

Wolfeboro Board of Selectmen  
Public Meeting Minutes-Unapproved  
January 3, 2018

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

**Members absent:** Dave Bowers

**Staff present:** Town Manager David W. Owen, Finance Director Pete Chamberlin, Public Works Director Dave Ford, Police Captain Mark Livie, Parks and Recreation Director Christine Collins, 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 real estate and a litigation matter.

**Consideration of Minutes**

Chairman Freudenberg asked for approval from the Board of the December 20, 2017 Regular Meeting Minutes.

**It was moved by Dave Senecal and seconded by Brad Harriman to accept the minutes of December 20, 2017 with amendments to pages 1, 3, 10 and 11. Members voted and being none opposed, the motion passed.**

**Public Hearings**

**A. Temporary Outdoor Event Permit Applications**

- i. New England Chapter, Antique & Classic Boat Society, Inc. to hold a Boat Show on July 28, 2018 from 6:00 AM – 2:00 PM at the Town Docks and Parking Lot, Cate Park, and Wolfeboro Community Bandstand.**

Chairman Freudenberg opened the public hearing.

Bill Marcussen addressed the Board. He asked for permission to hold the Boat Show on Saturday, July 28<sup>th</sup> at the Town Docks as they have done in previous years.

Chairman Freudenberg closed the public hearing.

Linda Murray stated there are two conditions on the application that need to be met. The conditions are that you must maintain access to the fire boat and a police detail is needed for traffic control.

**It was moved by Chairman Freudenberg and seconded by Dave Senecal to approve the issuance of a Temporary Outdoor Event Permit to the New England Chapter, Antique & Classic Boat Society, Inc. to hold a Boat Show on July 28, 2018 from 6:00 AM – 2:00 PM at the Town Docks and Parking Lot, Cate Park and Wolfeboro Community Bandstand subject to the conditions stated above. Members voted and being none opposed, the motion passed.**

- ii. **New England Chapter, Antique & Classic Boat Society, Inc. to hold a Boat and Car Show on September 15, 2018 from 6:00 AM – 4:00 PM at Town Docks and Parking Lot, Cate Park and Wolfeboro Community Bandstand.**

Bill Marcussen addressed the Board. He asked for permission to hold the Boat and Car Show on September 15<sup>th</sup> at the Town Docks as they have done in previous years. He stated the event will be the same as it has been in the past.

Chairman Freudenberg opened the public hearing.

Chairman Freudenberg closed the public hearing.

Linda Murray stated the same two comments are on this application as well.

**It was moved by Chairman Freudenberg and seconded by Linda Murray to approve the issuance of a Temporary Outdoor Event Permit to the New England Chapter, Antique & Classic Boat Society, Inc. to hold a Boat and Car Show on September 15, 2018 from 6:00 AM – 2:00 PM at the Town Docks and Parking Lot, Cate Park and Wolfeboro Community Bandstand subject to the conditions stated above. Members voted and being none opposed, the motion passed.**

#### **B. Proposed Bond Issues Over \$100,000**

- i. **For the 2018 Bond Issue not to exceed the amount of Four Million Eight Hundred Fifty Five Thousand dollars (\$4,855,000) for Purpose of design and construction of the Wolfeboro Public Library**

Cynthia Scott, Library Director, addressed the Board. She stated this warrant article represents the plan to expand and renovate the Wolfeboro Public Library. This includes repairing the problems with the existing building and expanding the library by about 5,000 square feet. The plan will be dealing with both functional and mechanical issues.

The warrant article has been reworded to clarify the way the funding works. The warrant article asks for the full amount and the project will not exceed 5 Million dollars. We are offsetting that with the Capital Reserve Fund and some monies that are in a trust fund that the Trustees hold. Also, the Wolfeboro Public Library Foundation has been raising money for the library project as well.

Chairman Freudenberg opened the public hearing.

