

**Wolfeboro Board of Selectmen
Meeting minutes (Work session)
Approved
October 27, 2011**

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

Members absent: None.

Staff present: Town Manager David W. Owen, Finance Director Pete Chamberlin, Director of Planning and Development Rob Houseman, Public Works Director Dave Ford, Deputy Fire Chief Tom Zotti and Recording Secretary Amelia Capone-Muccio.

Chairman Silk opened the meeting at 6:30 PM.

Non-Public Session RSA 91-A: 3II

Mr. Owen stated a non-public session is not needed.

Chairman Silk announced the Wolfeboro Police Department will hold their Fall Prescription Drug Collection on October 29, 2011. She stated anyone can drop off their unwanted or unused medicine at the Public Safety Building. She noted that they do take medicine at any time if someone needs to dispose of it and always there are Medicine Collections held in conjunction with Household Hazardous Waste disposal in June and August.

A. Public Safety Building Repairs

Dave Ford and Deputy Zotti joined the Board for discussion.

Mr. Ford stated provided a memo explaining the request to better clarify their last discussion on the request for repairs to the Public Safety Building dated October 24, 2011. This memo summarizes the request to get a detailed cost estimate for repairs and upgrades. He stated this estimate would be done by a team made up of Quantum Construction Consultants as the structural engineer, CCI as the construction manager, Bergeron Technical Service for non-structural issues and town staff from the Fire Department and Public Works Department. He stated they would like to use the unencumbered funds of \$26,000 from Warrant Article 20 in 2011 to cover this \$15,000 expense.

Mrs. Murray stated the reason she wanted to hold off on the decision for this was because the Board of Selectmen had not had the discussion regarding the future of this building and it is listed for projected renovations and an expansion in 2020 on the CIP Report. She stated the CIP Committee struggled with the schedule of repairs as it does not know the Board's order of the town's buildings.

Mr. Bowers stated this building is a disaster scenario and by even putting thousands of dollars into it, it still will not meet code.

Mr. Ford stated the biggest issue with this building is the block wall is not attached to the roof and the intent is to repair that and make some upgrades to get another ten years out of the building.

Mr. Bowers questioned what it would cost to bring it up to code.

Mr. Ford replied a new building for the apparatus garage would cost \$1.2 million dollars.

Mr. Owen stated they are talking about two separate things. The CIP put the Public Safety Building out to 2020 on the report because the number of major facility needs including Town Hall and the Library. He stated they felt by the time they addressed the Town Hall, then the Library 2020 would be enough time to handle more on the taxes. He stated he supports the request to make the immediate repairs which is estimated to be about \$237, 000, plus the roof replacement and drainage.

Bob Tougher of the CIP Committee joined the Board to explain the reasoning the Committee came to for putting the Public Safety Building so far out on the list. He stated the town is looking at the cost to renovate Town Hall, the Library is scheduled for upgrades in 2016 and they felt that pushing it out would give the town some time to absorb more costs to the infrastructure. He stated they struggled with the idea of spending money on a building they may tear down and that is where they came up with the \$237,000 to make the essential repairs as a bridge to get by.

Mrs. Murray also pointed out that the Public Works Garage is on the list for \$3 million dollars in 2015, which is why the Board of Selectmen needs to discuss the future of the town's buildings.

Mr. Ford stated that he would like to get a good estimate to make the critical repairs to the building.

Deputy Zotti agreed that they are trying to get an estimate to repair the critical issues of the building to get them by until the town decides which direction they will go in for the future of the building.

Chairman Silk clarified the \$15,000 will get them the estimate they need.

Mr. Ford replied yes and he will come back to the Board to discuss that estimate.

Mr. Senecal clarified the estimate would give them a number for a Warrant Article.

Mr. Ford replied it would.

Mr. Senecal stated they have been dealing with these crisis issues for years as there have been no repairs done to town buildings in 20 years even though the Budget Committee put money in the budget for repairs. He stated having the Assets Management Plan will be good.

Chairman Silk stated that she understands the need to prioritize and that they are in crisis management, but they are also in the middle of a suffering economy and someone has to pay for the repairs.

Mr. Bowers expressed his concern of the Construction Management process and that the High School project and the Huggins Hospital project did not use local contractors and he hopes that they will take this into consideration when they make upgrades to the town buildings as those local people are paying for it.

Mr. Ford replied they don't have a local Construction Management firm, but they would try to use some local contractors.

Member Dave Senecal moved the Wolfeboro Board of Selectmen to authorize the expenditure of \$15,000 of unencumbered funds from the 2011 Warrant Article 20 to obtain a cost estimate for repairs to the Public

Safety Building. Member Chuck Storm seconded. Members voted and being none opposed, the motion passed.

B. Town Hall Improvements

Chairman Silk stated they did get more information from the architect to phase the repairs of the first floor and divided it into three sections, Town Clerk/Assessing, Town Manager's office/Billings & Collections and the Annex. She stated Mr. Owen was able to secure a cost of financing the construction of renovating the first floor only at a cost of \$2.8 million dollars from a public/private partnership.

Mr. Owen stated that he obtained proposals from PFIC, one for a scope of work at \$4 million dollars and the other for \$2.8 million dollars, but he does not recommend this proposal due to the significant cost premium to the town over time amounting to over a \$1 million dollars. He stated he thought the concept initially was a good one, but upon receiving further information he does not recommend it. He stated that in regards to the amended proposal for the first floor by doing just the upgrades to currently used space (using the annex for office space vs. meeting space) would provide a safe and sanitary working environment for the employees, which brings it to a cost of \$2.7 million dollars.

