

**Wolfeboro Board of Selectmen
Meeting Minutes-Unapproved
April 15, 2015**

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

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

Chairman Senecal opened the meeting at 6:30 PM.

Non-Public Session

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

Consideration of Minutes

➤ **4/01/15 Meeting**

Chairman Murray amended page 4, remove the tenth line and page eight to add the following after the fifth paragraph; she requested the possible sale be forwarded to the following; Planning Board, Parks & Recreation, Conservation Commission and the Agricultural Commission for their review.

Member Dave Bowers moved the Wolfeboro Board of Selectmen approve the minutes of the April 1, 2015 meeting as amended. Brad Harriman seconded. Members voted and being all others in favor, the motion passed.

Public Input

Suzanne Ryan addressed the Board to thank the Town Manager for complying with a previous request she made to provide the periodic updates on the finances for the Town Hall renovation project.

Public Hearings

Temporary Event Permits

A. Harriman-Hale Post # 18 American Legion to hold the Memorial Day Parade on May 25, 2015 from 9:00 AM – Noon beginning at Brewster Academy and ending at Dockside and Service at Cate Park.

Chairman Senecal opened the public hearing.

Harold Chamberlin addressed the Board to state this is an annual event that will run as it has in years past.

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

Mrs. Murray noted an insurance certificate will be needed.

It was moved by Linda Murray and seconded by Luke Freudenberg to issue a Temporary Event Permit to the Harriman-Hale Post # 18 American Legion to hold the Memorial Day Parade on May 25, 2015 from 9:00 AM – Noon beginning at Brewster Academy and ending at Dockside and Service at Cate Park contingent upon receiving an insurance certificate. Members voted and being all in favor the motion passed.

B. Harriman-Hale Post #18 American Legion to hold the 4th of July Parade on July 5, 2015 (rain date 7/5/2015) from 10:00 AM to Noon beginning at Old Lakeview Terrace and ending near Crescent Lake Avenue.

Dave Senecal opened the public hearing.

Harold Chamberlin addressed the Board to request the annual permit to the 4th of July parade the same as in years past. The theme is Unity is Strength.

Being no others to speak for or against the request, Dave Senecal closed the public hearing.

It was moved by Linda Murray and seconded by Dave Bowers to approve a Temporary Event permit for the Harriman-Hale Post #18 American Legion to hold the 4th of July Parade on July 5, 2015 (rain date 7/5/2015) from 10:00 AM to Noon beginning at Old Lakeview Terrace and ending near Crescent Lake Avenue contingent upon receiving the insurance certificate. Members voted and being all in favor the motion passed.

C. Wolfeboro Parks & Recreation to hold a traveling circus on August 8, 2015 from 3:00 PM to 7:30 PM at the Nick.

Dave Senecal opened the public hearing.

Ethan Hipple, Director, addressed the Board to request a permit to host the Walker Brothers circus which is a fundraiser for the Nick and the Friends of Abenaki.

Being no others to speak for or against the request, Dave Senecal closed the public hearing.

Mrs. Murray noted the notes on the permit.

It was moved by Dave Bowers and seconded by Brad Harriman to approve the request for a Temporary Event permit for the Wolfeboro Parks & Recreation to hold a traveling circus on August 8, 2015 from 3:00 PM to 7:30 PM at the Nick. Members voted and being all in favor the motion passed.

D. Concerned Veterans for America to hold the 5th Annual Chunky Dunk Duathlon on July 25, 2015 from 6:00 AM to 2:00 PM at Albee Beach.

Dave Senecal opened the public hearing.

Lindsay Libby addressed the Board to request to hold the 5th annual Duathlon which is Co-sponsored by the Nick and the Concerned Veterans for America.

Being no others to speak for or against the request, Dave Senecal closed the public hearing.

Mrs. Murray questioned the connection between the Concerned Veterans for America and the Veterans for Economic Freedom.

Mr. Freudenberg replied that is the parent organization for the Concerned Veterans for America which is co-sponsoring the event.

Mrs. Murray suggested they also submit a map of the vendors as that is normally what they have received in the past. She noted the notes indicate a tent permit will be needed.

It was moved by Linda Murray and seconded by Brad Harriman to approve a Temporary Event permit for the Concerned Veterans for America to hold the 5th Annual Chunky Dunk Duathlon on July 25, 2015 from 6:00 AM to 2:00 PM at Albee Beach. Members voted and being all in favor the motion passed.

E. Kingswood Regional High School-Class of 2015 to hold the Prom Promenade on May 9, 2015 from 4:30 PM to 7:00 PM at Cate Park.

Chairman Senecal opened the public hearing.

Karen Godfrey, Senior Class Advisor addressed the Board to request the annual Prom Promenade request before boarding the Mt. Washington.

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

Mrs. Murray noted the notes on the permit.