John Sandeen, President of the Wolfeboro Public Library Foundation, addressed the Board. He stated he would like to make three points. First, he wanted to thank everyone. Second, he wanted to talk about the plan itself. He stated this is a great plan. It is the best design that we have and it has been developed over many years. It is an excellent construction plan. The library gets to stay open while it is being expanded. It is the right time for the bonding rates. There is a large donor pledge base to support this effort. It is an ideal time for the warrant article. Third, he wanted to explain the opportunity. He stated this library project fits with the overall Town development directions. We have waited and gotten in line, the library project was put behind some other projects. He stated this is the right time and opportunity because US Financial markets are in the right place. It is the right time because we have private donations and pledges that are strong and the pledges will get stronger. It is the right time because the library plan solves all the pressing issues in one package. Our opportunity is here today so let's take it.

Mr. Owen stated the warrant article for the library has been rewritten because when it was sent in to the Department of Revenue Administration for review we received comments back that required changing in the wording. The Department of Revenue Administration stated the article did not give proper intent and the amounts and purposes needed to be clarified. The warrant article was given to Town Counsel and he rewrote it to make these changes. Mr. Owen stated the article is much clearer on how the funding works now.

Chairman Freudenberg closed the public hearing.

**ii. For the 2018 Bond Issue not to exceed the amount of Two Hundred Sixty Three Thousand dollars (\$263,000) for the purpose of layout, design, construction and reconstruction of Westwood Drive.**

Dave Ford, Public Works Director, addressed the Board. He stated this is a project that was petitioned by the residents of Westwood Drive to have the Town take over their road with the condition of a Betterment Assessment to pay for the work. He stated he has worked closely with Joseph Borella and the residents. Mr. Ford stated we have held the two required public hearings and have not heard from anyone that is against the project and about 90% of the residents have signed that they are for the project. The \$263,000 includes the construction cost, engineer permitting costs, legal and administrative costs. This is the maximum amount of the bond but we are hoping that we can get the cost for less. If the warrant article is approved we hope to get the work done next year.

Chairman Freudenberg opened the public hearing.

Chairman Freudenberg closed the public hearing.

**C. Acceptance of Grants Greater than \$10,000**

**i. To accept a grant in the amount of \$50,000 from the New Hampshire Department of Environmental Services to complete the Lake Wentworth/Crescent Lake Watershed Management Plan Implementation Phase 3.**

Matt Sullivan, Planning Director, addressed the Board. He stated this grant is for \$50,000. He stated the Town has been successfully awarded two of these grants in prior funding cycles. He stated this particular grant is for two particular sites, the Route 109 BMPs and the Bernadette BMPs. Mr. Sullivan noted that there is a 2/3 match requirement that the Town and Watershed Management will partner. He stated the request tonight is specifically for accepting the grant for \$50,000.00 from New Hampshire DES.

Chairman Freudenberg opened the public hearing.

Chairman Freudenberg closed the public hearing.

Ms. Murray questioned if the length of time that Mr. Sullivan had to complete the project was December 31, 2019.

Mr. Sullivan stated that is correct.

**It was moved by Chairman Freudenberg and seconded by Dave Senecal to approve accepting a grant in the amount of \$50,000 from the NH Department of Environmental Services to complete the Lake Wentworth/Crescent Lake Watershed Management Plan Implementation Phase 3. Members voted and being none opposed, the motion passed.**

**Bulk Vote**

**A. Weekly Manifests**

December 29, 2017

January 5, 2018

**B. Property Tax Abatements/Refunds**

**Approvals:**

- i. Abatement/Refund #12 (2011) Tax Map 133, Lot 25

**C. Property Tax Credits/Exemptions**

**Approvals:**

- i. 1 Poplar Island Tax Map 193, Lot 9
- ii. 5 Harvey Brook Road Tax Map 177, Lot 10-144

**D. Vouchers to Withdraw Funds From Capital Reserve Funds**

- i. DPW Vehicles and Equipment Capital Reserve Fund - \$188,870.00
- ii. Abenaki Ski Area Capital Reserve Fund - \$485.00
- iii. Wastewater Treatment Plan Capital Reserve Fund – \$4,370.81
- iv. Building Maintenance Capital Reserve Fund - \$10,836.28
- v. Foss Field Replacement Building Capital Reserve Fund - \$176,246.14

Linda Murray asked to read the amounts of the vouchers to the public.

