; provides summary if recommendations are followed:

General Fund recommendations: \$1,688,000 with \$455,000 from donations for revolving fund.

- **One bond \$1.2 million** for the upgraded **Port Wedeln project**. Reviewing emails from Stantec on that project. Will have more information at Nov. 15 meeting.
- **Sewer projects (2)** recommended
 - \$200,000 – S. Main Street sewer engineering
 - \$200,000 – wastewater treatment plant capital reserve fund
- **Water fund-** \$350,000 – two projects: priorities
 - to complete seasonal water lines and use bond proceeds remaining
 - water line along Highland Terrace to tie in the loop to alleviate a few bleeds.
- Recommending Oak/River Street project be put on hold for a year.
- **Electric Fund:** Barry Muccio requests funding for an MED truck and potentially putting money into capital reserve trust for the MED building.

Totals \$1.2 million in bonds; \$2.8 million in warrant article funds offset by \$619,000 coming from other projects.

Warrant cost minus operating budget = \$4.6 million.

Summarizes warrants:

- Operating budget review began before budget committee; went fairly well.
- Town road upgrades: \$900,000 – spread sheet from Steve Randall outlines three options to consider:

- a. \$900,000
- b. \$600,000
- c. \$300,000

Standard language – but as you saw from audit report, we do not have the funds to use an unassigned fund balance; this will be a tax rate impact for 2024 warrant.

Mrs. Murray: Sheet from Mr. Randall indicates cutting the amount. Should we talk about that now?

Mr. Pineo: Your discretion. You just received this so you can ask questions or look and process it or ask more at the next round.

Mrs. Murray: This is just a general overview? I'll wait until later.

Mr. Harriman: Yes, makes sense to digest it a little.

Mr. Deshaies: Do we have to follow option 1,2,3 or make our own?

Mr. Pineo: You're the BoS; you can make your own.

- Oak/River Streets: recommend removing this from the 2024 warrant; we've got enough water line and road projects on the taxpayer; can push this \$700,000 off another year.

Mrs. Murray: Looked at CIP and water/sewer rate study to see items in that study. Highland and Maplewood are there for a water line but last year's Green Street water line was not. I'd want us to look at what we had projected to be used from this fund and what we have done. Bonded seasonal water line was there; water treatment plant money there; \$720,000 for vintage water main there; \$125,000 for water line upgrades; want to look that and other places and see if we're OK with the fund. We have not done exactly what's there.

Mr. Pineo: Asks Mr. Randall about rate analysis; nothing back yet from Underwood on updates.

Mrs. Murray: Want to get clarity on that before going forward on more water projects this year.

Mr. Pineo:

- **Port Wedeln:** Will be a bond and will be more wordy going forward; going to legal counsel next week. Some funds will need to be authorized; reacceptance of some funds and expansion of project.

Mrs. Murray: Any easements needed?

Mr. Pineo: Asks Mr. Randall – who says they're being worked on.

Mrs. Murray: Need to get those done beforehand.

Mr. Pineo: Library landscaping: reauthorization for the trustees to accept funds since project on hold because of public safety building.

Mr. Deshaies: Heard talk of scaling back landscaping plan to simplify.

Mr. Pineo: Have not heard.

- **Library solar** - \$190,000- actively pursuing grants for 96kw rooftop unit. Funded through grants and donations; no taxpayer impact.
- **Community Center engineering:** existing capital reserve could be purposed for this; reached out to trustees of the trust funds to clarify; we do believe we could remove this as a warrant article if trust funds can be used.

Mrs. Murray: Why would we do it when the CIP indicates 2027 for a new community center building. Seems early to do a design.

Mr. Pineo: Public Safety Building started in 2018-19 time frame. Now we're hitting issues that have not been mapped out and are working through. BoS said something needed to be done with the building; not sure what BoS wants to do or if Christine Collins wants to speak on behalf this building. It's a project we've got to look at.

Mr. Freudenberg: Would like something done soon to the existing building. Walked though and around it; something needs to be done now. Want to see the lead report; trying to get volunteers and some materials for siding, etc. At least clean up the front of the building.

Mr. Randall: Met with two contractors to look at different options for the building; closing the windows, siding and various things.