It was moved by Brad Harriman and seconded by Dave Bowers to approve a Temporary Event permit to the Kingswood Regional High School-Class of 2015 to hold the Prom Promenade on May 9, 2015 from 4:30 PM to 7:00 PM at Cate Park. Members voted and being all in favor the motion passed.

F. Cornerstone Christian Academy to hold a celebration of the 150th Anniversary of Memorial Day on May 29th, 2015 from 9:00 AM to 11:00 AM at Pickering Corner War Memorial and Cate Park.

Chairman Senecal opened the public hearing.

Barbara Wilson, Headmaster of Cornerstone Christian Academy, addressed the Board and stated that Wolfeboro native Mary Cotton Redpath was in a lead carriage of the 10,000 member procession in Charleston, S.C, which is part of the information the Middle School children of Cornerstone Christian Academy are learning in the history of Memorial Day and

would like to share their knowledge by meeting at the Pickering Corner War Memorial and proceeding to Cate Park to celebrate the anniversary.

Being no others to speak for or against the request, Chairman Senecal closed the public hearing. She noted the notes on the permit.

Mrs. Murray noted the students will be dressed in period attire and that such is a wonderful experience for the students.

It was moved by Linda Murray and seconded by Luke Freudenberg to approve a Temporary Event permit for the Cornerstone Christian Academy to hold a celebration of the 150th Anniversary of Memorial Day on May 29th, 2015 from 9:00 AM to 11:00 AM at Pickering Corner War Memorial and Cate Park. Members voted and being all in favor the motion passed.

Bulk Vote

A. Weekly Manifests:

1. Manifest dated April 10, 2015
2. Manifest date April 17, 2015

B. Property Tax Refunds/ Abatements

- i. Refund/ Abatement #62 (2013) Tax Map 191, Lot 12
- ii. Refund/ Abatement #62 (2014) Tax Map 191, Lot 12

C. Property Tax Credits/ Exemptions

- i. 88 Ambrose Way Tax Map 188, Lot 1-4
- ii. 5 Council Tree Lane Tax Map 159, Lot 4

Denials

- iii. 3 Cricket Hill Tax Map 202, Lot 102

D. Notices of Intent to Cut Wood or Timber

- i. Pork Hill Road Tax Map 8, Lots 1, 1-1, 1-2, 1-3, 1-4
- ii. Pine Hill Road Tax Map 144, Lots 3 & 4
Tax Map 129, Lot 1
- iii. New Garden Road Tax Map 254, Lot 1

E. Application for Current Use

- i. Brummitt Island and Point of Pines Tax Map 209, Lot 1 and
Tax Map 223, Lots 11, 12, 13, 14, 15, 16, 17
- ii. North Main St. Tax Map 158, Lot 14
- iii. Center St. Tax Map 204, Lot 99

F. Yield Tax Warrant

- i. \$1,232.98

G. Raffle Permits

- i. Harriman-Hale Post #18 American Legion
- ii. Wolfeboro Friends of Music
- iii. Perform It

H. Form MS-232 Report of Appropriations Actually Voted

Mr. Owen provided an additional raffle permit for Perform It as the event is after the next Board meeting.

Mrs. Murray requested to remove B. Property Tax Abatement/Refunds i & ii as they will be discussing them in New Business. She also requested to vote on E. Application for Current Use i separately due to a conflict.

It was moved by Dave Bowers and seconded by Brad Harriman to accept Bulk Vote items A through H. (not including items removed) Members voted and being none opposed, the motion passed.

It was moved by Dave Bowers and seconded by Brad Harriman to approve Current Use Application i. Members voted, Linda Murray-abstained and being none opposed, the motion passed.

Appointments

A. Zoning Board of Adjustment

Linda Murray stepped down.

Chairman Senecal stated that current members Mike Hodder and Hank Why have re-applied and current alternate Christine Franson and new applicant Sarah Silk have applied.

It was moved by Brad Harriman and Seconded by Luke Freudenberg to appoint Mike Hodder and Hank Why to the Zoning Board of Adjustment as members for a three year term.

Discussion:

Mr. Bowers stated that Ms. Silk called him regarding appointment to the Board and feels she may like to speak about her qualifications.

Chairman Senecal noted the motion is for Mr. Hodder and Mr. Why.

Members voted, Dave Bowers-opposed, all others in favor, the motion passed.

It was moved by Brad Harriman and seconded by Dave Senecal to re-appoint Christine Franson for a three year term and appoint Sarah Silk as an alternates to the Zoning Board of Adjustment for the longest term available. Members voted being all in favor, the motion passed.

Linda Murray re-joined the Board.

B. Conservation Commission

Chairman Senecal noted current members Lenore Clark and Art Slocum are interested in re-appointment and one new request from Jeff Marchand.