Chairman Freudenberg read the following:

DPW Vehicles and Equipment Capital Reserve Funds - \$188,870.00  
Abenaki Ski Area Capital Reserve Fund - \$485.00  
Wastewater Treatment Plan Capital Reserve Fund – \$4,370.81  
Building Maintenance Capital Reserve Fund - \$10,836.28  
Foss Field Replacement Building Capital Reserve Fund - \$176,246.14

**It was moved by Linda Murray and seconded by Brad Harriman 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. 2017 Carry-Overs**

Pete Chamberlin, Finance Director, addressed the Board. He stated he requested to carry over two amounts and they are both from the Parks and Recreation Department for Capital Outlay items. The two items are 2015 Cate Park Stone Wall Repair for \$5,100.00 and 2015 Pop Whalen Roof Leaks for \$2,500.00.

**It was moved by Brad Harriman and seconded by Linda Murray to approve the 2017 Carry Over List. Members voted and being none opposed, the motion passed.**

### **B. Josiah W. Brown Scholarship Awards**

Dave Owen stated the deadline for the receipt of applications for the Josiah Brown scholarships was January 1<sup>st</sup>. We received five applications and all were repeat applicants. Their financial circumstances have not seemed to change so they are all eligible. Mr. Owen stated one of the applicants has not turned in his fall grades. Applicants are expected to maintain a "C" average in all classes so his award should be based on receiving his fall grades. The five individuals are Maria Henderickson, Lily Greene, Seth Richardson, David Moore and Calysta Jacob. He suggested awarding \$2,000.00 scholarship awards this time as there still is a pretty healthy balance in the scholarship fund.

Linda Murray thought it was a great idea to award the scholarship in the amount of \$2,000.00.

**It was moved by Brad Harriman and seconded by Linda Murray to award \$2,000.00 to each of the applicants with the condition that we receive the grades on the one individual that has not passed in his fall grades. Members voted and being none opposed, the motion passed.**

### **C. Tuftonboro's Request To Do Joint Life Guard Training**

Christine Collins, Parks and Recreation Director, addressed the Board. She stated one of the Selectmen of Tuftonboro approached her about the possibility of jointly training their life guards with our life guards. Ms. Collins stated they would like her to train and manage their life guards and they would reimburse the Town for these services. Ms. Collins questioned the liability of this idea. She stated she called Primex to see if this idea would be feasible. She stated after talking with Primex she felt it was something that could be done since they already have projects with Tuftonboro and Tuftonboro is covered by Primex as well. Primex told Ms. Collins that a plan or contract would need to be drawn up and the transfer of risk would need to be transferred to Tuftonboro when the life guards were working in Tuftonboro. Ms. Collins stated the Selectmen of Tuftonboro wanted to meet and discuss this with her but she wanted to okay it with the Board first.

Ms. Murray questioned if Ms. Collins had the time to do this. Also, Ms. Murray wanted to know if Tuftonboro would be willing to pay for drawing up a legal document. She stated she did not have a problem with Ms. Collins training the life guards but questioned if she had enough time to manage the life guards.

Ms. Collins stated she has an Aquatic Instructor so training would not be a problem but she was concerned with getting the life guards to and from the beaches. She stated she



needed a lot more information from Tuftonboro about what their needs were but she wanted to know how the Board felt first.

Mr. Senecal questioned how many life guards they were talking about and how many life guards they needed.

Ms. Collins stated she did not know.

Ms. Collins stated she had a lot of questions that needed to be answered.

Mr. Harriman stated we usually have a hard time getting life guards and he questioned if this would make it harder for the Town to get life guards.

Ms. Collins stated she did not know how many life guards Tuftonboro have on staff already. We might benefit if they have a lot.

Chairman Freudenberg suggested that Ms. Collins find out what Tuftonboro was looking for and to let the Board know.

The Board agreed that more information was needed.

