

**Wolfeboro Board of Selectmen
Meeting Minutes - Unapproved
September 16, 2015**

Members present: Chairman Dave Senecal, Vice Chair Brad Harriman, Dave Bowers

Members absent: Linda Murray and Luke Freudenberg.

Staff present: Town Manager Dave Owen, Finance Director Pete Chamberlin, Parks & Recreation Director Ethan Hipple and Recording Secretary Larissa Mulkern

Chairman Senecal opened the meeting at 6:30 p.m.

Consideration of Minutes

◆ September 2, 2015 meeting

Brad Harriman moved the Wolfeboro Board of Selectmen approve the minutes of the September 2, 2015 meeting as submitted; Dave Bowers seconded. Members voted and being all others in favor, the motion passed.

Public Input

Limited to 3 minutes per resident, not to exceed 15 minutes total.

Steve Wood, a Wolfeboro Police Commissioner and former employee of the Wolfeboro Electric Department and current employee of the NH Electric Coop, offered to assist the Board in establishing an electric department lineman crew in light of the NH Electric Coop decision not to submit a proposal/bid to the Town of Wolfeboro. Wood recommended the town return to retaining its own line crew to service the Electric Department, which could save money and maintain fast response time in the event of outages. Mr. Wood volunteered to assist the town in pursuing this endeavor. Mr. Owen noted that he will speak to the Board to schedule a special meeting regarding line workers.

John Hardenbergh addressed his concern with an increase in his property value assessment, and therefore, rising property taxes, on his shorefront property with 98 feet of frontage on the lake. He said comparable homes to his had dropped in property value; he thought his property was overvalued. He said he is in the position once again to hire an attorney to pursue a review.

Mr. Bowers agreed with him, adding his property on Forest Road, with no shorefront, increased in assessed value as well. He suggested setting better property assessment guidelines for more equitable results.

Sebastian Tordonato also complained about recent increase in his property assessment. He said ever since he has purchased his home, he has been in a perpetual state of abatement requests. He said Lake Winnepesaukee waterfront property owners appear to be unfairly targeted for higher property value assessments.

Public Hearings

Chairman Senecal opened the public hearing.

A. Acceptance of Grants, Donations and Personal Property – Friends of Abenaki, Inc.

- i. The Friends of Abenaki have raised an additional amount of \$11,300 they wish to donate toward the Abenaki Lodge Project. The additional funds will enable additional work and improvements that were not contained in the project's budget. Bill Swaffield of FOA said the donation would cover a few extras such as exterior shaker shingles, more stonework where the interior fireplace will be installed, and interior wainscoting. Volunteers will install the wainscoting.

Brad Harriman move to accept the additional donation of \$11,300 from the Friends of Abenaki, Inc. for use in the Abenaki Lodge Project; the motion seconded by Dave Bowers. Members voted and all being in favor the motion passed.

- ii. Friends of Town Hall, Inc.
The Friends of Town raised additional funds for the Town Hall Renovation project and have purchased 200 chairs, balcony seating for 35 and kitchen equipment. Joyce Davis spoke on behalf of the Friends of Town Hall. The Friends have raised an additional \$43,382 for seating and \$13,677 for appliances and equipment for the Great Hall kitchen. An associate showed the Board one of the new chairs, which was nicely upholstered in a tan/brownish fabric and designed to be stacked with other chairs. Davis said the Friends are thrilled to contribute to these improvements in seating, kitchen equipment to the Great Hall and enhancements to the balcony that were not included in the town's budget. They received permission to install carpeting, lighting and an iron railing to meet Americans with Disabilities Act height requirements. Davis said the Friends received a grant from a foundation for the kitchen equipment, and that the group conferred with several restaurant owners and caterers to choose the equipment that would be suitable for the space. The equipment includes a three-compartment sink, a reach-in freezer, a reach-in refrigerator, mobile ice bin, holding cabinet with thermostat, convection oven, and mobile workstations. The warranties will be in the name of the Town of Wolfeboro. The equipment is being purchased from Kittredge Foodservice & Supplies in Bow, N.H.

Chair Senecal expressed the Board's appreciation for all that the group has done for the Town Hall project.

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

Brad Harriman moved to accept from the Friends of Town Hall, Inc., real property donations of 200 chairs and balcony seating and improvements for the Great Hall with a value of \$43,382 and appliances and equipment for the Great Hall kitchen with a value of \$13,677. Dave Bowers seconded the motion. Members voted and all being in favor the motion passed.

Dave Bowers added he has been in touch with a sculptor regarding the possibility of commissioning a statue of Wolfeboro namesake James Wolfe; In addition he spoke with her about making any number of 18-inch high statues of James Wolfe that could be sold to raise funds for the Friends of Town Hall. Mr. Owen added the statue project is not part of the town hall renovation project, but, rather, would be undertaken by the Wolfeboro Historical Society.

Bulk Vote

A. Weekly Manifests:

- i. Manifest dated September 11, 2015
- ii. Manifest dated September 18, 2015

B. Notice of Intent to Cut Wood or Timber

- i. Tax Map 186, Lot 30, Arron Road

C. Application for Reimbursement for Federal and State Forest Land – 2015

D. Raffle permit – Friends of the Wolfeboro Library

It was moved by Dave Senecal and seconded by Brad Harriman to approve the Bulk Vote items as listed A-D. Members voted and being all in favor, the motion passed.

New Business

A. Monthly Budget Expenditures and Revenues Report

Finance Director Peter Chamberlin presented the monthly (August 2015) Expenditures and Revenues Report. The general fund is 63.5 percent expended, and overall 64.4 is expended for all funds. The revenue report included a typo for photocopying revenue and that figure was corrected to \$411.

