

**Wolfeboro Board of Selectmen
Meeting minutes
Unapproved
December 14, 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, Parks & Recreation Director Ethan Hipple, Planning and Development Director Rob Houseman 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.

Public Input

Marshall Hewitt joined the Board and stated he is a resident of Lang Pond Road and questioned the status of the concerns expressed by residents regarding health issues of the dust on that road and the request to pave a section in Wolfeboro.

Mr. Owen replied that has been addressed and the 2012 Road upgrade Warrant article includes funds to pave that road.

Mr. Hewitt thanked the town.

New Business

A. Review and approve Warrant Articles (continued)

Chairman Silk stated they have some articles that still need to be reviewed pending more information and will still need to review the bonded articles at a Public Hearing in January 2012.

➤ ***Structural repairs at the Public Safety Building***

Mr. Owen stated that the figure for this article will be the \$350,000.

➤ ***Acquisition 255 So. Main St. \$160,000***

Mr. Owen stated this article was not proposed to be bonded and noted that the downside to bonding this article is chance the property owner would not hold the property for the town if the article fails to achieve the 60% approval request for a bond.

Chairman Silk stated that she had requested to bond a couple of the articles to help keep the tax rate down.

Mrs. Murray agreed and stated that she looked at the amount of non-bonded articles at \$1.4 million dollars which is a lot of impact on the tax rate and would support bonding this article.

Mr. Senecal disagreed and does not support bonding this article and noted the cost of the purchase and sales agreement is \$148,000, the rest of the money is to demolish or move the building.

Mr. Bowers agreed he would rather not bond the article, but does want to be responsive to the tax rate. He suggested they put a sign out there designating it as the property on the Warrant Article.

Chairman Silk stated they do have a presentation of the articles that includes photos done with WCTV.

Member Dave Bowers moved the Wolfeboro Board of Selectmen to not bond the Warrant Article for the purchase of the property at 255 South Main Street. Dave Senecal seconded. Members voted, Dave Senecal and Dave Bowers in favor and all others opposed, the motion failed.

Mr. Senecal stated that even though he does not agree regarding the bonding, it does not mean he doesn't support the purchase.

Member Linda Murray moved the Wolfeboro Board of Selectmen to bond the Warrant Article for the purchase of the property at 255 South Main Street. Chuck Storm seconded. Members voted, Dave Senecal and Dave Bowers opposed and all others in favor, the motion passed.

➤ ***Bath House Albee Beach \$125,000***

Mr. Owen stated that he also feels the downside to bonding this article is the chance it does not pass and the project has already had some work done such as the septic tank and foundation which would be an eyesore and the town would still need to fund porta-potties.

Mr. Senecal questioned if the Parks and Recreation Director plans to do stick built or trusses.

Ethan Hipple joined the Board and replied the budget is based on stick built.

Mr. Senecal stated he discussed this project with the Region 9 director and he advised him it would be less money for the trusses.

Mr. Hipple replied he is fine with that and noted he also discussed the landscaping with the Agricultural Director and was advised what he has budgeted is more than enough for them to do the work.

Mr. Bowers stated he is not fond of bonding and noted if you don't bond you don't need as many votes.

Mr. Storm stated that this is a structure they will have for years and it can be bonded.

Mrs. Murray stated her only concern with bonding this project is the septic was put in, but does feel they need to be aware of the tax rate.

Mr. Senecal stated this is the type of project they can pay for in one year and questioned the least amount of time they can bond.

Mr. Chamberlin replied the website of the NH Municipal Bond Bank states they can bond from 1-30 years.

Member Dave Senecal moved the Wolfeboro Board of Selectmen to not bond the Warrant Article for the Bath House at Albee Beach \$125,000. Chuck Storm seconded. Members voted and being all in favor, the motion passed.

➤ ***Insulating/Dehumidification @ Pop Whalen \$275,000***

Mr. Hipple stated he has not received all the estimates for this project, but noted the intent is not to spend more than \$275,000 on this project as anymore would affect the user rates too much.

Mrs. Murray noted that if they do get a lower estimate they can amend this one in January as well.

➤ ***Town Hall***

Mr. Owen provided the Board with an estimate from CCI for improvements to the town hall. He had the intent to do something similar as they did a couple years ago when the town approved \$110,000 for improvements, but the estimate they received is \$321,000 which is too much for this article and the tax impact. He stated at this point he is not sure what to recommend, they could fund some money for repairs, delete the article altogether or put some funds towards a Town Hall Capital Reserve fund.