Mrs. Murray: Looking at an operating budget with a 17% increase. We've done only one-half of the public safety building; have not taken a full hit on the ambulance contract. I think we've got a lot on the voters/taxpayers. While I support a community center; this may have to go out a few more years to deal with amount of debt and projects we have; Route 28 project coming in; water line and sewer lines from Pickering Corner – both come in at about \$4 million. I think there's a limit to the amount of debt and tax increases people can handle. Concerned about moving forward on community center.

Mr. Freudenberg: agrees – community center will have to be pushed back. Some of the debt doesn't start falling off until 2029 on some projects. I think 2027 for a community center is premature.

Mrs. Murray: 2024 seems too early; we may have to move the community center out.

Mr. Pineo: For the purpose of this document – you're removing that?

Mrs. Murray and other BoS: Correct. Yes.

Mr. Pineo:

- **Libby Museum:** Capital reserve funding \$310,000+ and unrestricted donations. We're not going to know until Bergeron gets in there. Got correspondence that Bergeron is ready to go into the Libby to give us information and make an informed plan on what to do with the Libby Museum.

Mrs. Murray: We have about \$400,000.

Mr. Deshaies: About \$76,000 in the (**SHROP?**) account?

Mr. Pineo: About right. Are we good with removing this?

BoS – Yes- all agree.

Mr. Pineo:

- **Police vehicle** – Approximately \$15,500 in the revolving fund. Cruisers disposed of because of inspection failures. Looking at total of \$74,000. Police are down three cruisers now.
- **Public Works:** Vehicle equipment/capital reserve fund - \$380,000; Steve Randall working with vendors pm updated pricing. Prices continue to go up; lead times longer. There are major fleet issues. A few years back motors replaced in some vehicles; one not doing well.

Mrs. Murray: Based on CIP, looks as though we'll put the \$380,000 in and take \$370,000 out.

Mr. Randall: We changed that. Took out some expenditures.

Mrs. Murray: So we need an update.

Mr. Randall: Looking to put \$380,000 in and take \$300,000 out.

Mr. Pineo/Mr. Randall: That's for a DPW truck and half the cost of a skid steer we're splitting with the water department. Based on preliminary pricing.

Mrs. Murray: You're asking to put in \$380,000; last year we put in \$300,000; \$196,000 the year before. We're moving it up a bit. If we cut this back, you can still get the things you need for this year.

Mr. Randall: I can. But – problem is two-three years now when it's \$400,000 to \$450,000 to replace things. I have that set up so we don't exceed \$400,000-\$420,000 over the next decade. If we don't stay on that process, we'll have to spike to \$450,000 in a year or two if we don't replace.

Mrs. Murray: Depending on where that operating budget comes- this is one of the ones that we can get you what you need. This is one I think we could lower. I prefer to cut things back than have a lot go down.

Mr. Deshaies: I think she's saying, sharpen your pencil.

Mr. Randall: If I have to.. I'd leave that alone and take it out of the roads. If I don't have the equipment, I cannot maintain the roads. If I have to lose \$80,000, take it out of the roads.

Mrs. Murray: OK.

Mr. Randall: We put in for \$155,000 for road maintenance next year's operating budget. This year, I'm already at \$165,000-\$170,000 this year. Repair bill each year is about \$200,000. That's my ask.

Mr. Pineo: I support him on that.

Mrs. Murray: I'll bargain with you on that; we have to do something somewhere.

Mr. Randall: That would be the tradeoff I ask for.

Mrs. Murray: Thank you.

Mr. Pineo: Steve and I have a meeting next week and we'll have refined pricing at the next BoS meeting.

- **Sidewalk Capital Reserve Fund:** recommending we remove from the 2024 warrant. OK with Steve Randall. Balance in capital reserve fund; will get some work done. Issue has been we cannot get a contractor in for smaller scopes of work. Seems to be a good place to make up \$100,000.
- **Building Maintenance Capital Reserve Fund:** Recommending we keep the \$50,000 there.

Mrs. Murray: Asked KC (Mrs. Carpentier, Finance Director) for printout on what remains in capital reserve funds; after 2023 withdrawals, end of year \$51,492; Adding \$50,000 is what we'll need. You almost want it higher; but I think we'll have enough for what we need.

