

**Wolfeboro Board of Selectmen
Meeting Minutes
Unapproved
November 5, 2014**

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

Members absent: None.

Staff present: Town Manager David W. Owen, Finance Director Pete Chamberlin, Director of Planning and Development Rob Houseman and Recording Secretary Amelia Capone-Muccio.

Chairman Murray opened the meeting at 6:30 PM.

Non-Public Session

Mr. Owen stated a non-public session is needed to discuss litigation, collective bargaining and personnel.

Consideration of Minutes

➤ **10/8/14**

Member Sarah Silk moved the Wolfeboro Board of Selectmen approve the minutes of the October 8, 2014 meeting as submitted. Dave Bowers seconded. Members voted and being all others in favor, the motion passed.

➤ **10/15/14**

Member Dave Bowers moved the Wolfeboro Board of Selectmen approve the minutes of the October 15, 2014 meeting as submitted. Sarah Silk seconded. Members voted and being all others in favor, the motion passed.

➤ **10/20/14**

Chairman Murray amended page two, the second paragraph from the bottom to clarify the agreement is between the Town of Wolfeboro and the Nursery School that defines the use. She amended page five at the bottom of the page to correct Chairman Silk (twice) to Chairman Murray.

Member Sarah Silk moved the Wolfeboro Board of Selectmen approve the minutes of the October 20, 2014 meeting as amended. Brad Harriman seconded. Members voted and being all others in favor, the motion passed.

➤ **10/27/14**

Chairman Murray amended page three the last paragraph to add; The Board reviewed two job descriptions and Chairman Murray suggested only one person should have authority.

Member Sarah Silk moved the Wolfeboro Board of Selectmen approve the minutes of the October 27, 2014 meeting as submitted. Brad Harriman seconded. Members voted and being all others in favor, the motion passed.

Public Input

Josephine Amatucci addressed the Board and read from her statement regarding her concern that her information provided at meetings is not being reported in the newspaper. She has a goal to get rid of the Police Commission and have the Board of Selectmen take over the oversight of the Police Department.

Jason Lovering addressed the Board with regards to stop signs that were recently installed at the intersection of Millwood Road and Crescent Lake Ave. He stated in all the years he has lived there (25 years) there have only been two accidents. He stated he was beside himself when the signs were installed yesterday. He inquired on why the signs were put up and understands that Mr. Brockney down at the bottom of the street had discussed issues of speed with the Public Works Director which resulted in installing the signs. He stated he feels this is a waste of tax payers' money and not a way to deal with the speed problems. He stated the speed could easily be addressed by having a Police Officer at key times of the day patrol the road. He stated he did speak to most of the residents on the road and it is a consensus that no one wants the signs. He questioned if the Board approved the 4 signs.

Chairman Murray replied the Board approved three signs.

Mr. Lovering questioned if he should have the other residents send in a petition.

Chairman Murray replied that would be fine and thanked him for the information and feedback.

Public Hearings

A. Accept a Gift of Two Dedicated Pickle ball Courts at Foss Field.

Chairman Murray opened the Public Hearing.

Ethan Hipple addressed the Board to state as previously discussed at a previous Board meeting a resident is very generously donating the two Pickle ball Courts at Foss Field with a value of \$61,000.

Being no others to speak for or against the gift, Chairman Murray closed the Public Hearing.

Ms. Silk questioned the bids.

Mr. Hipple replied they received three bids and have tentatively selected the contractor Tennis Courts of NH.

Chairman Murray noted the plan is to tie this in with a project in the area being done by Public Works.

Mr. Hipple replied yes, that is the plan.

Ms. Silk noted this is another great example of public/private partnerships.

It was moved by Sarah Silk and seconded by Dave Senecal to accept the Gift of Two Dedicated Pickle ball Courts at Foss Field with a value of \$61,000. Members voted and being all in favor, the motion passed.

B. Disposition of Town-owned Property for Boundary Line Adjustments at the Town Electric Generation Building Property on Lehner Street.

Chairman Murray opened the Public Hearing.

Mr. Owen explained that the Board has discussed these boundary line adjustment at a previous meeting and approved the adjustments. He stated that this is the first of two required public hearings. The next hearing is November 19th. He stated both property owners have agreed to make donations in to the Town to the Abenaki Ski Lodge project in lieu of compensation.