B. Pop Whalen Ice Arena Rates for 2015-2016

Director of Parks and Recreation Ethan Hipple addressed the board. The arena is scheduled to open on Oct. 6. The department knows how many hours of ice that are going to sell for the season and have a projected budget for 2016 that includes a slight reduction due to a dip in oil prices. The department cut the figure-skating lesson program due to low enrollment; the arena has a budget of \$256,000. If the rates stay the same as last year Hipple projects a surplus. Revenue is anticipated from a new curling association program on Sunday afternoons. The department is proposing no increase in rates, but rather is asking to maintain ice time and rental fees.

Chair Senecal made a motion to maintain the existing Ice Time Rental and Program fees for the Pop Whalen Arena for the 2015-2016 season. Dave Bowers seconded the motion. Members voted and all being in favor the motion passed.

C. Emergency Repairs – Replacing Abenaki Utility Poles

During construction of the Abenaki Lodge in the spring of 2015 one of the utility poles fell down while a lineman climbed it, causing significant injury to the lineman. The cause of the collapse was found to be rot of the pole. In the aftermath, all of the poles were evaluated out of public safety concern. Hipple asked the Board to fund emergency repairs/replacement of the utility poles at a cost of \$17,700. This is a high priority repair due to the safety issue. The funds would come from the capital reserve fund. The Abenaki Capital Reserve Funds currently have a balance of \$41,575.72. Other capital reserve items that were scheduled for replacement at Abenaki would have to be deferred, noted Hipple.

Chair Senecal made a motion to authorize the Parks and Recreation Director to expend up to \$17,700 to replace utility light poles at the Abenaki Ski Area, with such expenditure to be funded by the Abenaki Equipment Capital Reserve Fund. Brad Harriman seconded the motion. Member voted and all being in favor the motion passed.

D. 2016 Budget Hearings – Social Service Agency Applications

The Board of Selectmen reviewed requests from numerous social service agencies that serve members of the Wolfeboro community. The Budget Committee is scheduled to hear these agencies' requests on December 9th. Listed below are the agencies and dollar amounts requested from the Town:

1. Central NH VNA & Hospice, \$20,000
2. Appalachian Mountain Teen Project, \$2,400
3. Wolfeboro Area Meals on Wheels, \$7,500
4. Wolfeboro Area Children's Center, \$10,000
5. Tri-County Community Action Program - Community Contact, \$5,000

6. Tri-County Community Action – Restorative Justice Center, \$2,600
7. Tri-County Community Action – Homeless Program, \$250
8. Carroll County Transit, \$4,000
9. L.I.F.E. Ministries, Inc. Food Pantry, \$11,000
10. Starting Point, \$1,836
11. American Red Cross, \$2,877
12. Kingswood Youth Center, \$5,000
13. Medication Bridge, \$454
14. Northern Human Services, \$7,449
15. Wolfeboro Senior Center & Meals, \$20,000
16. Caregivers of Southern Carroll County & Vicinity, Inc., \$4,000
17. Dinner Bell, \$6,000
18. C.A.S.A., [Court Appointed Special Advocates for children] \$500
19. 68 Hours of Hunger, \$3,000

E. Payment-In-Lieu-of-Taxes agreement with Hearthstone Homes for 2016

The Board was presented with a new Payment in Lieu of Taxes (PILOT) agreement with Hearthstone Homes, Inc., which covers two residential housing projects in Wolfeboro: the Ledges on Center Street and the Christian Ridge housing development. The agreement provides for a payment of \$19,000 from Hearthstone Homes to the town for the coming year.

Chair Senecal made a motion to approve and sign the Payment-in-Lieu-of-Taxes Agreement with Hearthstone Homes for Tax Year 2016. Dave Bowers seconded the motion. Members voted and all being in favor the motion passed.

F. Closure of offices for the move back to Town Hall

Mr. Owen requested the Board approve closing the Town Offices to the public on October 1-2, and October 5-6. This will enable Town staff to pack up their offices and files for the move on Thursday and Friday, October 1-2, and to set up their new offices at the renovated Town Hall on Monday and Tuesday, October 5-6, and to reopen Town Offices to the public at their new location on Wednesday, October 7. This schedule may be subject to change.

He noted the Board of Selectmen regular meetings have been thus moved to Oct. 14th and the 28th. The Town Hall now has one street address: 84 South Main St.

Chair Senecal made the motion to close the interim town offices at Huggins Hospital to the public on October 1-6, 2015 to enable the move back to the renovated Town Hall, with Town Offices at Town Hall to open to the public

on October 7, 2015. Brad Harriman seconded the motion. Members voted and all being in favor the motion passed.

Town Manager's Report

Mr. Owen reported the following:

Mr. Owen invited the Board to attend a grand opening ceremony for the new playground at the railroad station on Oct. 2 at noon.

Mr. Owen requested a special meeting to be held with the Board regarding the lineman's contract. Board members chose Monday, Oct. 5 at 6:30 p.m. The meeting might require a nonpublic session re: personnel or contractual matters.

Mr. Owen will be away at a conference, and then take some vacation time after, from Sept. 23-30.

He added the Public Works Department is working with the contractor who worked on Libby Museum improvements; the contractor will return to tighten turnbuckles. Sidewalk projects have been delayed until next year.

The assessing department anticipates wrapping up revaluations by September 30.

Committee Reports

Dave Bowers attended Library Committee and Economic Development Committee meetings; the EDC is considering putting forth a warrant article to allow for a 75-room hotel. He also attended the town employee appreciation day event. Brad Harriman attended the annual meeting at the Libby Museum and said he was impressed with how much work has been done on the building.

There being no other business, a motion to adjourn was made, seconded and passed at approximately 8:05 p.m.

Questions from the Press

None.

Respectfully submitted,
Larissa Mulkern
Recording Secretary