

Wolfeboro Board of Selectmen  
Public Meeting Minutes-Unapproved  
November 15, 2017

**Members present:** Chairman Luke Freudenberg, Brad Harriman, Linda Murray, Dave Bowers and Dave Senecal

**Staff present:** Town Manager David W. Owen, Police Captain Mark Livie, Public Works Director Dave Ford, Finance Director Pete Chamberlin, Planning Director Matt Sullivan and Recording Secretary Michele Chamberlain

Chairman Freudenberg opened the meeting at 6:30 PM.

**Non-Public Session RSA 91-A:3, II**

Mr. Owen stated a non-public session is needed to discuss personnel.

**Consideration of Minutes**

Chairman Freudenberg asked for approval from the Board of the October 24, 2017 Budget Hearing Minutes.

**It was moved by Linda Murray and seconded by Dave Senecal to accept the minutes of October 24, 2017 with an amendment to page 11. Members voted and being none opposed, the motion passed.**

Chairman Freudenberg asked for approval from the Board of the October 26, 2017 Budget Hearing Minutes.

**It was moved by Dave Senecal and seconded by Linda Murray to accept the minutes of October 26, 2017 as written. Members voted and being none opposed, the motion passed.**

Chairman Freudenberg asked for approval from the Board of the October 26, 2017 Budget Hearing Minutes.

**It was moved by Brad Harriman and seconded by Dave Bowers to accept the minutes of October 26, 2017 as written. Members voted and being none opposed, the motion passed.**

Chairman Freudenberg asked for approval from the Board of the November 1, 2017 Regular Meeting Minutes.

**It was moved by Linda Murray and seconded by Chairman Freudenberg to accept the minutes of November 1, 2017 with an amendment to page 9. Members voted and being none opposed, the motion passed.**

### **Bulk Vote**

#### **A. Weekly Manifests**

November 10, 2017

November 17, 2017

#### **B. Property Tax Refunds/Abatements**

- i. Abatement/Refund #121 (2015) Tax Map 259, Lot 47 & Lot 69

#### **C. Acceptance of Gifts with a Value of Less than \$5,000**

- i. Donation of tree by the Wolfeboro Rotary Club
- ii. Gift of \$261 to the Libby Museum by the Carpenter School Student Activities
- iii. Gift of \$100 to the Libby Museum by Brewster Academy

#### **D. Property Tax Warrant - \$15,076,174.50**

Mr. Owen stated a late item was received for the Bulk Vote by the Rotary Club for a donation to plant a tree. A tree was planted in Cate Park in commemoration of Wolfeboro's Rotary Club's 90<sup>th</sup> Birthday. Its cost was \$350.00.

**It was moved by Linda Murray and seconded by Dave Senecal to approve the items listed on the agenda in items A through D above. Members voted and being none opposed, the motion passed.**

### **New Business**

#### **A. Monthly Budget Expenditures and Revenue Report**

Pete Chamberlin, Finance Director, addressed the Board. He stated on average we should have spent 83.33% of our budget at this time. The initial percentages expended-to-date as of the end of October 2017 are as follows: the General Fund is at 81%, the Water Fund is at 87.5%, the Electric Fund is at 75%, the Sewer Fund is at 87%, the Pop Whalen Fund is at 70.7% and the overall expended-to-date is at 79.4%.

Dave Senecal stated the revenues are a little ahead.

**B. Contributions Assurance Program (CAP) for Workers' Compensation Program for 2019-2021**

Mr. Owen stated Shelly Walts is here from Primex. They have proposed a new Contributions Assurance Program for Workers' Compensation coverage for another 3 years beyond the expiration of the current agreement. She also brought with her the property and liability renewal as well.

Shelly Walts, Service Representative of Primex, addressed the Board. She stated we are offering to the Town of Wolfeboro two cap agreements. We are offering to cap the increases to the cost of our workers' compensation coverage at 8% which is lower than the last agreement which was at 10%. The property and liability agreement remains the same at 9%. The workers' compensation renewal for 2018 actually came back at 3.8% which is lower than the capped amount.