Mr. Pineo:

- **Water Resources Non-Capital Reserve Fund:** we traditionally put \$50,000 in this; multiple projects are going on. When the Public Safety Building was originally designed, engineering was done at the rear of the property to accept stormwater by the new buildings and additional impervious grounds. If that's accepting water nicely not a problem. When it was designed, engineers believed we keep the front of the building status quo and priced out that way. Not a lot of money in the project balance if that jellyfish system suggested by the Wolfeboro Waters committee is placed at the front of the building. Estimate for that is \$250,000+; no additional project budget money to take that on. What would board like to do? Will be challenging. Engineers believe since we're not really changing anything as far as stormwater going into system, therefore, we're not going to treat. Back of the building with new buildings and additional impervious grounds, they put in the stormwater treatment system in the rear. Not in the front.

Mrs. Murray: Last year, we put \$100,000 in this fund. This is a cut. I can live with \$50,000 this year; no, we may not be able to do the jellyfish; that jellyfish will do the best job to solve a lot of the issues that are affecting Crescent Lake.

Mr. Pineo: That jellyfish system for the amount of nutrients that it's probably going to pull off of that area that's coming – directly off the roof; hitting the ground and into the treatment system probably isn't going...

Mrs. Murray: It's coming off of one side. I'm comfortable with cutting from \$100,000 to \$50,000. I thought of not funding it at all, but I'd like to talk to you and see where we are on other projects. We're looking for it (money) anywhere.

Mr. Harriman: With reference to the jellyfish and Public Safety Building; the design that we're working off of now that was bid on does include some filtrex systems; there is additional treatment being done in the front of the building.

Mrs. Murray: WE learned about that from the jellyfish presentation to understand 'filtera' – I think is what is in there.

Mr. Pineo: Next article –

- We've got three options for a groomer; I have not received anything indicating the machine needs to be replaced today – unless Chuck Smith has updated information. We'll reel this back \$25,000.

Mrs. Murray: At the end of this year, we're supposed to have \$79,262 and add \$25,000; which would give us close to the \$100,000 in that capital reserve account.

Mr. Pineo: Next article –

- **Tree removal/replacement Expendable Trust:** appropriated last year \$125,000. Recommend this year we place \$25,000 this year. Along S. Main Street you see diseased trees being removed and looks much better. Once S. Main Street is done, do some plantings to replace trees.
- **Municipal Electric Department:** electric truck at \$325,000 is in the CIP; Barry Muccio will probably tell you that cost will go up. Lead time problematic.

Mr. Muccio: I'd like to increase that number to \$400,000; lead time is the reason and no one is holding pricing.

Mr. Deshaies: What is lead time if you ordered the truck today?

Mr. Muccio: End of 2024; order next spring, truck would be delivered mid-2025. Three components top the truck: chassis; aerial lift and the body.

Mr. Deshaies: Can we do \$200,000 this year and \$200,000 next year and push the truck back six months?

Mr. Muccio: We're not in a cash flow problem; not sure how that affects us.

Mr. Harriman: This comes out of your Enterprise Fund.

Mr. Muccio: Comes out of fund balance [mutual fund].

Mrs. Murray: This is part of a cycle; built into our rate now.

Mr. Muccio: Not going to affect the rates; it's already built in.

Mr. Pineo: We'll have more detail coming; looks like a \$400,000 price tag. Next article -

- **Capital outlay for building repairs engineering upgrades at MED building on Middleton Road-** would give us the mechanism to expend – BoS as agents to expend to improve that building. Aesthetically and keep the critical infrastructure and keep the building and valuable equipment protected.

Mr. Muccio: These projects are funded from our fund balance. I'd like to see it extended out to include the grounds; we have three outbuildings – beyond the main building.

Mrs. Murray: I'd like to see it built into the rates. You could set it in the Enterprise Fund itself, I'm assuming – and keep on accumulating the funds. Or a Capital reserve Account; you take it out of your fund; your excess funds instead of tax rates.

Mr. Pineo: Not going on the tax rates.

Mrs. Murray: MED accumulates funds for the trucks, capital items; major upgrades all in rates. You manage it all and give over some to the Trustees of Trust Funds for projects.