#### **D. Review of Warrant Articles (Continued)**

Mr. Owen passed out the revised list of the 2018 Warrant Articles (see attached list) which included the Zoning Articles. He stated he numbered the articles and this would be the proposed numerical order of the warrant articles unless someone had a change.

#### **Library Renovation and Expansion Project**

The Library Renovation and Expansion Project were revised to meet the requirements of NHDRA.

Ms. Murray suggested bolding and unbolding some wording in the revised warrant article. (see attached sheet)

The Board agreed and Ms. Murray gave Mr. Owen a copy to make the changes.

#### **Effluent Disposal Study**

Chairman Freudenberg stated the next article with changes is the Effluent Disposal Study Warrant Article.

Mr. Owen stated the Town is in discussions relative to the purchase of five acres of land adjacent to the RIB site so he talked to Town Counsel about adding some language that would give the Selectmen authority to use part of the proceeds of this warrant article to fund that land acquisition.

Ms. Murray suggested bolding and unbolding some wording in this warrant article. (see attached sheet)

### **Libby Museum Feasibility Study**

Mr. Owen stated the architect that is working on the Libby Museum Feasibility Study for the Town made a few wording suggestions for the warrant article. Mr. Owen stated the changes are minor and he has included these changes in the warrant article. The words design and historic were added and the word restoring was changed to improving.

Ms. Murray stated the changes looked good to her.

### **Authorization for Prepayment of Taxes**

Mr. Owen stated about a week or so ago a few people wanted to prepay their taxes. He explained in New Hampshire there is a local adoption statute that the Town has never adopted so the Town has no authority to accept prepayment of property taxes. Unfortunately, it will be too late for the people that were asking but he felt the Town should adopt the statute in case in the future a similar circumstance arises.

Ms. Murray stated she had a number of calls from people asking about it and she thought it should be on the books. She supported added it to the list of warrant articles and stated the voters will let us know if they want it or not.

**It was moved by Linda Murray and seconded by Brad Harriman to place this warrant article, Authorization for Prepayment of Taxes, on the Town Warrant and that it is supported. Members voted and being none opposed, the motion passed.**

Mr. Owen stated that covers all of the changes to the warrant articles unless Board Members have any other changes.

### **E. Assignment of Warrant Articles for Presentation**

The Board assigned members to speak about the various warrant articles at the upcoming video-taping event on January 16<sup>th</sup>.

The list is as follows:

Library Renovation and Expansion Project – Dave Bowers  
Construction of Westwood Drive Subject to Betterment Assessments – Luke Freudenberg  
Stormwater Collection System Asset Management Plan – Linda Murray  
Operating Budget – Luke Freudenberg  
Town Road Upgrades – Brad Harriman  
Reconstruction of 390 Line – Linda Murray





Repair Dockside Docks – Dave Senecal  
Dockside Docks Expansion - Dave Senecal  
Dockside Public Restrooms Improvements – Linda Murray  
Effluent Disposal Study – Brad Harriman  
Sewer Rehabilitation – Luke Freudenberg  
Replace Water Treatment Plant Control Panels – Dave Bowers  
Pine Street Water Line Replacement – Brad Harriman  
Bay Street Sidewalk – Linda Murray  
Establish Dockside Docks Capital Reserve Fund – Dave Senecal  
Dockside Parking Lot Capital Reserve Fund – Linda Murray  
Fire Trucks and Apparatus Replacement Capital Reserve Fund – Dave Bowers  
Public Works Vehicle and Equipment Capital Reserve Fund – Brad Harriman  
Abenaki Ski Area Capital Reserve Account – Dave Senecal  
Wastewater Treatment Plant Capital Reserve Fund – Brad Harriman  
Building Maintenance Capital Reserve Fund – Linda Murray  
Libby Museum Feasibility Study – Brad Harriman

Chairman Freudenberg stated the video-taping will take place on January 16<sup>th</sup> at 1:30PM.

Ms. Murray asked for final copies of the warrant articles with their assigned numbers.

#### **F. Town Report Back Cover Photo**

Ms. Murray stated she asked her brother-in-law to take a picture of the Foss Field Replacement Building and he said he couldn't get a good picture without having all of the construction in the picture. He suggested waiting another year.

