

Wolfeboro Board of Selectmen

Meeting Minutes

November 23, 2009

Members present: Chairman Dave Senecal, Vice-Chairman Kristi Ginter, Linda Murray, Sarah Silk, and Marge Webster

Staff Present: Town Manager David Owen, Finance Director Pete Chamberlain, Public Works Director David Ford, Recording Secretary Terry Tavares

Chairman Senecal called the meeting to order at 6:30 PM at the Wolfeboro Inn.

Non - Public session RSA 91-A: 3II

Mr. Owen stated a Non-Public session will be needed.

➤ Public Input

Joyce Davis asked if there will be public input after the warrant article review.

Mr. Senecal stated there will be public input.

Joyce Davis said she strongly supports the warrant article for the repairs to the Brewster Memorial Hall building. She said the Selectmen have introduced a plan for a New Town Hall on Lehner Street and asked if they are going to discuss both proposals for the Town Hall at tonight's meeting.

Mr. Senecal said he was not sure.

➤ Warrant Article Review

ARTICLE A: Replace HD-10, a 1.5 Ton Plow Truck with Wing and Sander

To see whether the Town will vote to raise and appropriate the sum of One Hundred Thousand dollars **(\$100,000) for the purpose of replacing HD-10, a 2003 1.5-ton truck** for the use by the Highway Division of the Department of Public Works.

Mr. Senecal asked Mr. Ford what they will be doing with the old vehicle.

Mr. Ford said they will move it to the Solid Waste facility.

Mrs. Murray made a motion place Article A: To Replace HD-10, a 1.5 Ton Plow Truck with Wing and Sander for the sum of One Hundred Thousand dollars (\$100,000) on the Warrant.

seconded by Marge Webster. Members Marge Webster, yes, Sarah Silk, yes, Dave Senecal, yes, Kristi Ginter, yes and Linda Murray, yes. The motion passed.

ARTICLE B: Dockside Upgrades – Phase 2

To see if the Town will vote to raise and appropriate the sum of Seventy Thousand dollars (\$70,000) to replace the chain link fence with black wrought iron fence, upgrade lighting and extend stamped concrete surface between Dockside restaurant and Main Street, said sum to be addition to any federal, state or private funds made available.

Mrs. Murray stated anyone who looks at the wrought iron fence in place can see the difference and she asked about the concrete surface stamping.

Mr. Ford said it would be an overlay finish on the concrete. They will also be remove the existing chain link fence and installing the new wrought iron fence.

Ms. Silk made the motion to move Article B: Dockside Upgrades – Phase 2 to raise and appropriate the sum of Seventy Thousand dollars (\$70,000) to replace the chain link fence with black wrought iron fence, upgrade lighting and extend stamped concrete surface between Dockside restaurant and Main Street to the Budget Committee, seconded by Linda Murray. Members Marge Webster, yes, Sarah Silk, yes, Dave Senecal, yes, Kristi Ginter, yes and Linda Murray, yes. The motion passed.

ARTICLE C: Public Building Evaluation & Capital Assets Management Plan

To see whether the Town will vote to raise and appropriate the sum of Sixty Thousand Dollars (\$60,000) for the purpose of obtaining a professional evaluation of the conditions of the following Town Buildings: Dockside, Public Safety Building, Libby Museum, Highway Garages, and the Solid Waste Facility, such evaluations to assess building conditions, identify and prioritize issues of concern and list required upgrades and their costs to protect the Town's assets, make them more energy efficient and to develop a long term Building Facilities Capital Assets Management Plan.

Ms. Silk made the motion to move ARTICLE C: Public Building Evaluation & Capital Assets Management Plan-to raise and appropriate the sum of Sixty Thousand Dollars (\$60,000) for the purpose of obtaining a professional evaluation of the conditions of the following Town Buildings: Dockside, Public Safety Building, Libby Museum, Highway Garages, and the Solid Waste Facility to the Budget Committee, seconded by Marge Webster. Members Marge Webster, yes, Sarah Silk, yes, Dave Senecal, yes, Kristi Ginter, yes and Linda Murray, yes. The motion passed.