**It was moved by Chairman Freudenberg and seconded by Dave Senecal to approve entering into a new Contributions Assurance Program (CAP) Agreement with Primex for the Workers' Compensation Program for the calendar years 2019 through 2021, and to authorize the Town Manager to sign the agreement on behalf of the Board. Members voted and being none opposed, the motion passed.**

**It was moved by Chairman Freudenberg and seconded by Dave Senecal to approve entering into a new Property and Liability Agreement from July 1, 2019 through June 30, 2022, and to authorize the Town Manager to sign the agreement on behalf of the Board. Members voted and being none opposed, the motion passed.**

**C. Use of Clark House Museum Complex for Sale of Christmas Trees by Rotary Club**

Bob Cain, President of the Rotary Club, addressed the Board. He stated the Wolfeboro Rotary Club would like the Board's permission to use the Clark House Museum Complex site for the sale of Christmas trees, as we have done for the last several years. We would like to start selling Christmas trees the weekend after Thanksgiving.

**It was moved by Dave Bowers and seconded by Linda Murray to approve the request of the Rotary Club of Wolfeboro to use the Clark House Museum Complex site for its annual sales of Christmas trees to the public from November 21 through December 22, 2017. Members voted and being none opposed, the motion passed.**

**D. Acknowledgement Regarding Building Permit Private Highway**

Mr. Owen stated he would let Mr. Sullivan address the Board about this matter.

Matt Sullivan, Planning Director, addressed the Board. He stated before the Board is an acknowledgement regarding a building permit on a private highway. This acknowledgement form has been inserted into the Zoning Ordinance which is related to RSA 674:41 provisions that the Board has previously dealt with. This is a little bit different because it is not for a Class Six Road but for a private highway. Mr. Sullivan stated under Wolfeboro's zoning ordinances building permits on private highways are permitted with a special exception from the ZBA. However, one of the requirements if the building permit is approved by the ZBA is that the applicant/property owner is to complete one of these acknowledgement forms. Mr. Sullivan stated before the Board tonight is Tax Map 201, Lot 60 located on Partridge Drive in the Winter Harbor area and it has been approved by the ZBA. The Planning Board also approved the new lot configuration.

Linda Murray questioned if it would be recorded in the Carroll County Registry of Deeds.

Mr. Sullivan stated yes, it will be.

**It was moved by Chairman Freudenberg and seconded by Dave Bowers to approve the Acknowledgement Regarding Building Permit Private Highway and to authorize the Board's Chairman to sign it on the Board's behalf. Members voted and being none opposed, the motion passed.**

#### **E. Establishment of a Water System Capital Reserve Fund**

Mr. Owen stated over the last couple of years the Board has discussed setting up a capital reserve fund for the water system and it was believed that we would establish this by asking the voters to support a warrant article. Mr. Owen drafted a warrant article and sent it to Town Counsel for review and was informed by Town Counsel that a warrant article was not necessary to achieve this goal because the Board of Selectmen has the legal authority to establish such a capital reserve fund without a warrant article.

Linda Murray stated there is approximately \$1.5 million in the water fund right now. Warrant articles for 2018 are projected to be \$435,000.00 leaving a balance of \$1,065,000.00 in the account. It is recommended that the water fund budget should have 4 months of funds in the account which is \$600,000.00. After subtracting this amount the remaining balance is \$465,000.00. It is recommended that we move the \$465,000.00 to establish a capital reserve fund.

**Linda Murray MOVED, that pursuant to RSA 35:7 and RSA 38:29, I, the Board votes to establish a capital reserve fund for the purpose of funding the repair and replacement of the assets of the Town's public water system, as identified in the Water System Asset Management Plan, to transfer the sum of \$465,000.00 of surplus water funds to said capital reserve fund at this time and to transfer into said capital reserve fund surplus monies from water rentals, as may from time to time be**

**approved by vote of the Board. Dave Senecal seconded. Members voted and being none opposed, the motion passed.**

#### **F. Preliminary Review of Warrant Articles**

The Board reviewed the list of the potential 2018 warrant articles (see attached list) and the drafted versions of those warrant articles.