Ms. Murray showed the picture of the Town Docks that they were going to be using for the front of the Town Report.

Ms. Murray stated Russell Schundler did not have any other photos and he suggested contacting Bob Ness. Ms. Murray stated she contacted Mr. Ness and he provided her with some photos that are in our packets for review tonight.

The Board reviewed various photographs from Bob Ness to use for the back cover.

The Board decided to use a picture from Bob Ness of the Wolfeboro Public Library for the back cover.

Chairman Freudenberg stated there are three names (Roger Moody, Bernard Rhatigan, and Jeanne Harriman) that are suggested to appear on the In Memory of the Town Report

Ms. Murray asked to have the format changed back to what they had done in previous years. She stated last year there was no picture just an article was written. She thought including a picture of the person was a lot nicer.

Chairman Freudenberg agreed.

### **G. Meeting with Legislative Delegation**

Mr. Owen suggested having the State Legislative Delegation meet with them since there have been a large number of filed bills that affect municipalities like Wolfeboro. He thought perhaps it would be a good time to invite the Town's State Legislative delegation to a Board of Selectmen's meeting to discuss pending legislation.

Ms. Murray stated it would be good to have them come for a meeting so we could tell them our viewpoints.

Mr. Owen stated if it is agreeable he will invite our two representatives and senator to our next meeting on January 17<sup>th</sup>.

The Board agreed.

Ms. Murray asked Mr. Owen if he had a copy of the key bills that affect the Town.

Mr. Owen stated he would get the information for them.

### **H. Town Manager's Salary Range**

Ms. Murray stated she did not attend the December 28<sup>th</sup> Budget Committee Meeting because she thought that we had gotten it all set for the top range for the Town Manager's Salary to be \$120,000.00 but on December 28<sup>th</sup> the Budget Committee cut it back to \$110,000.00. She stated she was concerned with cutting the range to \$110,000.00 because she felt it would affect the number of qualified candidates they would receive. She asked for the approval from the Board to attend the next Budget Committee Meeting to discuss the salary range of the Town's Manager's Salary and asked that all the Board Members attend the meeting as well.

Ms. Murray stated Mr. Bowers pointed out that the Town Manager is like the CEO of a \$26 million dollar budget which includes four business type enterprise funds that accounts for \$13 million of the \$26 million dollars. A Town Manager needs to be hired based on education, training and experience. We need an experienced Town Manager. The Town Manager is granted by a state statute certain authority to oversee the everyday operations of the Town and its staff.

She stated she believed the Town Manager would need to be a person who works well with seasoned and new staff, someone who could blend Wolfeboro's rural and natural atmosphere as well as promoting the Town as a four seasons recreational destination and a good place to do business, supports historic preservation, be able to help design and support large Capital Outlay Projects while encouraging private public partnerships, a track record of establishing positive internal and external relationships, must have integrity, believe in transparency and openness, personable, assessable, and known for

high customer service. The Town Manager will need to support the development of an Asset Management Plan and to help the Town try to keep the tax rate as low as possible.

When the Board started looking into doing a search we hired Municipal Resources Inc. (MRI) to assist the Town. This is the same company that we used when we hired Dave Owen. MRI believes the salary range should be \$90,000.00 to \$120,000.00. Ms. Murray read the Ideal Candidate form. Ms. Murray thanked John MacDonald for providing the information about salary ranges in the surrounding towns. Ms. Murray stated when looking for a new job a CEO or Town Manager most often look for a higher salary and/or more responsibilities unless someone has a problem with their current employer. Few make lateral moves unless there is an opportunity to earn more money. Most often a business, town or organization hires a CEO or Town Manager and it pays that new person a higher amount than the previous person. A Town Manager is paid more than a Town Administrator because of RSA 37 which gives the Town Manager certain authorities over running the town government which a Town Administrator does not have. A Town Administrator only has the authority that the Board of Selectmen gives them and under RSA 37 the Town Manager is required to be replaced, but a Town Administrator is not required to be replaced. MRI has already stated that the pool of candidates in 2018 will be a lot smaller than the pool of 2016. In 2016, we had 44 applications and MRI thought we would probably only get around 20 applications this time. Ms. Murray stated the only two Town Managers making less than \$110,000 would be from the towns of Bow and Littleton. She stated we would not even be able to hire Dave Owen back if he wanted a 5% raise. Then if we were to look at Town Administrators that would move for a \$5,000 increase there would be 7 and if they required a \$10,000 increase there would only be 3. Ms. Murray suggested sharing this information with the Budget Committee.