It was moved by Linda Murray and seconded by Brad Harriman to appoint Lenore Clark, Art Slocum and Jeff Marchand to the Conservation Commission for three year terms. Members voted and being none opposed, the motion passed.

C. Agricultural Commission

Chairman Senecal stated members David Strauch, Wendy Rodgers and Dennis DeVyder have requested re-appointment and alternates Sarah Silk and Karen DeVyder have requested re-appointment. They have also received a new request from Blair Moody.

It was moved by Linda Murray and seconded by Luke Freudenberg to appoint David Strauch, Wendy Rogers and Dennis DeVyder as members of the Agricultural Commission for three-year terms. Members voted and being none opposed, the motion passed.

It was moved by Linda Murray and seconded by Luke Freudenberg to appoint Sarah Silk and Karen DeVyder as alternates to the Agricultural Commission for three year terms. Members voted and being none opposed, the motion passed.

D. Economic Development Committee

Chairman Senecal noted all three current members, Michael Connelly, Denise Roy-Palmer and Zach Tarter, have requested re-appointment.

It was moved by Linda Murray and seconded by Dave Bowers to re-appoint Michael Connelly, Denise Roy-Palmer and Zach Tartar as members for three year terms to the Economic Development Committee. Members voted and being none, opposed, the motion passed.

E. Milfoil Control Committee

Chairman Senecal reported that members Kurt Dietzer and Ken Marchner have requested one year extensions.

It was moved by Luke Freudenberg and seconded by Linda Murray to appointed Kurt Dietzer and Ken Marchner to the Milfoil Control Committee for 1-year terms. Members voted and being none opposed, the motion passed.

F. Wolfeboro Energy Committee

Mr. Owen noted no one has reapplied for reappointment to this Committee and that Committee will be meeting on Friday to discuss possible new members.

G. Pathways Committee

Chairman Senecal stated that all three current members, Kathy Barnard, Vaune Dugan and Jim Eisenhower have requested re-appointment leaving no regular membership openings, but asked Katja Fox if she would like to sit on the Committee as alternate and she agreed.

It was moved by Linda Murray to re-appoint Kathy Barnard, Vaune Dugan and Jim Eisenhower to three year terms and Katja Fox as an alternate member of the committee for a three year term. Members voted and being none opposed, the motion passed.

H. Information Systems Advisory Committee

Mr. Owen noted no requests were received.

New Business

A. Receive check from Wolfeboro Cooperative Nursery School for Railroad Station Playground Project

Krista Marshner addressed the Board and stated on behalf of the Wolfeboro Cooperative Nursery School she would like to present a donation in the amount of \$19,293.50 towards the creation of a new playground at the Railroad Station. She thanked those who generously donated to the project including Meredith Village Savings Bank, the Wolfeboro Fund, the Miles Hodson Vernon Foundation and other individual donors. She also thanked the taxpayers of Wolfeboro for supporting this project and encourages all to come and enjoy the new playground when it is complete.

Chairman Senecal noted that the Board will formally accept the payment after the public hearing at the next Board meeting.

B. Use of Cate Park for a Wedding

Michaela Austin and her fiancé to use Cate Park for their wedding ceremony on August 22, 2015 from 2:00 PM to 2:45 PM with about 75 guests in attendance.

Chairman Senecal noted the park will remain open to the public.

It was moved by Dave Bowers and seconded by Brad Harriman to approve the use of Cate Park and the Community Bandstand for the wedding of Michaela Austin and her fiancé at 2:00 PM on August 22, 2015. Members voted and being all in favor, the motion passed.

C. Annual Concurrence of the Wolfeboro Emergency Operations Plan

Fire Chief Phillip Morrill addressed the Board to note this is an annual concurrence. He has reviewed the plan no changes are needed. He stated having such plan has allowed them to obtain grant funds in the past.

It was moved by Linda Murray and seconded by Brad Harriman to approve and sign the 2015 Annual Concurrence with the Wolfeboro Emergency Operations Plan. Members voted and being none opposed, the motion passed.

D. Commercial Vessel Landing Permits

➤ *Winnepesaukee Belle*

Lucy Van Cleve addressed the Board for the annual request for permission to land the Winnepesaukee Belle at the Town Docks as in years past.

Mrs. Murray thanked her for the information on the insurance and the sign.

It was moved by Luke Freudenberg and seconded by Linda Murray to approve and sign a Commercial Vessel Landing permit for the Wolfeboro Inn to operate the Winnepesaukee Belle from the Town Docks in 2015. Members voted and being none opposed, the motion passed.

➤ *M. S. Mount Washington*

Captain Jim Morash addressed the Board to request the M. S. Mount Washington's annual request to the land at the Town Docks as in years past. He noted they are in need of someone to handle lines at the Town Docks, and if anyone is interested to contact Winnepesaukee Flagship Company.

Mrs. Murray questioned if they are coming to Wolfeboro the same amount of times as last year.