Being no others to speak for or against the proposed disposition of Town property, Chairman Murray closed the Public Hearing. She stated there will be a second hearing on November 19th.

Bulk Vote

A. Weekly Manifests:

1. Manifest dated October 24, 2014
2. Manifest dated October 31, 2014
3. Manifest dated November 7, 2014

**B. Property Tax Abatements/Refunds
Approvals**

- i. Abatement/Refund #14 (2014) Tax Map 101, Lot 7
- ii. Abatement/Refund #15 (2014) Tax Map 102, Lot 8-S12A

C. Tax Exemptions/Credits

- i. 7 Foxglove Lane Tax Map 201, Lot 34-125
- ii. 354 Haines Hill Rd Tax Map 45, Lot 10
- iii. 12 Bassett Road Tax Map 202, Lot 72

D. Raffle Permit-Wolfeboro Lions Club

E. Assessing-Report of Sales to NH DRA

Mr. Owen provided item E the report of sales to NH DRA.

Mr. Chamberlin stated that NH DRA is still waiting on information from Carroll County and is told they should have a tax rate soon.

It was moved by Sarah Silk and seconded by Dave Senecal to add item E above to the Bulk Vote. Members voted and being none opposed, the motion passed.

It was moved by Sarah Silk and seconded by Dave Bowers to accept the Bulk Vote items A-E. Members voted and being none opposed, the motion passed.

New Business

A. Wolfeboro Children's Christmas Fund

Captain Rondeau and Mia Lyons addressed the Board.

Captain Rondeau provided a brief overview and history of how the program began back in 1965 with the then Chief Arnold Wentworth with one child and then the following year with Lieutenant Stan Stevens who bought coats and boots and treated some children to lunch. From there the program has grown tremendously in providing Wolfeboro Children with winter clothing and toys and in some instances food. He stated this program relies heavily on donations and the Citizens of Wolfeboro have given generously to the program in the past. He introduced Dispatch Supervisor Mia Lyons who administers the program.

Mrs. Lyons stated she has been administering the program (a registered charity) for 12 years which buys local children warm clothing for the winter season. She stated that they do not buy toys, but will take toys for the children by donation and have had books donated in the past. She said they have shop for as many as 125 children.

Mr. Bowers questioned the value of the program.

Mrs. Lyons replied last year they raised \$6,000, but the output can be greater than what is raised.

Ms. Silk stated if someone wanted to donate they can bring monetary donations or toy donations to the Wolfeboro Police Department.

Chairman Murray questioned where they get the names of the children.

Mrs. Lyons replied that she makes contact with the schools, daycares, Welfare office, churches, etc. All information is confidential. She stated that last year she had a former recipient give back to the program.

Brad Harriman stated it is a great program.

Mr. Bowers agreed it is a great program.

Captain Rondeau added that any donations made to the program are tax deductible and they do provide receipts.

B. Workers' Compensation Program Contribution Assurance

Shelley Walts of Primex addressed the Board to discuss the renewal of the Contribution Assurance Program (CAP) on the cost of the Workers Compensation Program for two years beginning in 2016.

Ms. Silk questioned if the town skipped year three without a contract.

Ms. Walts replied that it depends on the member as they look at each member individually and based on a review of Wolfeboro there was a need to adjust.

Chairman Murray questioned if they didn't do the contract and just went back into the pool if it would be more beneficial to the town.

Ms. Walts replied that the CAP provides the benefit if they should go over. She noted it is based on 5 years of claim history.

Mr. Owen stated that the increase is based on the Town's claims trending upward.

Ms. Silk questioned if this is addressed with the Joint Loss Committee.

Mr. Owen replied yes the Committee is aware and active.

Ms. Walts noted they provide a lot of training, but medical costs have been skyrocketing and that is something they have been looking to get a handle on.

Ms. Silk stated she is going to recuse herself from voting on this item as she had a recent claim.

It was moved by Dave Senecal and seconded by Dave Bowers to authorize the Town Manager to sign and enter into a Contribution Assurance Program (CAP) Agreement with Primex for its Workers Compensation Program for the 2-year period of 2016-2017. Members voted, Sarah Silk-abstained and all others in favor, motion passed.