Chairman Silk stated she is not sure how to correlate this estimate to the previous list from the last meeting and noted that the cost to remove trash on the CCI estimate is \$3,400, which is something the town could do themselves.

Mr. Owen stated the issue is whether to have a general contractor or not.

Mr. Houseman stated that he just received this estimate this morning from CCI and was hoping for something more a la carte and he has sent an e-mail regarding such but has not had a response yet. He has a lot of questions regarding the estimate, but was looking to do something more on the lines of setting a dollar amount and go from there.

Mrs. Murray agreed. She was looking more at doing maintenance items dealing with the asbestos, replacing the carpets and closing off the basement, making the work environment better.

Mr. Senecal stated he thought they would get a list of items that need repair or replacement, like the carpets, dehumidification and asbestos, but the estimate has more than they wanted. He was thinking more along the lines of \$200,000.

Mr. Owen agreed, but they have to do this with staff as they do not have architects on the staff and the architects they were using have not been helpful.

Mr. Houseman stated if he has a target range the Board would like to use, he could reach out to get some estimates.

Chairman Silk stated they reduced the road improvements by \$200, 000 with the intent to use those funds for this.

Mr. Bowers would like to see them use some local contractors and probably could get a better price.

Mr. Houseman replied they can use whoever the town wants, but they reached out to those who were already familiar with the building. He stated the goal is to make repairs that would work with the future and not be torn out.

Chairman Silk stated they would review this article on the 21st with a place holder of \$200,000.

Member Chuck Storm moved the Wolfeboro Board of Selectmen to set the Town Hall Warrant Article at \$200,000 for repairs/maintenance. Linda Murray seconded. Members voted and being none opposed, the motion passed.

➤ ***Police Union Contract \$20,407***

Mr. Owen stated this article has been revised to reflect the agreed upon contract.

➤ ***Radio Equipment Upgrade***

Mr. Owen stated this article includes the cost estimate from the contractor plus a contingency and the new telephone line.

Chairman Silk stated that the Deputy Fire Chief is also checking on another cost for the wind test and they may also have a more accurate number on the phone line.

Member Dave Bowers moved the Wolfeboro Board of Selectmen to support the Radio Communications Upgrade Article at \$75,000. Chuck Storm seconded. Members voted and being none opposed, the motion passed.

Chairman Silk stated that the articles regarding the Water Treatment Plant (N & O on the current list) should state "drinking water".

B. Amendment to Agreement with Back Bay Youth Hockey/ pro shop skate sharpening

Ethan Hipple joined the Board and stated that Victor Drouin of Back Bay Hockey is also present and they have provided a modified agreement to include a signature line for Back Bay Hockey. He explained they plan to have a pro shop run the same as the snack shack; Back Bay Hockey would gain the revenue from the skate sharpening and pro shop sales and the town would gain revenue from the skate rentals.

Member Dave Senecal moved the Wolfeboro Board of Selectmen to approve the agreement with Back Bay Youth Hockey and the town for the pro shop and skate sharpening. Linda Murray seconded. Members voted and being none opposed, the motion passed.

C. Vote to accept gift of skates from Ham Arena & other private sources

Chairman Silk stated the town has received a total of 69 skates from Ham Arena, Carpenter School, Back Bay Youth Hockey and others and the value set of them is \$690. She questioned the fee to rent the skates.

Mr. Hipple replied \$3.

Member Chuck Storm moved the Wolfeboro Board of Selectmen to accept a gift of skates valued at \$690 from several sources; Ham Arena, Carpenter School, Back Bay Youth Hockey and others. Dave Bowers seconded. Members voted and being none opposed, the motion passed.

Any Other Business

Chairman Silk stated the Highway Block Grant for 2012 schedule of payments is as follows:

- January 2012- \$36,178.20.
- April 2012 - \$29,923.96.
- July 2012-\$45,530.28
- October 2012-\$45,530.28

Public Comment

Suzanne Ryan questioned if the block grants are the same or lower than last year.

Mr. Owen replied he believes there is a slight reduction, because last year they had the gas surcharge, but Mr. Chamberlin could clarify that.

Questions from the Press

None.

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 7:42 PM. Member Linda Murray seconded. Being none opposed, the motion passed.

Respectfully submitted,

Amelia Capone-Muccio

Recording Secretary