Mr. Morash replied yes.

Mr. Bowers questioned if they plan to hold the Shakedown Cruise.

Mr. Morash replied unfortunately Mother Nature has not cooperated these last few years and they will not be hosting a Shakedown Cruise this year and the first trip will be the Kingswood Regional High School's Prom on May 9th.

It was moved by Dave Bowers and seconded by Brad Harriman to approve and sign a Commercial Vessel Landing Permit for the Winnepesaukee Flagship Corp. to operate the M.S. Mount Washington from the Town Docks in 2015. Members voted and being none opposed, the motion passed.

E. Letter of Support for Moose Plate Grant Application

Keith Simpson addressed the Board to request on behalf of the school district a Moose Plate Grant Application to digitize the school registers at Carpenter School from 1857 to 1922 as this information is important to historians as well as genealogy.

It was moved by Dave Bowers and seconded by Brad Harriman to approve and sign a letter of support for the Moose Plate Grant application of the Governor Wentworth

School District to digitize School Registers at the Carpenter School. Members voted and being none opposed, the motion passed.

F. Monthly Budget Expenditures and Revenue Report

Peter Chamberlin, Finance Director, addressed the Board to discuss his monthly Budget Expenditures and Revenue report. He provided the Board with an updated revenue report at the meeting. He stated the Budget is where it should be at this point in the year overall and reported as of March 31st as follows: General Fund 22.861%, Water Fund 29.247%; Electric Fund 23.654%; Sewer Fund 48.962% and Pop Whalen Fund 34.353%, with the overall expended to date at 25.592%. He noted that Mrs. Murray had a question with regards to some telephone accounts and that was an issue with the changing over of some accounts to the new service and credits due.

Mrs. Murray questioned the status of the pellet boiler at the Electric Department.

Mr. Chamberlin replied that project was on hold waiting on warmer weather.

G. Authorization of Bond Issue Terms for Various Projects

Pete Chamberlin addressed the Board to state this is in regards to the annual Bond sale and it is traditional that the Board of Selectmen determine the term of the Bonds, and noted he has received information from the NH Municipal Bond Bank that Wolfeboro is the only town seeking 20 year bonds at this time, and most are doing 18 year bonds.

Mrs. Murray stated she prefers 20 year bonds due to the time value of money and that the project affects the future and a dollar today is worth more than today in future years.

Mr. Owen stated that staff is recommending 18 year bonds for the larger projects and 10 year bonds for smaller projects.

It was moved by Brad Harriman and seconded by Dave Bowers to approve terms of 18 years for the bonds for the Town Hall Renovation Project and Center Street Reconstruction Project, and terms of 10 years for the bonds for the Libby Museum Improvements and Stonehenge Road Construction. Members voted and being none opposed, the motion passed.

H. Lease Purchase Agreement for Mobile and Portable Radio Equipment

Pete Chamberlin addressed the Board and stated that the Town has received two bids for the lease purchase of mobile and portable radios for the Fire Department as approved in the Town Budget and recommends the Town accept the Tax-Exempt Leasing Corporation's bid.

It was moved by Linda Murray and seconded by Brad Harriman to approve the following resolution:

BE IT RESOLVED by the Wolfeboro Board of Selectmen as follows:

1. **Determination of Need.** The Governing Body of Lessee has determined that a true and very real need exists for the acquisition of the Equipment described on Exhibit A of Schedule No. 01 to the Master Lease Purchase Agreement dated as of April 15, 2015, between the Town of Wolfeboro (Lessee) and Tax-Exempt Leasing Corp. (Lessor).
2. **Approval and Authorization.** The Governing Body of Lessee has determined that the Agreement and Schedule, substantially in the form presented to this meeting, are in the best interests of the Lessee for the acquisition of such Equipment, and the Governing Body hereby approves the entering into the Agreement and Schedule by the Lessee and hereby designates and authorizes the following person(s) to execute and deliver the Agreement and Schedule on Lessee's behalf with such changes thereto as such person(s) deem(s) appropriate, and any related documents, including any Escrow Agreement, necessary to the consummation of the transaction contemplated by the Agreement and Schedule.

Authorized Individual(s): David W. Owen, Town Manager

In addition to the Authorized Individual(s) above, the Governing Body of Lessee further authorizes the following individual to sign any Payment Request and Partial Acceptance Certificate form and/or Final Acceptance Certificate:

Authorized Individual(s): Peter A. Chamberlin, Finance Director

Members voted and being none oppose, the motion passed.

I. Assessment Changes

Todd Haywood, Contract Assessor, addressed the Board to discuss Property Tax Abatement/ Refunds #62 2013 and 2014 Tax Map 191, Lot 12 and explained the reason for the assessment change was due to the values in the neighborhood. He explained as outlined in his letter dated April 7, 2014, that after the abatement that was approved in May of 2013 during routine cyclical updates they noticed a coding issue with the property and that it was listed to be on Lake Wentworth vs. Crescent Lake which is inconsistent with the other properties in the area.