Mr. Senecal asked if the Budget Committee had this information.

Ms. Murray stated they had a very small chart.

Mr. Senecal suggested taking this form to the Budget Committee tomorrow night.

Ms. Murray agreed.

Mr. Senecal stated we all agreed originally that the range would be up to \$120,000.00.

Ms. Murray stated yes, we did.

Mr. Owen stated due to the incoming weather tomorrow night the Budget Committee may be holding the Public Hearing on Tuesday, January 9<sup>th</sup> instead of tomorrow night. This will be decided tomorrow morning by 10 AM.

Ms. Murray stated she did not feel they could advertise for \$120,000.00 if the money was not in the budget.

Brad Harriman stated he felt the chart was very helpful and it showed a clear picture of the position they are in. He stated the chart should be shown and discussed with the Budget Committee. He felt the chart showed why the Board of Selectmen wanted the top salary at \$120,000.00.

Mr. Senecal stated we need to wait and see what happens at the Public Hearing before we can decide any further.

Ms. Murray stated the Budget Committee has already heard from her so she suggested having other Board Members share their thoughts. She stated it would be good for the Budget Committee to hear from all of the Board of Selectmen.

Mr. Senecal stated we can quote whatever you say. We all supported this from the beginning. It is not a secret on where we stand. He would like to hear the rationale of the Budget Committee.

Ms. Murray stated she was not able to hear the rationale from the last meeting.

#### **Old Business**

None

#### **Other Business**

None

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

Mr. Owen stated the following:

Wes Smallidge was in the Town Hall again today in his wheelchair. He was in the Town Hall one day last week as well. Mr. Smallidge is getting around in his wheelchair and seems to be very upbeat and positive about things but he still has a long way to go in his recovery.

A summary of the Budget Committee's actions from their meeting on December 28<sup>th</sup> was provided to the Board in their packets this evening. The Budget Committee cut \$56,940.00 from the General Fund budget which reduced the budget increase to 2.84%. Mr. Owen stated he felt it was their goal to have it under 3%. They also made cuts to the water and the electric generation budget. The total increase in the Town Budget including the Enterprise Funds and the General Fund is 4.66%, most of that is driven from a very large increase in the purchase of power. The power contract is going up, close to a million dollars next year which is already included in the electric rates.

Ms. Murray stated they decreased the hydrant fee and the water capital outlay so therefore the 18% is a smaller number.

Mr. Owen stated we received a notice from the University of New Hampshire about one of our highway crew employees. Richard Hanks has passed the first phase of the Roads Scholar's Program.

### **Committee Reports**

Brad Harriman stated last night he attended a Planning Board Meeting. It was a work session and they had a long discussion about our Master Plan. He attended a Wolfeboro Community Television Meeting and the date set for the annual meeting will be January 23<sup>rd</sup> at 8:00 at the Vocational Center.

Linda Murray stated she spent the last few weeks making sure everything was together for Last Night in Wolfeboro in 2017. She stated it was a success and there were about 1,200 people who attended the different events. We received \$611.00 in donations and we received about 60 surveys back. Ms. Murray stated we will try to get the event up and running for next year.

Chairman Freudenberg stated he attended the lasagna dinner and saw the balloon man.

Dave Senecal stated he attended the fireworks and a Conservation Meeting.

### **Questions from the Press**

None

### **Public Input**

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

None

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

The Board re-entered public session at 7:56 PM.

