

**Wolfeboro Board of Selectmen
Meeting Minutes
Approved
December 5, 2012**

Members present: Chairman Linda Murray, Vice-Chairman Sarah Silk, Dave Senecal, Chuck Storm and Dave Bowers.

Members absent: None.

Staff present: Town Manager David W. Owen, Finance Director Pete Chamberlin, Director of Public Works Dave Ford and Recording Secretary Amelia Capone-Muccio.

Chairman Murray opened the meeting at 6:30 PM.

Non-Public Session RSA 91-A: 3II

Mr. Owen stated a non-public session is needed to discuss real estate, collective bargaining, and non-public minutes.

Consideration of Minutes

➤ **11/26/12**

Ms. Silk amended page five, the second to last paragraph, adding the following to the last bullet: "She stated the Solid Waste Facility will be closed December 24th and 25th to celebrate the holiday and will remain closed through Thursday".

Chairman Murray amended the following:

- Page one, to add "Real Estate negotiations" under non-public.
- Page five, the second paragraph, last bullet to read as follows: Chairman Murray recently read an article in the Local Government Center magazine that the town needs to include Federal, State, and private grants known in the Operating Budget as a proposed expenditure along with offsetting revenue.

Member Sarah Silk moved the Wolfeboro Board of Selectmen to accept the minutes of November 26, 2012 as amended. Chuck Storm seconded. Members voted and being none opposed, the motion passed.

Public Input

None.

Public Hearings

- A. Request of Eastern Lakes Region Housing Coalition to Accept Road, Water Line, and Sewer at Harriman Hill.**
- i. To accept the road Beck Drive as a Town road, from Pine Hill Road to the turnaround at the entrance to the Harriman Hill Workforce Housing Development as**

shown on subdivision as-built plans by Nobis Engineering, Inc. dated March, 2012 and September, 2012.

- ii. To accept the water line which is beneath the right-of-way of the roadway and the fire hydrants as part of the Town's water system.
- iii. To accept a portion of sewer line, which is within the State's right-of-way (Route 109A), as part of the Town's sewer system.

Chairman Murray opened the public hearing.

Kathy Barnard, Vice-Chair of the Eastern Lakes Region Housing Coalition (ELRHC) joined the Board to represent the request. She noted the roadway was built to town standards and was inspected during the process. She noted the Planning Board met last night and released the security. She also thanked Dave Ford and Rob Houseman for their support through the project.

Dave Ford joined the Board and stated they did inspect the road construction and suggested changes as it was always anticipated it would be accepted as a town road.

Chairman Murray questioned the hydrants as there are two in the right-of-way and two on the property that would be flushed only.

Mr. Ford replied yes.

Ms. Silk questioned the sewer line.

Mr. Ford replied that the ELRHC is responsible for its collection system; the town is responsible up to the manhole. He stated the only request he has is for the Housing Coalition to provide an engineered stamped plan for recording.

Ms. Silk noted some complaints regarding the speed on the street.

Mrs. Barnard replied such has been brought to the attention of the Management Company.

Chairman Murray questioned if they have to post the road.

Mr. Ford replied the legal limit is 30 mph, the yellow 25 mph signs are cautionary speeds and he would defer to the Police Department on enforcement of such.

Being no others to speak for or against the request, Chairman Murray closed the public hearing.

Member Sarah Silk moved the Wolfeboro Board of Selectmen to accept the road Beck Drive as a Town road, from Pine Hill Road to the turnaround at the entrance to the Harriman Hill Workforce Housing Development as shown on subdivision as-built plans by Nobis Engineering, Inc. dated March 2012 and September 2012, contingent upon receiving an engineered stamped plan for recording. Chuck Storm seconded. Members voted and being none opposed, the motion passed.

Member Sarah Silk moved the Wolfeboro Board of Selectmen to accept the waterline which is beneath the right-of-way of the roadway of Beck Drive and the fire hydrants as part of the Town's water system as shown on subdivision as-built plans by Nobis Engineering, Inc. dated March 2012 and September 2012, contingent upon receiving an engineered stamped plan for recording. Chuck Storm seconded. Members voted and being none opposed, the motion passed.

Member Sarah Silk moved the Wolfeboro Board of Selectmen to accept a portion of the sewer line, which is within the State's right-of-way (Route 109A), as part of the Town's sewer system as shown on subdivision as-built plan by Nobis Engineering, Inc. dated March 2012 and September 2012, contingent upon receiving a stamped engineer's plan for recording. Chuck Storm seconded. Members voted and being none opposed, the motion passed.

Mr. Owen reported the Town was awarded another \$500,000 Community Block Grant for the second phase on behalf of the ELRHC.

B. Acceptance of a Gift of \$5,000 from Q. David and Christine Bowers to fund an employees' Holiday Event.

Chairman Murray opened the public hearing.