C. Capital Improvement Program (CIP) 2015-2024

Kathy Barnard, Chairman of the Planning Board, addressed the Board and stated that the Planning Board adopted the CIP for 2015-2024 at their meeting on October 28, 2014 and are forwarding it to the Board of Selectmen and Budget Committee as an advisory document for the budget process. She stated they hope that the consideration of a future use facility plan of the former MED Generation plant building and Community Center is taken into consideration. She thanked the CIP Committee and town staff for their cooperation in the process.

Rob Houseman addressed the Board and reviewed a summary PowerPoint overview on CIP 10 year planning for the future needs of Wolfeboro.

Ms. Silk questioned the Wolfeboro Oil Building.

Mr. Houseman replied it is on the list for 2016 and can he provide that back up information.

Ms. Silk stated she feels this building is a priority over Lehner Street.

Mr. Houseman replied that he has met with both owners and both have interest in selling the parcels. He stated the CIP Committee chooses to leave them as presented but would not be opposed to flipping them around.

Ms. Silk questioned if they have received a new appraisal for Lehner Street.

Mr. Houseman replied he has requested such from the owner.

Mr. Owen stated that the appraisal is two years old and the property owner at that time disagreed with the appraisal and refused to pay his half of the bill.

Chairman Murray noted that the Lehner Street property owner owes a significant amount of money in taxes.

Mr. Owen stated that the former owner's son has indicated he would sell the properties to the Town and he needs to get \$125,000 for them, but did not seem receptive to using some of those funds for unpaid taxes. Mr. Owen noted that unpaid taxes earn 12% interest.

Mr. Houseman stated that the Town has requested an appraisal from the property owner as to how he reached that price.

Chairman Murray stated she gets a lot of complaints about those Lehner Street properties, but if the Bean property is more affordable she is not opposed to looking into that one first.

Mr. Houseman noted the Town has a right to first refusal on the Bean property. He noted there is some value to the properties on Lehner Street due to the sewer connection.

Mr. Harriman questioned if the buildings could be condemned or forced to tear down.

Mr. Houseman replied a hazardous building review was done a few years ago and the owner had to make some stabilization upgrades to the buildings.

Mr. Owen replied that the windows and any access into the building needed to be addressed, but the buildings are not in danger of collapse.

Mr. Harriman stated they will need to remove the buildings if they purchase them.

Chairman Murray replied the \$135,000 proposed price is for purchase and demolition.

Mr. Bowers noted he had offered to purchase them for \$100,000 and hold them for the Town as they are valuable to the Town being contiguous to Foss Field.

Ms. Silk stated she feels the Bean property is more useful as no one is going to buy those other properties and she has concerns about the steep slope as well.

Mr. Senecal stated he feels \$125,000 is too high, he was thinking more like \$113,000 plus demolition. He questioned the cost of the Bean property.

Mr. Houseman replied it is assessed at \$162,000.

Mr. Bowers stated he does not see a dynamic use for the Bean property, he sees Lehner Street as more of a need.

Chairman Murray suggested they put both out and see how the taxpayers feel.

Mr. Harriman stated he would like to see the cost estimates for both properties. He would be more interested in the Bean property then Lehner Street.

Mr. Bowers questioned what is the value of the Wolfeboro Oil building to the Town.

Chairman Murray stated the suggestion is to pave the section of road and tear the building down and add more restrooms. She stated she doesn't see a real need to add more bathrooms there, but more of a need for restrooms on Lehner Street.

The Board determined they would like to see more information, like an appraisal of the Bean property to take a serious look at purchasing this year and to see if the Dumont property price can be reduced.

D. Chamber of Commerce Lease.

Chairman Murray noted that the date should be inserted on the first page of June 16th for clarity on the summer lease.

It was moved by Dave Bowers and seconded by Brad Harriman to approve and sign the new 3-year lease agreement with the Wolfeboro Area Chamber of Commerce for the period of January 1, 2015 to December 31, 2017. Members voted and all in favor, the motion passed.

E. 2015 Operating Budget

Pete Chamberlin addressed the Board and noted the overall increase of the budget is \$641,221 or 2.63% for a budget of \$25,051,102 to be referred to the Budget Committee.

Mr. Owen noted the street sweeper is included in the operating budget as they will be able to lease/ purchase this equipment and pay for the lease after the equipment arrives, but will need funds in the outside services to continue contracting for services until the new sweeper/catch basin cleaner arrives.

Chairman Murray clarified one is for the rental contract and the other is for the lease payment.