ARTICLE D: Upgrade Town Roads

*To see whether the Town will vote to raise and appropriate the sum of Five Hundred Fifty Thousand dollars (\$550,000) **for upgrading Town roads and drainage system.***

Mrs. Murray asked Mr. Ford if we have a list of the roads for repair.

Mr. Ford said we do have a list. And we will be updating the current list.

Mrs. Murray asked if Pleasant Valley Road will be done this year.

Mr. Ford said we are doing the required survey and topographic work to get ready for the work to take place next year. The paperwork will take some time to complete and get the approvals.

Ms. Webster asked if the next article on the agenda for the (Article E) Center Street Drainage Upgrades does not pass is there a impact on this Article D.

Mr. Ford stated we are going to try to do as much as we can before the State does the proposed overlay on Center Street. I will be meeting with the DOT to see if we can do this in pieces.

Mrs. Murray asked Mr. Ford if he could get back to the Board with more information if he was going to need more money for this item.

Mr. Ford stated in looking at both projects we may need to adjust this amount for the warrant.

Linda Murray made the motion to put ARTICLE D: Upgrade Town Roads: To see whether the Town will vote to raise and appropriate the sum of Five Hundred Fifty Thousand dollars (\$550,000) for upgrading Town roads and drainage systems on the Warrant, seconded by Kristi Ginter. Members Marge Webster, yes, Sarah Silk, yes, Dave Senecal, yes, Kristi Ginter, yes and Linda Murray, yes. The motion passed.

ARTICLE E: Center Street Drainage Upgrades

*To see whether the Town will vote to raise and appropriate the sum of Six Hundred Thousand dollars (\$600,000) **for completing phase 2 of the upgrades to the drainage system in the Center Street Area which will include, but is not limited to, construction of the Glendon Street outfall and the cleaning and culvert upgrade of the Center Street outfall,** said sum to be in addition to any federal, state or private funds made available therefor, and further to authorize the issuance of not more than Six Hundred Thousand (\$600,000) of bonds or notes for these purposes in accordance with RSA Chapter 33, Municipal Finance Act, and to authorize the Board of Selectmen to issue and negotiate such bonds or notes and to determine the rate of interest, maturity and other terms for this purpose.*

Mr. Ford stated we thought to do this work in phases. We wanted to clean and upgrade the culverts and the Glendon Street outfall. The last phase will be the drainage on Lehner Street.

Kristi Ginter made the motion to put ARTICLE E: Center Street Drainage Upgrades on the Warrant for Public Notice Hearing, seconded by Marge Webster. Members Marge Webster, yes, Sarah Silk, yes, Dave Senecal, yes, Kristi Ginter, yes and Linda Murray, yes. The motion passed.

ARTICLE F: South Main Street (Route 28) Corridor study and Conceptual Design

To see whether the Town will vote to raise and appropriate the sum of Ninety-Nine Thousand dollars (\$99,000) to fund the study and conceptual design of improvements to South Main Street/Center Street corridor (Route 28) from Alton Town Line to Wolfeboro Falls.

Mr. Ford stated this is an important project that would be easy to cut. It is critical for us to get this in place in order for us to get on the State's 10 year plan if we are going to have Route 28 taken care of. We might be able to break this into smaller pieces and be able to get funding. Route 28 is a State right of way but it is a Town road.

Ms. Webster stated if we don't have a plan we will not get on the State's plan for the Route 28 improvements.

Mr. Ford stated that he can not guarantee that we will get on the State's plan, but without this it is definite we will not.

Mrs. Murray stated this project will take a number of years before anything will get done and it will give us time to address this.

Mr. Senecal stated if we have this plan in place it will help the Lakes Region Planning Commission to get us on the list.

Linda Murray made the motion to put ARTICLE F: South Main Street (Route 28) Corridor study and Conceptual Design on the Warrant, seconded by Sarah Silk. Members Marge Webster, yes, Sarah Silk, yes, Dave Senecal, yes, Kristi Ginter, yes and Linda Murray, yes. The motion passed.

Mr. Owen informed the Board that the only articles to go to public hearing are the ones that are for over \$100,000, and are going to be bonded.