Mr. Muccio: We try to build a little; generally \$350,000 is our margin.

Mr. Pineo: I think Barry and I can talk; get a legal opinion on his fund balance and what we may be able to do with it; if you guys can authorize those expenditures on the fly. We'll leave that one on for now. Next-

- **Seasonal water lines:** \$150,000 for buried water lines on McCarthy Drive, Museum Shores; We do have a balance of funds that must be used from a bond from a few years ago. This takes the greatest number of users off the seasonal water lines. Preparing to do core borings in December to check for lead issues.

Mr. Randall: Yes; and there's a mandate by NHDES to do away with seasonal water lines over the next 4-5 years.

Mr. Pineo: WE can put that in the backup for the presentation.

Mr. Deshaies: How much in water fund?

Mr. Pineo: About \$1 million. As long as we can show the state we're making improvements on the seasonal water lines – that's good.

Mrs. Murray: That's why I'd like that study; still concerned we have enough money.

Mr. Randall: Will push on getting the study; well send email tomorrow.

- **Water main installation:** Highland Terrace, Maplewood – 800-feet, 6-inch line; an area where there's a bleed; securing easements; doing engineering. If this warrant passes, we'll have a shovel-ready project.

Mrs. Murray: That's a section of Maplewood we did not re-do?

Mr. Randall: It's Maplewood extension; into Berrywood and take a right; not digging up any new road.

Mrs. Murray: OK-thank you.

Mr. Pineo:

- **Water treatment plant upgrades:** recommending \$100,000 gets removed.
- **Wastewater treatment:** \$200,000 – Dave Didion asked for \$300,000; was able to get this at \$200,000 and make improvements. Same as what was put in the past few years. About \$160,000 spent this year.
- **South Main Street/Center Street to Smith River Bridge:** engineering for sewer lines along that path so we can score higher for state revolving loan funds. Hopefully get to construction in next two years.

Mrs. Murray: it's on the CIP schedule for 2025; will it get moved out?

Mr. Randall: Hope for water main construction to begin in spring 2024 and get it done; worst case is it goes into spring 2025. Sewer would start fall 2025 and start the cycle again.

- **Sewer Pump Station upgrades:** I would keep this here for now; until we get the Varney and Sewall/Forest extensions complete, this is on a short list to pull off.

Mr. Harriman: Believes Sewall/Forest will be completed this year; not sure on Varney – hit ledge there. Sewall and Forest were priorities. Hit ledge yesterday; not as bad as Varney Road. Will meet with contractor in the next week or so; plan for Varney Road; figure out what we'll button up for this year and finish up in spring. Will have good budget number at that point.

Mr. Pineo: Leave this for now until Brad reports back. Next two articles:

- **Parks and Recreation – raise an appropriate amount \$100,000 -purchase lease option for a tractor and attachments:** my opinion if this goes to warrant article, not worth it to do a lease, based on the paperwork.

Mrs. Murray: Lets look at it; whether I support it has to do with the operating budget.

Mr. Deshaies: Maybe half this year; half next year and buy it next year.

Mrs. Murray: No capital reserve accounts for parks and rec?

Mr. Deshaies: Maybe we should.

Mrs. Murray: That may be a way. If we have a 16.5% increase in the budget, I'm afraid of what may happen.

Mr. Pineo: One of the major uses for this tractor/attachments is to clean up snow, etc. around Abenaki/Pop Whalen. If we get this passed, it won't be used until 2025 season. If we put it off a year, it won't be used until 2026. It would require 3/5ths majority of the vote.

Mr. Freudenberg: Why is a lease more complicated as a warrant article?

Mr. Pineo: Because you're committing money for future years (to lease).

Mr. Freudenberg: What if the amount of a lease is put into a capital reserve fund? Could you do it that way?

Mr. Pineo: No. Had email conversation with town attorney regarding capital reserve funds and leasing. His opinion – capital reserve funds are for capital expenditures not leasing.

Mr. Freudenberg: OK.

Mr. Deshaies: would a short-term lease make it easier?

Mrs. Murray: Then you're back to needing the higher vote – 3/5ths majority.

Mr. Freudenberg to Mr. Deshaies: This is more of a lease to purchase.