Mr. Owen stated a very generous and unsolicited donation was received by Mr. and Mrs. Bowers which will be used to fund a Holiday party for the employees.

Ms. Silk stated it was very generous of Mr. Bowers to return his Board of Selectmen salary to benefit the employees.

Member Chuck Storm moved the Wolfeboro Board of Selectmen to accept the gift of \$5,000 from Q. David and Christine Bowers to be used to fund a Holiday event for the Town employees. Sarah Silk seconded. Members voted and being none opposed, the motion passed.

Bulk Vote

A. Weekly Manifests:

1. Manifest dated December 7, 2012

B. Property Tax Credits/Exemptions

Approvals

- | | | |
|------|---------------------|----------------------|
| i. | 10 Winterhaven Road | Tax Map 187, Lot 103 |
| ii. | 2 Tennis Court Lane | Tax Map 134, Lot 16 |
| iii. | 3 Brewster Heights | Tax Map 245, Lot 14 |

C. Applications for Current Use

- | | | |
|-----|---------------------------|-------------------|
| i. | Upper Trask Mountain Road | Tax Map 17, Lot 8 |
| ii. | Upper Trask Mountain Road | Tax Map 25, Lot 6 |

It was moved by Sarah Silk for the Wolfeboro Board of Selectmen to approve the Bulk Vote items as submitted. Dave Bowers seconded. Being none opposed, the motion passed.

Appointments

Conservation Commission

Dan Coons, Chairman of the Conservation Commission, joined the Board for discussion and stated that they are requesting alternate member Art Slocum to be appointed to full Board member to fill the vacancy of Mike Hodder.

It was moved by Sarah Silk for the Wolfeboro Board of Selectmen to appoint Art Slocum to the Conservation Commission for a term expiring on April 30, 2015. Chuck Storm seconded. Being none opposed, the motion passed.

New Business

A. Libby Museum structure issues

Mr. Ford stated it was recently brought to his attention by the Director of the Libby Museum some concerns about the walls of the museum moving. He stated at this point he has scheduled a contractor to look into the ceiling tiles of the museum and is currently making contact with many people as to the history of the building. He hopes to have more information on the matter next week.

Ms. Silk noted her concern of dragging the display cases and scratching the floor. She questioned if a man lift would be a better way to go.

Mr. Ford replied at this point he feels that staging is the way they will do the first inspection to get an idea of what the problems are, but he may need to consider a man lift for future work. He stated that he is willing to speak with anyone who may have some information on the structure.

B. Default Budget

Pete Chamberlin joined the Board for discussion and stated the default budget figure is \$25,151,179.

Ms. Silk questioned if the default budget includes the \$500,000 needed for the legal fees as the Attorney's fees are under contract.

Mr. Chamberlin replied it does not and he contacted NH Department of Revenue on the matter and they confirmed that such cannot be included in the default budget.

Member Chuck Storm moved the Wolfeboro Board of Selectmen to approve and sign the 2013 Default Budget in the amount of \$25,155,179. Dave Bowers seconded. Members voted and being none opposed, the motion passed.

C. General Obligation Bond \$1,665,000

- i. General Obligation Bond**
- ii. Signature and No Litigation Certificate with Receipt**
- iii. No Arbitrage and Tax Certificate**

Mr. Chamberlin stated that such is a formality matter as the NH Municipal Bond Bank held its bond sale on November 29th and the Town received an effective interest rate of 2.27%.

Member Sarah Silk moved the Wolfeboro Board of Selectmen to approve and sign the \$1,665,000 General Obligation Bond. Chuck Storm seconded. Members voted and being none opposed, the motion passed.

Member Chuck Storm moved the Wolfeboro Board of Selectmen to approve and sign the Signature and No Litigation Certificate for the \$1,665,000 General Obligation Bond. Dave Bowers seconded. Members voted and being none opposed, the motion passed.

Member Chuck Storm moved the Wolfeboro Board of Selectmen to approve and sign the No Arbitrage and Tax Certificate for the \$ 1,665,000 General Obligation Bond. Dave Bowers seconded. Members voted and being none opposed, the motion passed.

D. Warrant Articles for 2013 Town Meeting

The Board reviewed the proposed Warrant Articles for bold type, edits, etc. The following had further discussion:

- Article A has been revised to reflect the appraisal of \$50,000 for each lot plus demolition cost.
- Article B was questioned by Chairman Murray regarding borrowing language and Mr. Owen clarified they are not anticipating any interest payments in 2013 for this project.
- Article G was revised in accordance with Mr. Owen's review of an e-mail from the Department of Transportation on how the article should be proposed.
- Article S was revised based on analysis by the Parks and Recreation Director. Chairman Murray noted they have a used snow groomer and propose to get another used one.