Mrs. Murray explained her role as a Selectmen in reviewing the packet for the meeting and that she needs to understand the material in the packet prior to voting and acting on the items on the agenda and secondly as the last set of eyes to proof to ensure things go out correctly as we all make errors, but those errors need to be made in-house. The proportionality of tax values is import to all taxpayers as property taxes received is income to the town and property evaluation is the responsibility of the Board of Selectmen under RSA 75, which is one of the most important roles the Board of Selectmen serve. In order for her to see that all properties are reasonably proportional she needs complete information and explanation on why the Assessing Department has made such decision. Prior to the April 1st Board of Selectmen's meeting she saw some errors and inconsistencies which she sent back to the Town Manager. On March 31st she received an explanation that still made no sense to her as it was generic and did not relate to that specific property. She explained that her issue with the property tax abatement/refund form for this property is that there was way too many inaccuracies and

errors and that the significant adjustment to the property assessment card was never explained to the Board in processing of a Board and Tax and Land appeals settlement and that a significant change was made without notice on a property already granted an abatement and within a three month period after that an abatement was granted. She explained she reviewed the abatement application by the property owner from May of 2014 and reviewed his response which indicated to her that the Assessing Department reviewed the property to make an adjustment, but what really started her looking into it more was in March of 2015 they received property tax abatement/ refund #62 which had one value on the form and another on the back up letter which does not allow her to understand the decision at all and also the information provided in the explanation does not tell her at the reason why the abatement was made. She stated that there is obviously a reason when the abatement is made and that is what she wants to see on the forms that are sent to them so the Board can understand why the change was made. She stated that what she would like to see in the packet are the abatement application, the assessing cards and a detailed explanation of the property being abated.

Mr. Haywood replied he understands what is needed and questioned if anything further is needed on the ones provided this evening.

Mrs. Murray replied that the explanation he provided for the meeting is sufficient. She noted that if any significant changes are discovered to notify the Board.

It was moved by Linda Murray and seconded by Dave Bowers to approve and sign the property tax abatement/ refund #62 for tax years 2013 and 2014 Tax Map 191, Lot 12 as submitted. Members voted and being none opposed, the motion passed.

J. Back Bay Hockey Association present plan for upgrades to the Pop Whalen Ice Arena

Victor Drouin and Kurt DeVyllder addressed the Board and Mr. Drouin stated they are here to present a plan drafted by Tony Fallon to upgrade Pop Whalen Ice Arena. The goal is to fundraise for this upgrade in order to keep the user fees affordable.

Mr. DeVyllder stated that the plan includes an upgrade for additional space for six lockers rooms with room to expand in the future. He stated it would also include showers for the athletes to give them the ability to host tournaments which they cannot do now. He stated at one time this was a prime rink, but they have fallen behind as other rinks have made upgrades to accommodate tournaments.

Ethan Hipple addressed the Board and stated that he strongly supports this project and noted it has been a priority to do after the lodge. He stated some upgrades were done recently in order to remain code compliant but it needs user upgrades.

Chairman Senecal noted the numbers for the cost may be revised but noted he would like to see the cost for all the lockers rooms vs. just the six.

Mr. Harriman stated that he agrees this is a great project but noted when the lodge was presented to the Planning Board the question arose about the septic systems needs and he would like to know that information.

Mr. Hipple agreed they do need a septic plan and parking plan as well which is on the Capital Improvement plan.

Mrs. Murray stated she is in support of such project but noted the next large project on the Capital Improvement Plan is the Library which has been pushed back due to the Town Hall. She supports the public/private partnership with this project and would like to know the additional cost to maintain the upgraded facility.

Mr. Drouin replied that they felt the upgrades would bring in an additional \$30,000 a year revenue which would be used to maintain the facility and the insulating of the building alone will have a significant savings.

The Board thanked them for the presentation.

K. Purchase of 1-Ton Plow Truck for the Highway Department

Dave Ford addressed the Board to discuss the replacement of HD-9 that was approved and put out to bid. He stated that they received three bids with a Ford and Dodge truck being the lowest, but in past experience have not held up well with a wing plow and they received a bid for an International Terra Truck which is a much better quality truck but is the highest bid at \$106,868.22 which exceeds the amount proposed for the replacement. He is requesting to purchase this vehicle with additional capital reserve funds noting there are ample funds available to do this.

Mr. Owen provided a summary of the Capital Reserve account provided by the Finance office.

Mr. Ford disagreed with the amount in that fund, but will clarify it with the Finance office.

Mrs. Murray noted they have previously approved \$6,000 for a plow and adding this overage request will take a total of about \$13,000 out of the DPW Vehicles and Equipment Capital Reserve account. She questioned the useful life of the truck.