Linda Murray questioned if the interest would be calculated later.

Mr. Owen stated it would be.

The Board reviewed the list making the following changes:

#### **Article B – Library Renovation and Expansion Project**

Linda Murray suggested bolding all the amounts and the words: all amounts to be used for the purpose of designing, constructing and reconstructing the Wolfeboro Public Library, including renovating and expanding the existing Wolfeboro Public Library building, to include both the interior and the exterior of the building, parking lot and other site improvements, and to include the cost for architect services, engineering services, construction manager services and contingencies.

Linda Murray asked if the warrant articles could be dated.

Mr. Owen stated yes.

Mr. Owen stated the three bond issues were listed first.

#### **Article C – Construction of Westwood Drive Subject to Betterment Assessments**

Mr. Owen stated this is a bonded article.

Linda Murray questioned if anything was heard about Tennis Court Lane.

Mr. Owen stated Tennis Court Lane is not included.

Mr. Ford stated there was one property owner that was interested in Tennis Court Lane becoming a Town road. An estimate was sent to the property owner. It was expensive and Mr. Ford was unsure if the property owner would want to proceed. This Betterment Assessment does not include Tennis Court Lane.

Mr. Ford stated the actual cost is what the property owners will have to pay back. We did an estimated cost but there are some contingencies. He questioned the amount that was listed.

Mr. Owen stated \$255,945.00 was the construction cost, plus the contingencies.

Linda Murray stated if we appropriate that amount then it cannot exceed the amount. She questioned if the amount was enough.

Mr. Owen stated there will be other costs like the interest, surveying costs, legal fees and other incidental costs that will be above and beyond the construction costs.

Ms. Murray questioned what amount needed to be appropriated.

Mr. Owen stated his understanding was only the construction costs needed to be appropriated.

Mr. Ford stated the full amount needs to be bonded except for the interest costs.

Mr. Owen stated the bonded fees are not paid until later.

Ms. Murray questioned if the Board needed to include the legal fees, surveying costs and other expenses in the warrant article. She questioned if \$255,945.00 was the full amount needed.

Ms. Murray stated she is asking Mr. Ford if the legal fees are included in the amount.

Mr. Owen stated Town Counsel reviewed the amount.

Mr. Ford stated the spreadsheet is a little confusing but the legal fees are not included in the amount. He agreed with Ms. Murray that usually the legal fees are included in the cost.

Mr. Owen stated the 10% contingency is included in the cost.

Mr. Ford asked if the legal fees were included in the cost.

Mr. Owen stated no.

Mr. Ford stated that is what is missing in the cost.

Mr. Owen questioned if the legal fees were usually included.

Mr. Ford stated we need to maximize the amount. It can be more but it can't be less.

The Board decided to revisit this warrant article.

Dave Senecal stated the amount is on the spreadsheet. The cost is \$320,945.00.

Ms. Murray agreed that should be the number but the interest should be backed out.

Mr. Ford agreed.

Mr. Owen stated we will clarify with legal counsel if those fees need to be included.

#### **Article D – Stormwater Collection System Asset Management Plan**

Mr. Ford stated this is similar to what we did last year where the Department of Environment Services is giving state revolving fund loans of \$30,000.00. The State is doing a loan forgiveness program where they are trying to encourage Asset Management Plans. Two years ago we received \$30,000.00 for water and this year the \$30,000.00 is for stormwater. The program is set up for us to complete the loan and then once the project is completed the loan is forgiven. It is similar to a grant.

Ms. Murray questioned if the water was completed.

Mr. Ford stated the water we have received but the sewer we are waiting on.

Ms. Murray questioned the length of the program.

Mr. Ford stated we have one year to complete the project once all the documentation has been completed. We have to do all the paperwork for the loan but then the State forgives the loan.

Ms. Murray stated it sounds good.