Mrs. Murray made a motion to amend only the bonded articles over \$100,000 to go to the Warrant for a Public Hearing and the rest to be sent to the Budget Committee, seconded by Kristi Ginter. Members voted all in favor.

ARTICLE G: ADA Improvements – Phase II

*To see whether the Town will vote to raise and appropriate the sum of Two Hundred Fifty Thousand dollars(\$250,000) for the purpose of designing and constructing Americans with Disabilities Act (ADA)- compliant entrances and restrooms at the following Town Facilities: Carry Beach bathhouse, Brewster Beach bathhouse, and Pop Whalen arena, said sum to be in addition to any federal, state or private funds made available therefore, and further to authorize the issuance of not more than Two Hundred Fifty Thousand dollars (\$250,000) of bonds or notes for the purposes in accordance with RSA Chapter 33, Municipal Finance Act, and to authorize the Board of Selectmen to issue and negotiate such bonds or notes and to determine the rate of interest, maturity and other terms for this purpose. **The portion of principal and interest on said bonds or notes which is allocable to 50% of the costs of the improvements at the Pop Whalen arena shall be paid from the Pop Whalen Enterprise Fund.***

Ms. Silk stated we were going to split this warrant into G- for Pop Whalen upgrade for \$115,547 and G-1- for the Bathhouse upgrades for \$134,451.

Marge Webster made the motion to put Article G for Pop Whalen ADA Compliant entrances & restrooms for \$115,547 on the Warrant for Public Hearing, seconded by Kristi Ginter. Members Marge Webster, yes, Sarah Silk, yes, Dave Senecal, yes, Kristi Ginter, yes and Linda Murray, yes. The motion passed.

Sarah Silk made the motion to put Article G1 for the Carry Beach & Brewster Bathhouses upgrades for \$134,451 on the Warrant for Public Hearing, seconded by Linda Murray. Members Sarah Silk, yes, Dave Senecal, yes, Kristi Ginter, yes, Linda Murray, yes, Marge Webster, no, the motion passed.

ARTICLE H: Complete Upgrades to Railroad Station

To see whether the Town will vote to raise and appropriate the sum of Seventy-Seven Thousand dollars (\$77,000), a bid price, to complete upgrades to the Town- owned Historic Railroad Station building, which will include, but not limited to, new asphalt shingles, roof repairs, exterior painting and insulation, said sum to be in addition to any federal, state or private funds made available therefore..

Mr. Senecal said this is a firm number from the contractor to complete the work on the Railroad Station building for this amount.

Marge Webster made the motion to send Article H: Complete Upgrade to the Railroad Station to the Budget Committee, seconded by Linda Murray. Members Marge Webster, yes, Sarah Silk, yes, Dave Senecal, yes, Kristi Ginter, yes and Linda Murray, yes. The motion passed.

ARTICLE I: Replace Water Lines in Glendon and Lehner Street Area

*To see whether the Town will vote to raise and appropriate the sum of Six Hundred Thousand dollars (\$600,000) to replace the water mains and appurtenances in Glendon and Lehner Streets and other streets in downtown Wolfeboro, said sum to be in addition to any federal, state or private funds made available therefore, and to further authorize the issuance of not more than Six Hundred Thousand dollars (\$600,000) of bonds or notes for these purposes in accordance with RSA Chapter 33, Municipal Finance Act, and to authorize the Board of Selectmen to issue and negotiate such bonds or notes and to determine the rate of interest, maturity and other terms for this purpose. Payment of all principal and interest on said bonds or notes shall be from the Water Enterprise Fund. **This project will not cause any increase in tax rates.***

Mrs. Murray would like the line "This project will not cause any increase in tax rate" bolded.

Ms. Webster would like to combine Articles I & K.

Mr. Ford stated that the water lines need to be done first. It would cost more to re-bid this out.

Ms. Ginter asked since we are looking at many big projects could we pass this one over.

Mr. Ford stated that the water line needs to be done as it has the lowest pressure.