Mr. Ford replied with proper maintenance, 14 years.

Mr. Harriman questioned if had an F550's newer than 2007, as in Ossipee they have two 2014's which now have a boxed in frame and are a lot stronger than the previous truck. He noted with regards to the International to be sure to get the newer engine as the old engines were running the exhaust back through the engine which makes a big difference in the life of the engine.

MR. Ford replied he would look into that since the truck would need to be custom ordered.

Mr. Harriman questioned the cost differences.

Mr. Ford replied the Ford is \$91, 477 and the Dodge \$95,801 including the trade, sander and plow.

It was moved by Linda Murray and seconded by Brad Harriman to waive the Town's Procurement Policy and to authorize the Department of Public Works to purchase an

International Terra Truck with a total cost of \$106,868.22. Members voted and being none opposed, the motion passed.

L. Draft Administrative Order by Consent

Mr. Ford stated that as discussed in the past, the Town has been in discussion with NH DES with regards to the violations at the RIB site and the time frame for the administrative order. He stated that even though we are in violation, what is being discharged from the site is less than what is permitted, but the problem is the breakout sites. He stated that there are \$5.5 million dollars left over from the lawsuit with Wright-Pierce to address the problem and the plan is not to rush into anything, and we are currently looking at using the spray site. He explained that he hopes to have a final draft of the order for the meeting on May 6th.

Mrs. Murray noted they are still using the RIB sites 4 & 5.

Mr. Ford replied yes, at 50,000 gallons a day and 70,000 in the summer. He noted they rotate the sites in order to stay in compliance.

Mrs. Murray questioned the seeps and that all along they have been permitted for the seeps.

Mr. Ford replied that they need to review the study for those details.

M. Capital Projects Update

Mr. Ford reviewed the Capital Projects update dated April 10, 2015. (See attached) He noted with regards to the Center Street project it is a project that is slated to be cut in the State Budget for DOT cuts and that the Town will need to come up with an alternate plan since there are some issues with the area that need to be addressed. He also noted that Gary Stockman had indicated to the Town of Wolfeboro that he is interested in selling some of his landlocked property if the Town is interested in expanding its land in the area of the RIB site.

Ethan Hipple addressed the Board to review his Capital Project Update list. (See attached)

Mr. Owen provided the update on the Town Hall project and that the foyer in the rear entrance has been lowered, the roofing repairs and masonry work is ongoing, the mechanical and electrical work is ongoing and the stage is complete.

Mrs. Murray questioned the status of the generator.

Mr. Owen replied he would need to check that with Mr. Houseman.

Town Manager's Report

Mr. Owen stated the following:

- He reported an injury to a contract Lineman on Monday who was severely injured and transferred to Maine Medical center when a pole he was climbing broke at Abenaki Ski area.

- He attended a hearing on at the Legislative Office Building on SB 243 Right to Know law.
- A letter has been sent to Senator Bradley seeking support for the funding of the Center Street project in the State budget and that the Chamber of Commerce has also sent a letter of support.
- The two houses the Town purchased on Lehner Street have been demolished and the area has been cleaned up and seeded.
- The Solid Waste Department will be holding the annual Town Clean-up day on May 9th.
- The Building Inspector has passed his Electrical Certification.

Mrs. Murray noted for the public's information that the Board does get a report monthly from the Town Treasurer on the status of the accounts for the RIB site.

Committee Reports

Mr. Harriman stated he attended a Planning Board meeting in which the Abenaki Lodge proposal was presented.

Mr. Bowers attended the Library Board meeting and the EDC meeting.

Chairman Murray stated she attended the Chamber Board meeting, the Town Hall construction meeting, the EDC meeting and the NH DES meeting with Dave Ford on the Administrative Order. She also noted she toured the new maintenance building at the Pop Whalen Arena.

Mr. Freudenberg reported he attended the Conservation Commission meeting and will attend the Police Commission meeting tomorrow.

Mr. Owen stated that the Conservation Commission has requested that Mr. Freudenberg be added as an alternate member to allow him to fill in for missing members.

It was moved by Dave Bowers and seconded by Brad Harriman to appoint Luke Freudenberg to the Conservation Commission as an alternate for a three year term. Members voted and being all in favor, the motion passed.

Public Comment

None.

Questions from the Press

None.

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

Member Dave Bowers moved the Wolfeboro Board of Selectmen to enter non-public session at 8:59 PM to discuss litigation. Brad Harriman seconded. Roll call vote: Luke

Freudenberg-yes, Dave Senecal-yes, Dave Bowers-yes, Brad Harriman-yes, and Linda Murray-yes, the motion passed.

The Board re-entered public session at 9:15 PM.

Chairman Senecal stated the non-public session minutes of April 15th, 2015 were sealed by a 2/3rds vote as required by law.