Mrs. Murray: At some point, we'll have to sit with all these warrant articles and look at what we're asking the public for. I want to put this on the 'look.' Don't want to take it out now.

Mr. Deshaies: Saying that we ask for \$50,000 down in the lease in this year's budget; then the lease could be 3-4 years/ short term and spread out the tax impact; and get the tractor now.

Mr. Freudenberg: What would happen when that \$50,000 ran out; we owe \$50,000 and voters say now.

Mrs. Murray: It would be detailed in the warrant article.

Mr. Deshaies: So \$50,000 and \$20,000 a year for the next three years- we spread it out and we're done.

Mr. Pineo: Other way to look at it is - \$50,000 = \$.02 cents on the tax rate; \$100,000 is \$.04 cents on the tax rate.

Mrs. Murray: We've got \$.26 cents on the tax rate from Carroll County. We need to take a look at what we have. I see places where I think we need to make cuts; we've got some real hard decisions. There's a limit on what the taxpayers will approve or can afford.

Mr. Pineo: That's a revisit. Next-

- **Raise and appropriate \$100,000 for a used ambulance:** Meeting and public hearing took place regarding use of the existing capital reserve funds not terribly supported by those in attendance or the board. So thus, the \$100,000 warrant for a used ambulance.

Mrs. Murray: this is for a used ambulance- not any staffing. One of the options stated in December 2024, we were going to add four staff for fire-based ambulance service. There's another piece to go with this warrant.

Mr. Pineo: We have to get a third party contractor in to look at that business plan. RFP will be out hopefully by next Wednesday (11/15) to analyze this. Have not talked to the chief.

Mr. Deshaies: Assuming the used ambulance is there and we don't want it to go away.

Chief Tom Zotti: Could reach out to the current ambulance owner and come up with something in writing to hold onto it; he does have four available. We chose one we felt was in better shape than the other three.

Mrs. Murray: If we get a used ambulance for \$100,000, the voters will ask what are you going to do with it? You have to answer that question. We're going to need a good reasoning to purchase a used ambulance if we have no staff for it.

Mr. Pineo: We can add language here. If the evaluation of the fire-based ambulance service business plan comes back stating yes, this makes sense – you should take it to the voters. Timing is everything. We have the chance now to get a used ambulance, fully equipped in good condition. If the report comes back and says it's NOT a good idea, stay with contracted service; you are the agents to expend this money, it never moves; dies on the line.

Mr. Freudenberg: As long as it's explains properly. We don't want it to look like we're fording citizens into an ambulance service. There's value knowing there's an ambulance available now; we have to explain it well.

Mrs. Murray: Why wouldn't we go a bit further and add a little to hire staff for December 2024 which was one of the options? Think that sounds better than just purchase a used ambulance that will sit there. There has to be more to it.

Chief Tom Zotti: An option would be on the table if we move forward with the purchase of the used ambulance; any minor mechanical repairs could be made and have it be in a position to be licensed. This could allow us to be teed up with a type of fire rescue operations of the ambulance even in a backup capacity in January 2025. And there's the Tuftonboro-Ossipee model – they have a contracted

service today. But they run a backup ambulance licensed to Tuftonboro when there are multiple calls/patients; a mass casualty incident. It's not a primary ambulance- not used every day.

Mr. Deshaies: Could you do that with existing staff?

Chief Zotti: Most likely. Would have to gear up and have some training. We'd have to be specific as to what the contracted service is responsible for and what we would be responsible for. It's doable – already being done.

Mrs. Murray: Just to be sure the ambulance is not sitting there.

Chief Zotti: Not our intent at all. Lots of moving parts to this; If we pursue a partial contract with the current operator, we'd move into a backup roll at some point during the contract; the cost would reflect that. It's something to consider.

Mrs. Murray: Repeats that she wants more than just the used ambulance cost in the warrant article – have more explanation.

Mr. Deshaies: Suggest wording that states the used ambulance would be as a transition to a fire department-based ambulance system with our existing manpower going into 2025..or something like that.

Mrs. Murray: That's what I'm asking for.

Mr. Pineo: Will work on some language. The last warrant is:

- **Historical Society lease:** What's the term you're looking to do? I penciled 20-year term; There was a 99-year lease for the Historical Society; seems like 10 or 20 may be good.