Member Linda Murray moved the Wolfeboro Board of Selectmen to refer the 2013 financial Warrant Articles along with their back-up documents to the Budget Committee for its consideration. Sarah Silk seconded. Members voted and being none opposed, the motion passed.

E. Sunday Activities Ordinance

Mr. Owen stated that the Town Attorney has advised that such amendments to this ordinance would need to be a Warrant Article as this ordinance was adopted by the Town's legislative body in 1932 by vote of Town Meeting.

Chairman Murray said such would be Article T as follows: To see whether the Town will vote to repeal the present Sunday Activities Ordinance (Chapter 144 of the Town's Ordinances) and adopt a new Sunday Activities Ordinance allowing the conduct of business, retail sales, games, sports, concerts and other activities on Sundays, provided that the peace and quiet of general public are not unreasonably disturbed thereby.

Member Chuck Storm moved the Wolfeboro Board of Selectmen to add the amendment of the Sunday Activities Ordinance to the list of 2013 proposed Warrant Articles as suggested by the Town Attorney. Dave Bowers seconded. Members voted and being none opposed, the motion passed.

F. Cover of 2012 Annual Town Report

Mr. Owen provided some pictures of the recent improvements to the Railroad Station area and noted that he has asked Bob Ness to forward any he may have.

The Board agreed a picture of the improvements to the Railroad Station area should be on the Town Report and agreed to wait to see if they get some more pictures to review. They will discuss the item again on December 19th.

G. Sharps Disposal

Ms. Silk stated as reported in the recent issue of the Granite State News, the SHARPS Committee has been working on providing education of the proper disposal of sharps. She provided a pamphlet outlining steps to take for disposal including free methods, the Laundry Detergent bottle or purchasing sharps destruction devices. She gave a brief demonstration of both. She stated that those who choose the Laundry Detergent bottle method are able to obtain a free sticker to put on the container indicating it is a "sharps not for recycling" at their Solid Waste Facility. The sticker was sponsored by BD (Becton, Dickinson & Company), Granite State Diabetes Educators, NH Department of Environment Services, and NH Medical Society. She stated that by doing this simple safety measure whether it is the free method or purchasing a sharps destruction device for \$4, you can save a town \$40,000 if it has a sharps incident. She also made a special thank you to Representative Dave Knox who just retired for all his work on the Committee.

Any Other Business

None.

Town Manager's Report

Mr. Owen reported the following:

- The Pop Whalen Ice Arena suffered an electrical malfunction and a fire was put out by the staff that prevented further damage to the facility. He stated the arena is being powered by a generator until a new electrical panel can be installed. He noted that such costs are covered by our insurance carrier, Primex, which is also investigating the matter.
- The town has advertised the availability of the Josiah Brown Scholarships in the newspaper and will take applications until December 31, 2012. He noted they did notify the applicants who received the scholarship last year as a courtesy.
- He stated he recently met with Chip Maxfield to address the right-of-way issue at Depot Square and hopes to have that resolved soon.
- The deadline to enroll in the Town's new Health Insurance program was Friday and he is pleased to report 100% enrollment of the employees and retirees.

Ms. Silk commended Mr. Owen on the smooth transition for the new Health Insurance and holding the educational sessions to get them all on board.

Committee Reports

Mr. Storm reported the Planning Board discussed three applications and that one was delayed for Penn Air Estates pending more information on a subdivision.

Chairman Murray stated that she attended the Library Tea.

Ms. Silk stated that she attended the Friends of Abenaki meeting and noted they will be doing Ski Rentals again and Abenaki Ski Area day passes are redeemable at Waterville Valley from Sunday to Friday (excluding holidays). The Ski area is scheduled to open December 26th (weather permitting).

Mr. Senecal reported he has been meeting with the Budget Committee regularly.

Public Comment

None.

Questions from the Press

None.

Being no further business before the Board, Chairman Murray entertained a motion to enter non-public session.

Member Sarah Silk moved the Wolfeboro Board of Selectmen to enter non-public session at 7:59 PM to discuss real estate, non-public minutes and collective bargaining. Dave Bowers seconded. Roll call vote: Dave Bowers-yes, Dave Senecal-yes, Chuck Storm-yes, Sarah Silk-yes and Linda Murray-yes, the motion passed.

The Board re-entered public session at 8:43 PM.

Chairman Murray stated the non-public session minutes of December 5, 2012 were sealed by a 2/3rd's vote as required by law.

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

Member Dave Senecal moved the Wolfeboro Board of Selectmen to adjourn at 8:44 PM. Member Chuck Storm seconded. Being none opposed, the motion passed.

Respectfully submitted,

Amelia Capone-Muccio

Recording Secretary