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

Member Linda Murray moved the Wolfeboro Board of Selectmen to adjourn at 9:16 PM. Member Dave Bowers seconded. Being none opposed, the motion passed.

Respectfully submitted,
Amelia Capone-Muccio
Recording Secretary

Capital Projects Update Report

Friday, April 10, 2015

Prepared by DW Ford

YR	Art #	Project	Budget	Spent	Encumbered	Balance	Comments
2010	12	Water Line Upgrades #06-57700-100	\$ 600,000.00	\$ 503,288	\$ -	\$ 96,712	Replace 900 feet of waterline on Leher St., Center to Town parking lot entrance.
2010	24	Rt 28 Study #01-57700-150	\$ 99,000.00	\$ 81,037	\$ 14,239	\$ 3,724	Steering Committee, screened segment 5 alternatives, BOS approved recommendation, Statiec submitted report to NHDOT. Need to Set up field trip to view Round-a-Bouts, then steering committee will screen alternatives for segment 4. Goal to complete by end of year.
2011	24	Design of Pine Street/Crescent Lake Ave #01-57750-170	\$ 95,000.00	\$ 31,045	\$ 41,000	\$ 22,955.00	Design to be completed with no stop sign, construction drawings completed by end of spring.
2012	14	Downtown Streets Upgrade - Phase 3 1-57760-115	\$ 750,000	\$ 659,357		\$ 90,643	Balance of funds to be used for drainage upgrades from Leher St. to "ditch" and cleaning out "ditch" to Back Bay. "ditch" = drainage swale behind Foss Field
2013	5	Center Street Reconstruction 01-57770-100	\$ 2,100,000	\$ 87,105	\$ 21,102	\$ 1,991,793	Statiec Consultant - Project in final design stage, but will be placed on hold until next year per NHDOT. Will be working on Utility Pole relocations and easements this winter/spring
2013	6	Sewer Collection Upgrades 04-57770-100	\$ 400,000	\$ 155,196	\$ 120,667	\$ 124,137	NOTE: Project funding from NHDOT (about \$1,000,000) in jeopardy due to State budget issues. Sewer line and manhole repairs Bids received 1-16-15, work to be completed by this spring. Additional sewer work included in Center St. project.
2013	12	Town Hall Parking Lot Upgrades to ADA Stds. 01-57770-130	\$ 100,000	\$ 77,739	\$ -	\$ 22,261	Parking lot project substantially complete. Paving, sidewalks and curbing completed, 5 Elm Trees planted. Lights in front on hold due to Town Hall construction.
2014	6	MIDDLETON ROAD CONSTRUCTION 01-57780-100	\$ 1,350,000	\$ 270,129	\$ 997,537	\$ 82,334	GW Brooks from Freedom was the successful low bid, started work Sept. 15, focus on Drainage this Fall, sub. Completion date of June 15, 2015 Contractor to re-mobilize late April, due to extreme frost, project may be delayed until 7-1-2015
2014	8	PUBLIC WORKS GARAGE FACILITY UPGRADE 01-57780-110	\$ 160,000	\$ 13,869	\$ 9,536	\$ 136,595	Electrical and heating system work is complete at PW Garage. Salt Shed building out to Bid in April, start construction in May.
2014	10	TOWN ROAD UPGRADES 01-57780-120	\$ 625,000	\$ 617,424		\$ 7,576	Stonham Road and Jenness Farm pavement overlays completed. Forest, Birch, Libby and Cross Roads completed. Sand Seal on Beach Pond Road, completed. Balance for guard rail on Cross road
2014	11	SIDEWALK UPGRADES 01-57785-130	\$ 100,000	\$ 9,297	\$ 2,106	\$ 88,597	UEI completed drawings, NHDOT approved with comments to replace drainage. Work to begin as soon as Highschool is done for year, late June. Scope includes: Rebuild sidewalk and curb from Treadwell Lane to HS entrance. Town will construct drainage, bid out curb and paving
2015	5	Libby Repairs 1-57785-100	\$ 200,000		\$ 147,000	\$ 53,000	Working with Chris Williams Architect, Ben Brungaber (Structural Engineer) and Preservation Timber Framing (Contractor, specialized in old bldgs. Finalizing contracts and work to begin in April, with plans to be completed by end of May, tentative.
2015	6	Stonehenge Rd upgrades 1-57785-115	\$ 80,000			\$ 80,000	Project to be Bid out as a separate line item with other Town Road Upgrade Projects, bids to go out by April 20, 2015
2015	11	Road Upgrades 1-57785-130	\$ 650,000		\$ 42,000	\$ 608,000	Road Upgrade Pavement Bid to go out April 20, 2015 Engineering PO to UEI for Port Wadsworth/Winterhaven roads & drainage
2015	12	WWTF Effluent Disposal Study 4-57785-100	\$ 700,000		\$ 182,500	\$ 507,500	Meeting with NHDES on April 6, 2015. Revised Draft AOC to be discussed with BOS and if acceptable could be signed by May 6, 2015. RIB hydraulic study & next phase of Sewer II work has started, other Scopes of Work in review with consultants and NHDES
2015	13	Sidewalk Upgrades 1-57785-135	\$ 100,000			\$ 100,000	Engineering work planned for Summer, construction in fall
2015	14	Dockside Parking Lot Design 1-57785-140	\$ 50,000		\$ 44,600	\$ 5,400	Issued PO to Underwood Engineers, start survey early spring, hold Stakeholder Meeting late Spring
2015	18	PW Vehicle Cap Reserve 1-57785-150	\$ 100,000			\$ 100,000	One Ton Plow Truck bids received, recommend Terra Star (International) truck for \$106,888; a little over our budget, but a much better value to Town, to be discussed with BOS on 4-15-15. Tow behind Sweeper out to bid.
2015	20	WWTP Cap Reserve 1-57785-160; 1-57780-150	\$ 250,000	\$ 8,000	\$ 104,000	\$ 138,000	Homeland Security Grant for \$80,000 received for replacement of Emergency Generator, project be fast tracked. UEI engineer, plans and Specs approved by NHDES, bid and award to low bid Kohler. Woodward & Curran acting as Towns CM. Engineering for Sludge pumps and building to follow this year.
2015	21	Town Asset Management Plan 1-57785-165	\$ 100,000			\$ 100,000	Struggling with W & C and an appropriate Scope of Work, talking to other Consultants, need to assure AMP is right scale for Wolfeboro. Needs to be detailed enough, but simple and user friendly, so that it can be maintained.
CAPITAL OUTLAY PROJECTS							
2014		RAILROAD STATION PARKING LOT 01-49613-732	\$ 50,000	\$ 1,865	\$ 33,385	\$ 14,750	Staff to develop detailed plan, electrical, paving and curb contracts in place. Construction early Spring Working with Garden club on Rain Garden and Bean Park improvements in conjunction with upgrades.
2014		BMPs LAKE WENTWORTH 01-49613-736	\$ 10,000	\$ 1,242	\$ 8,758	\$ -	UEI working with staff on design/build improvements on Rt. 109 and concept plan for S. Main St.
2014		LIBBY & LAKE STREET WATER MAIN REPLACE 02-49613-730	\$ 90,000	\$ 46,240	\$ 25,080	\$ 18,680	Libby Street Completed in conjunction with road and drainage work Lake Street scheduled to be done in Spring of 2015