**Linda Murray moved the Wolfeboro Board of Selectmen to seal the minutes of the January 3, 2018 non-public meeting. Dave Senecal seconded. Roll call vote, Chairman Freudenberg – yes, Linda Murray – yes, Dave Senecal – yes, and Brad Harriman – yes. Being none opposed, the motion passed.**

**It was moved by Dave Senecal and seconded by Brad Harriman to adjourn at 7:57 PM. Members voted and being none opposed, the motion passed.**



Respectfully Submitted,  
Michele Chamberlain

# List of 2018 Warrant Articles

	<u>Amount</u>
1. Election of Town Officers	-----
2. Revise Definition of Hotel, Motel and Inn	-----
3. Steep Slope Protection District-Clarify and Redefine Applicability	-----
4. Wetlands Conservation Protection District, Special Uses-Remove Technical Review Committee and Add Planning Board	-----
5. Sign Ordinance-Remove Content-based Regulations Pursuant to Changes in Federal Law and Amend Sign Tables	-----
6. Shoreland Residential District-Redefine Waterfront Buffer Grid Segment Size	-----
7. Wolfeboro Falls Limited Business District-Add Inns as a Permitted Use	-----
8. Accessory Dwelling Units-To Permit Accessory Dwelling Units By Conditional Use Permit	-----
9. Library Renovation and Expansion Project	\$5,000,000
10. Construction of Westwood Drive Subject to Betterment Assessments	\$ 263,000
11. Stormwater Collection System Asset Management Plan	\$ 30,000
12. 2018 Operating Budget	\$ TBD*
13. Town Road Upgrades	\$ 870,000
14. Reconstruction of 390 Line	\$1,210,000
15. Repair Dockside Docks	\$ 90,000
16. Dockside Docks Expansion	\$ 25,000
17. Dockside Public Restrooms Improvements	\$ 150,000
18. Effluent Disposal Study	\$ 500,000
19. Sewer Rehabilitation	\$ 50,000
20. Replace Water Treatment Plant Control Panels	\$ 175,000
21. Pine Street Water Line Replacement	\$ 260,000
22. Bay Street Sidewalk	\$ 45,000
23. Establish Dockside Docks Capital Reserve Fund	\$ 100,000
24. Dockside Parking Lot Capital Reserve Fund	\$ 50,000
25. Fire Trucks and Apparatus Replacement Capital Reserve Fund	\$ 186,000
26. Public Works Vehicle and Equipment Capital Reserve Fund	\$ 170,000
27. Abenaki Ski Area Capital Reserve Account	\$ 16,750
28. Wastewater Treatment Plant Capital Reserve Fund	\$ 125,000
29. Building Maintenance Capital Reserve Fund	\$ 75,000
30. Libby Museum Feasibility Study	\$ 75,000
31. Lakes Region Model Railroad Museum-Extension of Time	-----
32. Authorization for Prepayment of Taxes	-----

\*To Be Determined

Revised 1-2-18

*Linda Murray Chandler*

## ARTICLE : EFFLUENT DISPOSAL STUDY

To see if the Town will vote to raise and appropriate the sum of Five Hundred Thousand dollars **(\$500,000) for the purpose of designing and permitting the long-term effluent disposal solution and** to make required site work upgrades in accordance with NHDES and the Town's Administrative Order by Consent (ACO), **and also to acquire an approximately 5-acre parcel of land in Tuftonboro adjacent to the Town's Rapid Infiltration Basins site for the purpose of completing required improvements. . Said Five Hundred Thousand dollars (\$500,000) shall be transferred from the Sewer Enterprise Fund.** Such expenditures **will not result in any increase in the tax rate.**

Estimated Tax Rate Impact: 2018--\$0.00 per \$1,000 of Assessed Valuation  
(Recommended by the Board of Selectmen by a vote of 5-0)  
(Recommended by the Budget Committee by a vote of     )  
Majority vote required