It was moved by Linda Murray and seconded by Dave Senecal to approve the proposed 2015 Town Operating Budget of \$25,057,102 and to refer it to the Budget Committee for its consideration. Members voted and all in favor, the motion passed.

F. List of Potential Warrant Articles for 2015

The Board reviewed the attached list of potential Warrant Articles. (See attached)

Mr. Owen stated that he is still waiting on some figures for the articles and he has heard some discussion of a petition Warrant Article for Winnepesaukee Drive.

Chairman Murray noted the language would need to include betterment assessments. She questioned if they will have written articles by the next meeting.

Mr. Owen replied yes.

Chairman Murray questioned if the Ski Lodge should have the full amount listed (including the private funds).

Mr. Owen replied he has not drafted that one yet; he did not originally plan to include the private funds.

Chairman Murray questioned how they would spend the funds.

Mr. Owen replied that you accept the gift and then can spend the funds.

G. Town Office Holiday schedule

Mr. Owen stated that this year Christmas Eve falls on Wednesday with Christmas on Thursday. The town policy is that the employees get Christmas Eve and Christmas Day but the request has been made to have Christmas Day and the day after due to the way it falls.

Ms. Silk questioned how that works for the Solid Waste Department.

Mr. Owen replied it would be closed the same days.

It was moved by Dave Bowers and seconded by Brad Harriman to approve the change of the Christmas Holiday as requested. Members voted and being none opposed, the motion passed.

Mr. Owen stated a separate request has been made to close the Town offices at noon on December 31st and take leave time and those who need to do year end work can stay.

The Board determined that could be managed within the departments and took no action.

Town Manager's Report

Mr. Owen stated the following:

- He provided the information on the Town Employees Holiday party at the Inn on Main Street which will be December 12th and invitations will be out soon.
- He provided a copy of the letter from NH DRA approving the Town's request to over expend the Sewer Budget due to the lawsuit.
- Brewster Academy has announced the new Head of School, Craig Gemmell, to start July 1, 2015.

- He provided a copy of the thank you letter from End 68 Hours of Hunger for the box of donations by the Town employees.
- The Town has reached a construction agreement with CCI of a guaranteed not to exceed price of \$3,660,774.48.

Mr. Harriman questioned if that includes the \$750,000 from the Friends of Town Hall.

Mr. Owen replied yes. He also noted there is now a link on the Town website of pictures of the project so far.

Chairman Murray noted some revisions were made such as to the windows and the elimination of the wood pellet boiler due to cost.

Ms. Silk questioned the completion date.

Mr. Owen replied they are waiting on the construction schedule.

Mr. Bowers stated that there has been some interest in buying the old items from the building and suggested auction such items.

Committee Reports

Mr. Harriman attended the Planning Board meeting discussing the sign ordinance and adopted the CIP plan.

Chairman Murray attended two Town Hall construction meetings, the Planning Board meeting and the Chamber Social.

Ms. Silk stated voter turnout was great. She attended the Household Hazardous Waste meeting discussing a State contract for disposing of waste to reduce costs.

Public Comment

Josephine Amatucci stated during her comment in the beginning Mr. Owen was taking notes and she questioned those notes, she wants to be sure he does not mis-represent her comments to Tom Beeler of the Granite State News. She claims Mr. Owen tells Mr. Beeler what to write in the paper. She wants the truth reported as the whole political justice system is corrupt and she told the judges that.

Mr. Bowers replied the press is present at their meetings and he is not told how to report.

Questions from the Press

Tom Beeler of the Granite State News stated that Ms. Amatucci is entitled to her point of view.

Chairman Murray pointed out that Mr. Owen and Mr. Beeler are present at the meeting.

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

Member Sarah Silk moved the Wolfeboro Board of Selectmen to enter non-public session at 8:56 PM to discuss litigation, personnel and collective bargaining. Brad Harriman seconded. Roll call vote: Sarah Silk-yes, Dave Senecal-yes, Dave Bowers-yes, Brad Harriman-yes, and Linda Murray-yes, the motion passed.

The Board re-entered public session at 9:30 PM.

Chairman Murray stated the non-public session minutes of November 5th, 2014 were sealed by a 2/3rds vote as required by law.

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

Member Dave Senecal moved the Wolfeboro Board of Selectmen to adjourn at 9:07 PM. Member Dave Bowers seconded. Being none opposed, the motion passed.

Respectfully submitted,
Amelia Capone-Muccio
Recording Secretary