Mr. Ford stated it looks like a bond but it will not cost the taxpayers any money.

#### **Article E – 2018 Operating Budget**

Linda Murray stated the number needs to be bolded.

#### **Article F – Town Road Upgrades**

No changes

## **Article G – Dockside Parking Lot Capital Reserve Fund**

Linda Murray questioned if the capital reserve fund should be done for the parking lot or for repairing and expanding the Town Docks. She stated it seems like it is going to be a very expensive project. We already have \$200,000.00 for the parking lot and the CIP states we are going to put \$50,000.00 aside for the next 3 years. She suggested starting something for the Town Docks.

Mr. Owen stated he thought the \$50,000.00 so supposed to go to the capital reserve fund for the parking lot. He stated his understanding was the Town Docks Expansion Project was going to be very expensive and it might be something the Town should think about bonding.

Linda Murray stated if we have some money in the bank and then we bond the project it will be easier to get a smaller loan bonded.

Chairman Freudenberg suggested changing the language to Dockside Expansion Project.

Mr. Owen stated no because then it would require a new capital reserve fund. We already have a capital reserve fund set up for the parking lot project.

Linda Murray suggested asking if the voters would approve having a Dockside Capital Reserve Fund for the purpose of repairing and expanding the Dockside Docks.

Dave Senecal stated it will be cleaner if we keep them separate.

Linda Murray asked if he wanted to do both of them.

Mr. Senecal stated he would leave in the warrant article for Dockside Parking Lot Capital Reserve Fund at \$50,000.00.

Ms. Murray questioned if the wording should be the docks, Dockside and the retaining wall.

Mr. Ford stated he would use the word facility so it is all inclusive.

Mr. Senecal questioned if they should keep it separate from the parking lot.

Mr. Ford stated there is \$115,000.00 from this year for dock repairs so there is already some money. The idea was to pay cash for the parking lot in 2020. The dock repairs are scheduled to be done in 2019 and will be quite expensive.

Ms. Murray stated that is why I'm suggesting putting some money aside for the bigger project.

Mr. Ford stated that is your choice. Bonding over a twenty year period will have the least impact on taxes. If the dock repairs and expansion are put together as one project then it will be expensive.

Ms. Murray stated we are not sure at this time that we will be putting the projects together. We might do the dock repairs one year and the expansion the next year. We don't have any prices to go on or to look at. She stated she felt that if we start putting money aside even if we have to bond the project then we will at least have some money towards it.

Mr. Ford stated then there will be one set up for the repairs and one for the bond.

Ms. Murray stated no. There would be one for the dockside area and one for the docks and the retaining walls.

Mr. Ford questioned Ms. Murray if they would be done separately.

Ms. Murray stated she thought Mr. Ford said the projects would be bonded.

Mr. Ford stated yes because the project was going to be half a million dollars.

Ms. Murray stated you stated the projects would be bonded together. She stated we will make that decision another day. If we put money in then it could be spent for either of the projects. We need to know the price of the project and then we can decide if we want to bond for ten years or keep both of the projects together. We will decide that when we have a price.

Mr. Senecal stated we are discussing this as one project right now. Mr. Senecal suggested putting this article aside and going on to the next one.

Ms. Murray stated she was suggesting keeping the capital reserve fund for the Dockside Parking Lot for \$50,000.00 but also making another one for the docks.

Mr. Owen stated we already have another warrant article for doing the design and engineering of the Dockside area for \$115,000.00, if we add another \$50,000.00 then it would be increasing the appropriation.

Mr. Senecal stated he felt Dockside Parking Lot Capital Reserve Fund should be \$50,000.00 and it should be separated.

**It was moved by Dave Senecal and seconded by Chairman Freudenberg to keep the Dockside Parking Lot Capital Reserve Fund separate from other projects. Members voted and being none opposed, the motion passed.**

Linda Murray stated she did not have any problem with that idea.

Mr. Senecal stated we need to move forward.

#### **Article H – Dockside Public Restrooms Improvements**

Linda Murray suggested adding the words Dockside Restaurant Facility to the article.