Mr. Deshaies: Is there a lease length limit?

Mr. Pineo: Do not know; Town attorney cautioned us against long-term leases.

Mrs. Murray: BoS can lease a property for five years. My understanding is we'll get a warrant article to extend the Pop Whalen locker room agreements in time? Are you expecting that coming in as a petition warrant article?

Mr. Pineo: I assume so, unless the BoS would like to ink those warrant articles.

Mrs. Murray: We decided not to go forward with the I-T expendable trust?

Mr. Pineo: Correct – at this point; to keep the budget contained, I do not think we can. Those are the warrant articles at this point.

Mr. Harriman: Chuck Smith is here; are we tabling the Pop Whalen ice arena rate structure?

Mr. Pineo: Table it.

6. Other Business

Mr. Deshaies: NHDES report I thought was forwarded to the select board. We can discuss on at the next meeting. The report explains the meeting with 12-14 people at the spray fields. There was a ton of information we should bring forward. Please, Jim, forward it to the board.

Mr. Harriman: Put it on the agenda for the next meeting to discuss. Any other new business?

7. Committee Reports

Mr. Senecal: None

Mr. Harriman: Planning Board meeting with some items on that. Wolfeboro Waters meeting e=with Linda with a lot of discussions.

Mrs. Murray: Brian and I had two budget committee meetings- one was 2023 budget; another 2024 budget meeting with MED and welfare covered. Friends of Pop Whalen meeting. Last Night Wolfeboro – December 31st activities include: Wildlife Encounters; games/crafts at Great Hall; At the Congregational Church (FCCW) Just Bob and Marla – puppets and songs; Peter Heimlich and the Unusual Suspects – folk band; Carolyn Ramsay Band; Wolfeboro Linos lead bingo at Brewster's

Estabrook Hall; two outdoor skating sessions at Brewster weather-permitting; Still working on an escape house at the railroad station.

Wolfeboro Waters meeting and the assessing subcommittee – reviewing data from this year – sent to UNH for the winter which will analyze the data. Ad Hoc Sidewalk Committee met – Mike Biladaeu chair; owns Front Four Cellars; toured Wastewater treatment plant – spray fields and RIB site; looked at trails and spent a day handing out EDC invitations to the business update Nov. 13. Chamber meeting that will result in a letter from the chamber to the BoS.

Mr. Freudenberg: Zoning Board

Mr. Deshaies: Nancy Hirshberg attended a conference; regulations changing so tourist destinations can get level 3 EV – high speed chargers. Reached out to Tesla for talks about two high speed EV Tesla charges at the library. Wolfeboro about 30-miles between other high speed chargers.

Mr. Pineo: Would those charges accept Teslas only?

Mr. Deshaies: Depends – would want a magic box to charge any EV; would not be free. Would be a joint venture with Tesla and state; 80% by Tesla; 20% through the energy committee town of Wolfeboro; would not cost taxpayers.

8. Town Manager's Report

Mr. Pineo: Was on vacation – petted a Clydesdale; saw three concerts. Came home to snow today. Nov. 15th meeting – BoS – Mrs. Carpentier will be in for me. Need to continue path on warrant articles. November 27-29th availability – to get some of these close to finalizing for Dec. 6 meeting.

Discussion of dates- Monday, Nov. 27 6:30 p.m. for in depth warrant article discussion.

Barry Muccio: Still looking for a Wolfeboro town Christmas tree – 30-foot fir or spruce needed; contact Chamber of Commerce or MED.

9. Questions from the Press – none/not a live BoS session/no press in attendance

10. Public Input

No public comments.

MOTION by Mr. Senecal to adjourn into non-public session at 7:51 p.m. Second Mrs. Murray.

Approved 5-0.

11. Non-Public Session RSA 91-A

MOTION by Mr. Freudenberg at 8:32 to seal the nonpublic minutes. SECOND Mr. Senecal. Approved 5-0


MOTION Mr. Senecal to adjourn at 8:32 p.m. Second Mrs. Murray. Approved 5-0

Next Meeting dates:

November 15, 2023 - Regular Meeting

December 6, 2023 - Regular Meeting

Submitted by:


Brenda Jorett