Kristi Ginter made the motion to put Article I: Replace Water Lines in Glendon and Lehner Street and Other Downtown Streets on the Warrant for Public Hearing, seconded by Marge Webster . Members Sarah Silk, yes, Dave Senecal, yes, Kristi Ginter, yes, Linda Murray, yes, Marge Webster, yes, the motion passed.

ARTICLE J: Design of Infrastructure Upgrades for Pine St/Crescent Lake Ave

To if the Town will vote to raise and appropriate the sum of Ninety-Five Thousand dollars (\$95,000) to be funded by general and water enterprise funds as follows: general \$45,000; water \$50,000; for the purpose of designing street, drainage, sidewalk, water and sewer improvements on Pine Street and Crescent Lake Avenue, including survey and environmental testing, said sums to be in addition to any federal state, or private funds made available therefore.

Mrs. Murray asked if we do construction on Lehner Street will there be any problems? Also if we are not going to do the construction on Lehner Street we should not pass this forward. We need to know what we are doing with the Town Hall.

Ms. Ginter stated we need to move forward with some issues.

Mr. Senecal suggested a motion to table this Article.

Linda Murray made the motion to table Article J: Design of Infrastructure Upgrades for Pine St/Crescent Lake Ave, seconded by Kristi Ginter. Members Sarah Silk, yes, Dave Senecal, yes, Kristi Ginter, yes, Linda Murray, yes, Marge Webster, yes, the motion passed.

ARTICLE K: Downtown Street Reconstruction

To see whether the Town will vote to raise and appropriate the sum of One Million Two Hundred Thousand dollars (\$1,200,000) for the purpose of constructing road, drainage and sidewalk improvements to Lehner, Union, School, Glendon and other downtown streets, said sum to be in addition to any federal, state or private funds made available therefor, and further to authorize the issuance of not more than One Million Two Hundred Thousand (\$1,200,000) of bonds or notes for these purposes in accordance with RSA Chapter 33, Municipal Finance Act, and to authorize the Board of Selectmen to issue and negotiate such bonds or notes and to determine the rate of interest, maturity and other terms for this purpose.

Kristi Ginter made the motion to table Article K: Downtown Streets Reconstruction, seconded by Marge Webster. Members Sarah Silk, yes, Dave Senecal, yes, Kristi Ginter, yes, Linda Murray, yes, Marge Webster, yes, the motion passed.

ARTICLE L: Handicap Accessible Restroom at Public Safety Building

To see whether the Town will vote to raise and appropriate the sum of Ninety Thousand dollars (\$90,000) for the purpose of constructing an American with Disabilities Act (ADA)-compliant restroom and associated improvements off the lobby of the Public Safety Building, as required by the U.S. Department of Justice, said sum to be in addition to any federal, state or private funds made available therefor.

(Recommended/Not recommended by the Board of Selectmen)

(Recommended/Not recommended by the Budget Committee)

Marge Webster made the motion to send Article L: Handicapped Accessible Restroom at the Public Safety Building to the Budget Committee, seconded by Linda Murray. Members

Sarah Silk, yes, Dave Senecal, yes, Kristi Ginter, yes, Linda Murray, yes, Marge Webster, yes, the motion passed.

ARTICLE M: John Brewster Memorial building (Town Hall) Interim Improvements, Maintenance and Repair

To see whether the Town will vote to raise and appropriate the sum of One Hundred Ten Thousand dollars (\$110,000) for purposes of making interim improvements, repairs and maintenance of the John Brewster Memorial building (Town Hall), to include, but not limited to, constructing American with Disabilities Act (ADA)- complaint entrances, fix the leak in the roof, repair/replace windows and sills, install fire alarm system, and reconstruct the rear entrance door/wall to include insulation, said sum to be in addition to any federal, state, or private funds made available therefore.

(Recommended/Not recommended by the Board of Selectmen)

(Recommended/Not recommended by the Budget Committee)

Sarah Silk made the motion to put Article M: John Brewster Memorial Building (Town Hall) Interim Improvements, Maintenance and Repair on the Warrant for Public Hearing, seconded by Linda Murray. Members Sarah Silk, yes, Kristi Ginter, yes, Linda Murray, yes, Marge Webster, no, Dave Senecal, no, the motion passed.