Mr. Ford stated we are developing the building plans and we have been meeting with Mr. Roark. There has been some discussion of burying the underground power that goes to the building. Mr. Ford thought this would be a good idea. Mr. Ford stated Mr. Roark requested to do some landscaping and he would like to present his idea to the Board at a future time.

Ms. Murray questioned if the building would be coming down any further.

Mr. Ford stated no.

#### **Article I – Fire Trucks and Apparatus Replacement Capital Reserve Account**

No changes

#### **Article J – Public Works Vehicle and Equipment Capital Reserve Account**

Ms. Murray stated she thought this was originally the Public Works and Solid Waste Capital Reserve.

Mr. Owen stated if you look up the original vote it states Public Works Vehicles and Equipment but then it goes on to explain that it covers the highway division and solid waste division.

Mr. Ford stated it specifically states highway and solid waste. It does not include other Public Works divisions. He stated he made a mistake a couple of years ago by just calling it Public Works.

Mr. Owen stated this is the same wording that we have had.

Ms. Murray stated it just would be cleaner.

#### **Article K – Abenaki Ski Area Capital Reserve Account**

No changers

#### **Article L – Wastewater Treatment Plant Capital Reserve Account**

No changes

#### **Article M – Building Maintenance Capital Reserve Fund**

No changes

#### **Article N – Reconstruction of 390 Line**

No changes

#### **Article O – Existing/Expansion Docks Engineering**

Linda Murray stated she felt the wording was mouthy. She suggested putting numbers in to clarify.

Mr. Owen questioned if she had the language written down.

Ms. Murray stated yes and handed Mr. Owen the draft she made.

Mr. Owen stated all of these will be sent back to Town Counsel for further review.

#### **Article P – Replace Water Treatment Plant Control Panels**

Ms. Murray suggested bolding the words will not, increase and tax rate and unbolding the words from the Water Enterprise Fund for the.

#### **Article Q – Pine Street Water Line Replacement**

Ms. Murray suggested bolding the words will not result, increase and tax rate and unbolding the words the Water Enterprise Fund.

#### **Article R – Police Special Detail Revolving Fund**

Ms. Murray stated she met with Chief Rondeau, Captain Livie and Mr. Owen today and it was decided that we put this warrant article on hold to allow the finance department to look into it further.

Chairman Freudenberg stated so this will be on hold.

Ms. Murray stated correct so we have time to have some research done.

#### **Article S – Restoration of Hydrant Fees**

Mr. Owen stated this is his attempt to draft a warrant article to make up the difference of the loss of hydrant fees in the Fire Department's line item in their budget, which has an impact on our water budget and the water rates. The Budget Committee voted this fall to set the hydrant fees at 17.5% so that is the amount that was inserted into the Operating Budget. The Budget Committee has since rescinded that vote of 17.5% so Mr. Owen

stated he was not sure what was going to happen to the Fire Department's operating budget at this point.

Mr. Harriman suggested having this brought up at the Deliberative Session because maybe the people would vote to have the 20% reinstated into the budget.

Chairman Freudenberg stated when the Budget Committee rescinded their vote that is what they asked to be done. They did not want the Board of Selectmen to do a warrant article but they wanted it brought up at the Deliberative Session.

Linda Murray stated she was the one to suggest it as a warrant article but if the Budget Committee would rather do it at the Deliberative Session, she was fine with that idea.

It was decided to hold this warrant article out.

#### **Article T – Effluent Disposal Study**

Ms. Murray suggested unbolding the words Five Hundred Thousand dollars and Sewer Enterprise Fund. She suggested bolding the words will not result in any increase in the tax rate.

Ms. Murray questioned the wording of the warrant articles because some of them use the words to see if the Town and some use the words to see whether the Town.

Mr. Owen stated he drafted some of the articles and Mr. Ford drafted some of the articles so we just need to be consistent.