1-15-15
02-49613-730
02-49613-736
02-49613-732

Supplemental Capital Projects Summary

YR	Art #	Project	Budget	Spent	Encumbered	Balance	Comments
2014	7	Reduced Scope Renovations Town Hall	\$ 4,028,978	1,419,026.78	\$ 2,492,487	\$ 87,464	
		01-57780-105					
		Northeast Collaborative Architects	230,000.00	226,382.78	3,617.22	0.00	Project is currently under construction.
		David B. O'Brien & Associates	50,000.00	15,768.00	34,232.00	-	Estimated substantial completion date 9/6/15
		Conneston Construction	3,661,514.00	1,206,876.00	2,454,638.00	-	
		Unencumbered Balance Of Project	87,464.00				
2015	9	Railroad Station Playground	\$ 18,900	\$ -	\$ -	\$ 18,900	Requests for proposals due April 22, 2015. It is anticipated that construction will take place during May 2015.
		01-49613-731					Project is partially financed with offsetting funds from the Wolfboro Cooperative Nursery School of \$ 19,293.50.
2015	8	Abenaki Ski Lodge Construction	\$ 631,135	\$ -	\$ -	\$ 631,135	Transfer Of \$ 281,135 has been made to the Trustees Of Trust Funds. Friends of Abenaki have pledged funding of \$ 350,000 to the project. Engineering completed April 11th, 2015. Bids will be let April 20th, 2015. Pending receipt of funding from Friends of Abenaki construction is estimated to begin mid May to mid June 2015.
		Due From Capital Reserve Funds					
		Amount appropriated by Town	\$ 281,135				
			\$ 350,000				
2014	9	Abenaki Ski Lodge Engineering	\$ 30,000	\$ 9,900	\$ 20,100	\$ -	Results of Request For Engineering Services awarded to Casco Bay Engineering. Engineering complete April 11, 2015.
		01-49613-721					Outstanding purchase order is for Casco Bay Engineering for \$ 20,100.00
2015	10	Interim Town Offices	\$ 76,250	\$ 18,750		\$ 57,500	Anticipated move to renovated Town Offices, September 2015
		01-455780-140					

4-15-15
AD
04/10/15