Mr. Senecal questioned the access area which is now the administrative assistant's office in the annex.

Mr. Houseman joined the Board and reviewed the proposed changes to the annex portion of the building to keep with the current office space, with an ADA access and chair lift to the front part of the building.

Mr. Bowers stated that he would like to address the comments that he is part of the Friends of Town Hall, but he has not had contact with them. He stated he is willing to donate and know of others who will too and feels they will get a lot of public support with decorating as well.

Chairman Silk noted it is important to clarify that the second floor will need private funds to renovate it and this proposal is for the first floor only with the existing office space to address life safety and code issues only, no furniture is included. She stated the purpose was to explore all the options and leave no stone unturned.

Mrs. Murray thanked the citizens for taking the time to talk with her and understands not everyone has the same point of view. She stated it is important to listen to the voters, comments made at meetings and the letters to the editor. She stated she reviewed the numerous studies, reviews done by all the committees and the voting results. She stated in her reviews back to 1989 the only thing that passed was the purchase of the Brewster Town Hall Building for \$1 which was not supported by the Board of Selectmen at that time. She stated here we are 22 years later and she based her opinion on proposed ideas over time as follows:

- Does not support demolition of the building
- Does not support renting it as office space
- Regarding selling the property to a developer, she stated they haven't had interest in the current available commercial property
- New building, the Varney Road proposal failed
- Turning the building over to a Trust, the town has not had a good record with Trustees, noting the issue with the Josiah Brown trustee and the Brewster Hall Trustees never put any money into the building.
- Rerun the \$4 million dollar proposal, she has no interest in re-running a proposal that failed
- \$3.6 Million dollar proposal, she does not support
- \$2.8 million dollars, does not support as the Annex is meeting space
- \$2.7 million dollar proposal, she supports this idea as it covers office space and exterior

- \$2 million dollar proposal, does not support
- \$1.8 million dollar phased approach is too costly in the long run

She went on to state that although she supports the \$2.7 million dollar project she cannot make her decision at this time due to the estimated cost of 60 cents per thousand for the School project and she feels she needs to do more research in the costs that will affect the tax rate before she makes her decision.

Mr. Bowers stated he is favor of the renovations at the \$3 million dollar level and hopes they can get the whole renovation done in the future. He expressed his concern of the cost of the school project and their ease of getting such a project passed without better future analysis. He stated he will support the project with due consideration to the tax rate and contingent upon using local/regional contractors for the project.

Chuck Storm stated he supports the project as ADA upgrades are an issue and the building is deteriorating; he hopes to see some private support.

Chairman Silk stated they need to look at an 18 month construction period due to the employees.

Mr. Senecal stated he still likes the idea of getting a new building as he has problems with some of the information received, such as only repairing 50% of the brick exterior and concern of the structural issues. He stated that he has been in the construction business since the 1960's and knows once you get into a project like this there is a lot of unknowns and he is not comfortable with the contingency amount. He stated he understands that the taxpayers voted to buy it for a \$1, who wouldn't, but he cannot support a Warrant Article to restore this building.

Public Comment

Suzanne Ryan questioned if the Warrant Article for the renovation would be separate from the rental space for the employees.

Chairman Silk replied such is unknown at this point.

Mrs. Ryan stated based on the CIP report doing the building for \$3 million circumvents the report and she is asking them to be cognoscent of such. She questioned if the insurance is covering the repairs to the Public Safety Building.

Mr. Owen replied it covered the initial repairs, but this is above and beyond those repairs.

Mrs. Ryan expressed her concern of putting off the repairs to that building and putting money into a building that is not structural sound. She stated it is time to start thinking about a Municipal Complex and such should not be decided without a municipal assets plan.

Bucky Melanson questioned why Mrs. Murray gets hung up on the 60/40 vote and such is a legal vote that passed.

Mrs. Murray clarified she looks at the numbers for comparison.

Mr. Melanson stated they never provide a complete plan and why they don't do such.

Mr. Owen stated they have a complete plan that cost \$500,000.

Mr. Melanson replied that plan was not complete, what about the walls and roof.

Mr. Owen replied that was all in the plan.

Mr. Melanson stated that they still could get a new building for a lot less than repairing this building that is falling apart.

Mr. Owen replied this is structurally sound building.

Mr. Melanson stated it is falling apart.

Russell Schundler stated that 60% of the people support this building and he commends the Board of Selectmen on continuing to find a way to get what the 60% wanted.

Ann Hardenberg stated that this is an important historic building in the center of town. She stated it is one of the first things you see when you come to town and she feels the Board has worked hard.

Bob Tougher stated he is a member of the Budget Committee and CIP Committee and he intends to support the Board's proposal and supported last year's \$4 million dollar proposal. He stated that the priority of this building is the reason he pushed out the Public Safety Building to 2020 to get the debt service down.

Mr. Bowers thanked everyone for coming and appreciates the constructive criticism.

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

Member Dave Senecal moved the Wolfeboro Board of Selectmen to adjourn at 8:00 PM. Member Chuck Storm seconded. Being none opposed, the motion passed.

Respectfully submitted,

Amelia Capone-Muccio

Recording Secretary