#### **Article U – Sewer Rehabilitation**

Ms. Murray suggested unbolding the words Fifty Thousand dollars and bolding the words will not result in any increase in the tax rate.

Ms. Murray questioned if this should be I/I.

Mr. Ford stated we use so many acronyms and maybe everyone is used to it so then it should be used. Mr. Ford stated here is it really going after the infiltration so he used the word, not the acronym. He stated he is fine with either way.

Ms. Murray suggested putting I/I after the word infiltration.

#### **Article V – Bay Street Sidewalk**

No changes

Ms. Murray stated she had a couple more warrant articles she wanted to suggest. She explained a spreadsheet she designed coming up with a total of \$1.86 Million.

Ms. Murray questioned if there should be a capital reserve for the Town docks and expansion. She stated she would support this because there is a strong feeling in Town that the docks are part of the community and she would like to lower the bond.

Chairman Freudenberg stated he had no problem with that idea.

Mr. Senecal asked if Ms. Murray had anything written.

Ms. Murray stated yes. She read the following draft: To see whether the Town will vote to establish a Dockside docks capital reserve for the purpose of repairing and expanding the Dockside docks and further to raise and appropriate the sum of One Hundred Thousand dollars (**\$100,000**) from the General Fund to be deposited in said capital reserve fund to be under the custody of the Trustees of the Trust Funds and the Selectmen are designated to spend the funds in this capital reserve fund.

Mr. Senecal stated he would go along with that idea.

Mr. Owen asked for a copy so he would have the correct language of the warrant article.

Mr. Harriman questioned if a feasibility study should be done for the Libby Museum for \$75,000.00. He stated Ms. Albee had a meeting today to discuss the different options that were available. Mr. Harriman felt that a feasibility study would be a good idea to see what type of expansion or construction would be needed. It might also address some of the other issues that we are having at the museum like the moisture issue. We could include insulating some of the walls and it could make the museum more suitable to holding some of the exhibits that we have now.

Ms. Murray stated she thought a heating/cooling system would need to be added.

Mr. Harriman stated the gentlemen that is donating the collection stores the collection in his house that he shuts down the house for the winter. The collection does not have to stay heated but a system is needed to control moisture.

Mr. Harriman suggested this for a warrant article for this year and depending on the outcome proposing it in 2019 to the voters at that time.

Ms. Murray questioned if it was a 2/3 and 1/3 split. The taxpayers would pay 1/3. She stated they would need to ask Ms. Albee the price.

Mr. Harriman stated he thought the original cost of \$75,000.00 would still be ok.

Mr. Owen stated he would draft a warrant article.

Mr. Harriman stated the words need to include that we need to raise \$75,000.00 and \$25,000.00 would be provided from the taxpayers.

Mr. Owen stated there are a few other potential warrant articles. One is shall the town adopt the "all veterans' property tax credit". Mr. Owen stated under this new statute all veterans whether they served in conflict or not would be eligible for the tax credit of \$500.00. He stated whatever tax credits given will be offset by the burden of the other taxpayers.

Chairman Freudenberg asked if other towns had adopted the tax credit.

Mr. Owen stated there are quite a few towns that have adopted it so he thought he should mention it to see if there was any interest in adopting it here.

Mr. Owen stated another potential warrant article pertains to the Model Railroad Museum and Mr. Simms is here to discuss it with the Board.