ARTICLE N: Library Expansion Feasibility Study

To see whether the Town will vote to authorize the Wolfeboro Public Library Board of Trustees to expend a sum, not to exceed Sixty Thousand dollars (\$60,000), for the purpose of a feasibility study including, but not limited to, conceptual alternative plans for expansion of the Wolfeboro Public Library. Said sum to be taken from the Wolfeboro Public Library's Building Trust Fund.

Ms. Ginter would like the last line to be bolded and to add "This article will not cause any increase in tax rate" bolded.

Kristi Ginter made the motion to send Article N: Library Expansion Feasibility Study to the Budget Committee, seconded by Linda Murray. Members Sarah Silk, yes, Dave Senecal, yes, Kristi Ginter, yes, Linda Murray, yes, Marge Webster, yes, the motion passed.

ARTICLE O: Discontinue Old Fire Truck Capital Reserve Account

*To see if the Town will vote to **discontinue** the old Fire Truck Capital Reserve Account, established under Article 4 of the 1990 Town Warrant, and for the Trustees of the Trust funds **to***

pay all monies in such Account, currently estimated at \$67,015.69, to the Town treasury, as required by RSA 35:16-a. Further, to **raise and appropriate** the amount of **Sixty-Seven Thousand Fifteen dollars and sixty-nine cents (\$67,015.69), to be added to the new Fire Truck and Apparatus Replacement Capital Reserve Account** established under Article 30 of the 2009 Town Warrant, to be under the care and control of the Trustees of Trust Funds.
(Recommended by the Board of Selectmen)
(Recommended by the Budget Committee)

Ms Ginter asked if we put this money in the treasury and we raise more money what happens to the money.

Mr. Owen stated that it will be a wash with no impact on the taxes.

Linda Murray made the motion to send Article O: Discontinue Old Fire Truck Capital Reserve Account to the Budget Committee, seconded by Sarah Silk. Members Sarah Silk, yes, Dave Senecal, yes, Kristi Ginter, yes, Linda Murray, yes, Marge Webster, yes, the motion passed.

ARTICLE P: Discontinue Foss Field Lights Capital Reserve Account

To see if the Town will vote to **discontinue the Foss Field Lights Capital Reserve Account**, established under Article 16 of the 1999 Town Warrant, and to **return the balance** in this Account, currently estimated at \$25,877.72, **to the Town treasury**, pursuant to RSA 35:16-a.
(Recommended/Not Recommended by Board of Selectmen)
(Recommended/Not Recommended by Budget Committee)

Ms. Silk would like to have the words “, return the balance & to the Town treasury” bolded in the warrant.

Sarah Silk made the motion to send Article P: Discontinue Foss Field Capital Reserve Account to the Budget Committee, seconded by Marge Webster. Members Sarah Silk, yes, Dave Senecal, yes, Kristi Ginter, yes, Linda Murray, yes, Marge Webster, yes, the motion passed.

ARTICLE Q: Fire Tuck and Apparatus Replacement Capital Reserve Account

To see whether the Town will vote to raise and appropriate the sum of One Hundred Thirty Seven Thousand Seven Hundred Fifty dollars (**\$137,750**) **to be transferred to the Fire Trucks and Apparatus Replacement Capital Reserve Account**, to be under the care and control of the Trustees of the Trust Funds.

(Recommended by the Board of Selectmen)

(Recommended by the Budget Committee)

Linda Murray made the motion to put Article Q: Fire Trucks and Apparatus Replacement Capital Reserve Fund on the Warrant for Public Hearing, seconded by Kristi Ginter. Members Sarah Silk, yes, Dave Senecal, yes, Kristi Ginter, yes, Linda Murray, yes, Marge Webster, yes, the motion passed.

ARTICLE R: Public Works Vehicle and Equipment Capital Reserve Account

To see whether the Town will vote to raise and appropriate the sum of Ninety-Five Thousand dollars (\$95,000) to be transferred to the Public Works Vehicle & Equipment Capital Reserve Account, to be under the care and control of the trustees of the Trust Funds.