Revised 12-29-17  
LTM Bold

## ARTICLE-LIBRARY RENOVATION AND EXPANSION PROJECT

To see if the Town will vote to raise and appropriate the sum of Five Million dollars **(\$5,000,000) to be funded as follows: bond issue not to exceed** Four Million Eight Hundred Fifty Five Thousand dollars **(\$4,855,000), said bond amount to be reduced by donations and pledged donations currently estimated at** One Million Two Hundred Thousand dollars **(\$1,200,000) generated by the Wolfeboro Public Library Foundation, and to authorize the Selectmen to transfer the balance of the Library Reserve Fund currently estimated at** Twenty Two Thousand dollars **(\$22,000) and the balance from the Wolfeboro Public Library's Building Fund currently estimated at** One Hundred Twenty Three Thousand dollars **(\$123,000), for the purpose of renovating and expanding the Wolfeboro Public Library building, to include both the interior and 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. Further, to authorize the issuance of not more than Four Million Eight Hundred Fifty Five Thousand dollars **(\$4,855,000)** of bonds or notes for this purpose in accordance with the Municipal Finance Act, RSA Chapter 33, such sum to be reduced by any federal, state, or private funds made available therefor (including the aforementioned pledged donations), and to authorize the Board of Selectmen to negotiate and issue such bonds or notes and to determine the rate of interest, maturity and other terms for this purpose. Further, to authorize the Selectmen **to accept the gift of all pledged donations currently estimated at** One Million Two Hundred Thousand dollars **(\$1,200,000) generated by the Wolfeboro Public Library Foundation** to be used <sup>to</sup> **offset the costs of the project and to reduce the amount needed to be bonded.** B2

Estimated Tax Rate Impact: 2018-\$0.00, 2019-\$0.005, 2020-\$0.160 per \$1,000 of Assessed Valuation

(Recommended by the Board of Selectmen by a vote of 5-0)

(Recommended/Not Recommended by the Budget Committee by a vote of    )  
3/5 majority vote required

Revised 12-28-17

LTM bolding

Town Manager must be replaced but Town Administrator might not be.

Town Mangers

Town 2017 salary	2% raise	5,000	10,000
<i>Bow</i> \$92,000.00	<i>\$93,840.00</i>	<i>98,840.</i>	<i>103,840.00</i>
<i>Littleton</i> \$92,230.00	<i>\$94,074.00</i>	<i>99,074</i>	<i>104,074.00</i>
<i>Meredith</i> \$112,560.00	<i>\$114,811.00</i>	<i>119,811</i>	<i>124,811.00</i>
<i>Seabrook</i> \$179,517.00	<i>\$183,107.00</i>		
<i>Wolfeboro</i> \$106,178.00	<i>\$108,301.00</i>	<i>113,301</i>	<i>118,301.00</i>
Exeter <b>\$109,713.00</b>	<b>\$111,907.00</b>	<b>116,907</b>	<b>121,907.00</b>
<b>Hampton</b> <b>\$111,979.00</b>	<b>\$116,376.00</b>		
<b>Hanover</b> <b>\$136,850.00</b>	<b>\$139,587.00</b>		
<b>Bedford</b> <b>\$141,050.00</b>	<b>\$143,871.00</b>		
<b>Londonderry</b> <b>\$137,087.00</b>	<b>\$139,928.00</b>		

10 list only 2 would fit salary range

ad min			5,000.00	x	10,000.00
Gilford	102,020.00	104,060.00	<u>109,060.00</u>	x	114,060.00
Newmarket	103,725.00	105,799.00	110,799.00	x	115,799.00
Peterborough	115,669.00	117,982.38	122,982.00	x	127,982.00
Plymouth	92,134.00	93,976.00	<u>98,976.00</u>	x	<u>103,976.00</u>
Rye	78,480.00	80,049.00	<u>85,049.00</u>	x	<u>95,049.00</u>
Amherst	101,192.00	103,215.00	<u>108,215.00</u>	x	113,215.00
Hookset	99,000.00	100,980.00	<u>105,980.00</u>	x	110,980.00
Pelham	102,000.00	104,000.00	<u>109,000.00</u>	x	114,000.00
Goffstown	96,928.00	98,866.52	<u>103,866.00</u>	x	<u>108,866.00</u>

9 at 5,000 attract 7

9 at 10,000 attract 3