Mr. Simms, Chairman of the Lakes Region Model Railroad, addressed the Board. He stated the Lakes Region Model Railroad just finished our board meeting at 6:15 PM so he raced over here to give the Board of Selectmen an update. We have spent the last 9 months trying to rehabilitate the freight shed and met the strict requirements of the State Preservation and still have it accommodate the eternal museum. It turns out at the end of this study that we have concluded to preserve the inside and the outside of the existing building as it is will be incompatible with creating the environmentally controlled interior which is needed to have a four season activity internally. The LCHIP Program concluded the same thing and denied our application for a grant. We are now looking at the option of replacing the existing building with an equivalent building that looks similar from the outside but is built internally with proper insulation. We hope the building will have a basement as well which the strict rehab would not allow us to do. There are three warrant articles he would like to suggest. The first is to see if the Town will extend the deadline of getting the contributions for the project to December 31, 2021. The second warrant article is to see if the Town will vote to approve replacing the existing building with a similar building that is more adaptive to internal use. There has been a lot of discussion about preserving the existing building but given all the studies that have been performed the building is not compatible with a full year internal application for the public. The third warrant article is to see if the Town would agree to approve rebuilding the freight spur between the freight house and the Bridge Falls Path and to bring in rolling stock and place it on that rebuilt freight spur. We are thinking about using a passenger car that could be used as a theater to show movies about model railroads to recreate the history of railroads in Wolfeboro. Also, we want to turn it into a workshop to involve young people and others to learn how to operate software with electronics with a model railroad.

Mr. Bowers stated the Heritage Commission likes the existing building and the taxpayers voted to preserve the old building. He suggested they needed to go back to square one. They are trying to use Town land to build a museum so it needs to be explained to taxpayers. If it is going to be torn down then it should be on the ground floor unless they want it up in the air. He stated it needs to be explained to the Heritage Commission and the taxpayers since it is an entirely different project.

Ms. Murray asked for a site plan so the taxpayers could see the plan.

Mr. Simms thanked the Board.

#### **G. Amending the Sewer Use Ordinance**

Mr. Ford stated there was a mistake made on the Sewer Ordinance. We had a fats, oils, and grease program that we had developed and we considered making it mandatory but we couldn't because of the fees, fines and manpower to implement the program. We made it more of a reference document and the document went beyond the State requirements. The state requirements were already in the ordinance. We inserted in a paragraph about these programs that was not mandatory but everything else was mandatory and the State found the paragraph confusing. We need to take out that one paragraph. Town Counsel suggested having another public hearing or a discussion about it and make a note that we had a discussion that the first paragraph did not apply. Mr. Ford stated NH DES will not be satisfied with having a discussion so we need to have a public hearing. He asked if the hearing needed to be held in thirty days.

Mr. Owen stated he thought so but he would check with Town Counsel.

Ms. Murray stated it was a good idea to have another public hearing.

#### **H. Salary Range for the New Town Manager**

Ms. Murray stated the Budget Committee felt \$120,000.00 was too high of a salary range. She stated Alan Gould from MRI stated in order to get an experienced competitive Town Manager the range should have some flexibility that would attract an experienced manager. Also, he stated that jobs that advertise a salary range below \$120,000.00 don't generate a lot of interest.

Mr. Bowers stated the Town Manager is the most important job in the Town and people working for Wolfeboro should make a good wage. He stated he would defend the \$120,000.00 that the Selectmen are proposing and he thought they should go along with what MRI suggested.

Ms. Murray asked what the Board wanted to do.

Mr. Senecal stated it should be left the way it is and if we don't have a reasonable salary range we won't get any applicants.

Mr. Harriman agreed. He did not want to lower the amount.

**It was moved by Dave Bowers and seconded by Linda Murray that the Board reinforces that the salary range needs to stay at \$120,000.00. Chairman**

**Freudenberg abstained. Members voted and being none opposed, the motion passed.**

Linda Murray stated she would let the Budget Committee know their decision and give them the letter from MRI.

#### **Old Business**

None

#### **Other Business**

None

#### **Town Manager's Report**

Mr. Owen stated the following:

The tax rate is in. The good news is the municipal tax rate only went up 2% from \$5.62 to \$5.76. The total tax rate also went up 2%.

A meeting of the selection panel met today and we reviewed 9 architects' proposals for the Public Safety Building project. We narrowed the selection down to 3 firms and will be interviewing them in early December.

The Cate Memorial Events Committee met today and voted to award \$17,250.00 to 16 different organizations and they will be notifying the organizations about the awards soon.

There is a ribbon cutting event tomorrow, November 16<sup>th</sup> at 3:00 PM at the Police Station for the drug drop box.