(Recommended by the Board of Selectmen)

(Recommended/Not recommended by the Budget Committee)

Mr. Ford stated thus is needed to build up the Capital Reserve Account, we need to stop taking out without putting something back. Only in this way can we keep this fund stable.

Linda Murray made the motion to send Article R: Public Works Vehicle and Equipment Capital Reserve Account to the Budget Committee, seconded by Sarah Silk. Members Sarah Silk, yes, Dave Senecal, yes, Kristi Ginter, yes, Linda Murray, yes, Marge Webster, yes, the motion passed.

ARTICLE S: Reconstruct and Resurface Basketball and Tennis Courts at Foss Field

To see whether the Town will vote to raise and appropriate the sum of Two Hundred Thousand dollars (\$200,000) for the purpose of reconstructing and resurfacing the basketball and tennis courts at Foss Field and replacing the fence around them, said sum to be in addition to any federal, state or private funds that may also be made available for this purpose, and further authorize the issuance of not more than Two Hundred Thousand dollars (\$200,000) of bonds or notes for these purposes in accordance with RSA Chapter 33, Municipal Finance Act, and to authorize the Board of Selectmen to issue and negotiate such bonds or notes and to determine the rate of interest, maturity and other terms for this purpose.

(Recommended by the Board of Selectmen)

(Recommended/Not recommended by the Budget Committee)

(3/5 vote required)

Mrs. Murray stated she has looked at the courts and feels someone could get hurt. We need to do this.

Linda Murray made the motion to put Article S: Reconstruct and Resurface Basketball and Tennis Courts at Foss Field on the Warrant for Public Hearing, seconded by Kristi Ginter. Members Sarah Silk, yes, Dave Senecal, yes, Kristi Ginter, yes, Linda Murray, yes, Marge Webster, yes, the motion passed.

ARTICLE T: Smith River Streambank Stabilization

To see whether the Town will vote to raise and appropriate the sum of One Hundred Seventy-Five Thousand dollars (\$175,000) to construct Streambank stabilization improvements along Smith River, just downstream of the Crescent Lake Dam, said sum to be in addition to any federal, state or private funds made available therefor, and further to authorize the issuance of not more than One Hundred Seventy-Five Thousand dollars (\$175,000) of bonds or notes for these purposes in accordance with RSA Chapter 33, Municipal Finance Act, and to authorize the Board of Selectmen to issue and negotiate such bonds or notes and to determine the rate of interest, maturity and other terms for this purpose.

(Recommended/Not recommended by the Board of Selectmen)

(Recommended/Not recommended by the Budget Committee)

Mr. Ford stated this is a project that could be put on hold.

Mrs. Murray stated the water is eating away at the property.

Marge Webster made the motion to table Article T: Smith River Streambank Stabilization, seconded by Linda Murray. Members Sarah Silk, yes, Dave Senecal, yes, Kristi Ginter, yes, Linda Murray, yes, Marge Webster, yes, the motion passed.

ARTICLE U: Retaining Two Tax-Deeded Parcels for Conservation Purposes

To see if the Town will vote, pursuant to RSA 89:42-a, to retain and hold for public use two tax-deeded parcels of land, said parcels to be managed and controlled by the Wolfeboro Conservation Commission, as follows:

<u>Tax Map-Lot No.</u>	<u>Location</u>	<u>Acreage</u>
27-7	Brown's Ridge Road	.21
151-38	Governor Wentworth Highway	.85

(Recommended by the Board of Selectmen)

Sarah Silk made the motion to put Article U: Retaining Two Tax-Deeded parcels for Conservation Purposes on the Warrant, seconded by Kristi Ginter. Members Sarah Silk,

yes, Dave Senecal, yes, Kristi Ginter, yes, Linda Murray, yes, Marge Webster, yes, the motion passed.

Ms Ginter asked to change her vote on Article M: John Brewster Memorial building (Town Hall) Interim Improvements, Maintenance and Repair from yes to no and to table this Article.

Kristi Ginter made the motion to reconsider Article M: John Brewster Memorial building (Town Hall) Interim Improvements, Maintenance and Repair, seconded by Marge Webster. Members voted Marge Webster, yes, Dave Senecal, yes, Kristi Ginter, yes, Linda Murray, no, Sarah Silk, no, the motion passed.

Kristi Ginter made a motion to table Article M: John Brewster Memorial building (Town Hall) Interim Improvements, Maintenance and Repair, seconded by Marge Webster. Members voted Marge Webster, yes, Dave Senecal, yes, Kristi Ginter, yes, Linda Murray, no, Sarah Silk, no, the motion passed.

Mrs. Murray stated we have \$3,810,000 of Warrant Articles.

Mr. Senecal closed the Warrant Article review.

Ms. Silk asked if we are going to discuss the Town Hall proposals.

Mr. Senecal stated we are not ready to discuss them at this time.

Ms. Silk stated we need to present the Warrant Articles to the Budget Committee on or before December 8th.

Mrs. Murray stated she would like to discuss this tonight.

Mr. Senecal said we should set up another meeting to discuss the Town Hall proposals on December 7th at 7 PM, and asked Mr. Owen to set up a meeting place. This meeting will be dedicated to the Town Hall.

Mrs. Murray stated she has questions about the property lines. Also she would like to address the parking. She asked if the Municipal Electric Building is a Town Asset.

Mr. Owen stated it is a Town Asset.

Mrs. Murray asked about the monitoring wells located on the MED site. She would like to hear from the DES about this. And she would also like to know if there are any more proposals for the Town Hall. She understands that the building owned by Victor Druin was also looked at as a possible Town Hall site.

Mr. Senecal opened the meeting for Public Input.

➤ Public Input

Chip Maxfield asked if you are prepared to provide parking. He would hate to see the property for the new downtown parking be used for employee parking.

Susan McDonnell asked why the Board asked the Friends of Town Hall to put together a proposal for the Brewster Memorial Town Hall if the Selectmen were going to present their own option.

Mr. Senecal stated the Board asked the Friends of Town Hall for a proposal to repair the Brewster Memorial Building. This is a proposal for a New Town Hall.

Don Hughes would like to ask what the Board is planning to do with the Brewster building. What will be the impact of abandoning the Town Hall building? Are you planning on demolishing it?

Ms. Webster stated no one said we are going to demolish it.

Don Hughs stated it will cost \$3 million dollars to do anything with the building.

Ms. Ginter said it is point well taken, but other towns have built new and done other things with their building.

Richard O'Donnell stated his question is what is the Board planning to do with Brewster Memorial Hall.

Mr. Owen stated there was a study done as to whether to sell or to turn it over to the Friends of the Town Hall.

Richard O'Donnell stated then you don't have a plan.

Ms. Ginter stated until we know what the voters will vote for, we will not have a plan.

Richard O'Donnell asked what is the motivator, he asked why the Department of Labor visited our buildings.

Mr. Senecal stated we will need to do a study to decide what to do with the Town Hall.

Gary Baker asked what was the thinking behind this proposal. Do you really think it will pass?

Mr. Senecal stated people talk about leaving the Town Hall where it is. This is a proposal for a completely new building with little or no cost for maintenance. We own the property, there is water and sewer on site and it is within walking distance to the Town Core.

Gary Baker asked what evidence do you have that after last year's vote and the study that a good percentage of the voters will vote for the Lehner Street site.

Mr. Senecal closed the Public Input.

➤ **Non- Public**

Marge Webster made the motion to go into the non-public session under RSA 91-1:3 II, at 8:30 PM, seconded by Linda Murray. Roll call vote Marge Webster, yes, Sarah silk, yes, Dave Senecal yes, Kristi Ginter, yes and Linda Murray, yes.

The Board re-entered public session at 8:40 PM.

Dave Senecal announced the Board voted by a 2/3 vote to seal the non-public minutes of November 23, 2009 as required by law.

Marge Webster made the motion to adjourn the meeting at 8:42 PM, seconded by Sarah Silk. Marge Webster, yes, Sarah silk, yes, Dave Senecal yes, and Linda Murray, yes. The motion passed.

Note: Kristi Ginter was excused at 8:35.

Respectfully submitted,
Theresa Tavares
Theresa R. Tavares