A reminder the Town Employee Holiday Party will be Friday, December 8<sup>th</sup> at 6:30 PM.

He will be in Manchester, NH tomorrow to attend the NH Municipal Association conference.

The letters to the electric linemen are in your packets to be signed.

The Budget Committee met last night to review the Electric Department, Library and Conservation budgets. There were no adjustments made last night.

#### **Committee Reports**

Brad Harriman attended a Planning Board Meeting last week and they approved a special exception for a driveway and waterway on Baas Drive. He attended a Wolfeboro

Community Television meeting a few weeks ago. Mr. Goodwin brought a contingency to the New Durham Board of Selectmen on Monday night to discuss the funding of New Durham's portion of the budget. The Friends of Libby Museum will meet tomorrow night.

Dave Senecal attended a ZBA Meeting and he attended a meeting this morning with Mr. Owen to review the space needs of the Public Safety Building.

Linda Murray attended the Chamber Social at the new Food Co-op. She went to the Budget Committee to present to them the Town Manager's Search. She attended the Planning Board and EDC Meeting last night. There was a good discussion on architecture design standards which are going into the site review portion. There was also a conversation about hotels, motels and inns. There were some changes with rules and the number of rooms.

Dave Bowers stated he has spent business travel time helping the Smithsonian.

Chairman Freudenberg stated he attended a Budget Committee Meeting and tomorrow night he has a Commissioner's Meeting.

### **Public Input**

**Limited to 3 Minutes per resident, not to exceed 15 minutes in total**

None

### **Questions from the Press**

None

**It was moved by Dave Bowers and seconded by Brad Harriman to enter into non-public session under RSA 91:3 II (a) to discuss personnel. Roll call vote, Chairman Freudenberg – yes, Linda Murray – yes, Brad Harriman – yes, Dave Senecal – yes, and Dave Bowers – yes. Being none opposed, the motion passed.**

The Board re-entered public session at 8:25 PM.

**Linda Murray moved the Wolfeboro Board of Selectmen to seal the minutes of the November 15, 2017 non-public meeting. Dave Senecal seconded. Roll call vote, Chairman Freudenberg – yes, Linda Murray – yes, Brad Harriman – yes, Dave Senecal – yes, and Dave Bowers – yes. Being none opposed, the motion passed.**

**It was moved by Chairman Freudenberg and seconded by Linda Murray to adjourn at 8:26 PM. Members voted and being none opposed, the motion passed.**

Respectfully Submitted,  
Michele Chamberlain

# List of 2018 Warrant Articles

	<u>Amount</u>
a. Election of Town Officers	-----
b. Library Renovation and Expansion Project	\$5,000,000
c. Construction of Westwood Drive Subject to Betterment Assessments	\$ 255,945
d. Stormwater Collection System Asset Management Plan	\$ 30,000
e. 2018 Operating Budget	\$ TBD*
f. Town Road Upgrades	\$ 870,000
g. Dockside Parking Lot Capital Reserve Fund	\$ 50,000
h. Dockside Public Restrooms Improvements	\$ 150,000
i. Fire Trucks and Apparatus Replacement Capital Reserve Account	\$ 186,000
j. Public Works Vehicle and Equipment Capital Reserve Account	\$ 170,000
k. Abenaki Ski Area Capital Reserve Account	\$ 16,750
l. Wastewater Treatment Plant Capital Reserve Account	\$ 125,000
m. Building Maintenance Capital Reserve Fund	\$ 75,000
n. Reconstruction of 390 Line	\$ 784,000
o. Existing/Expansion Docks Engineering	\$ 115,000
p. Replace Water Treatment Plant Control Panels	\$ 175,000
q. Pine Street Water Line Replacement	\$ 200,000
r. Police Special Detail Revolving Fund	-----
s. Restoration of Hydrant Fees	\$ 31,000
t. Effluent Disposal Study	\$ 500,000
u. Sewer Rehabilitation	\$ 50,000
v. Bay Street Sidewalk	\$ 45,000

\*To Be Determined

Revised 11-7-17