

**WOLFEBORO BUDGET COMMITTEE
PUBLIC HEARING
January 15, 2009
MINUTES**

Members Present: John MacDonald, Chairman, Scott Smith, Vice-Chairman, Dave Senecal, Selectmen's Representative, Fergus Cullen, Robert Moholland, John Burt, Brian Black, Members.

Members Absent: Allan Bailey, Ned Giroux, Jim Eisenhower, Members.

Staff Present: Dave Owen, Town Manager, Pete Chamberlain, Finance Director, Lee Ann Keathley, Secretary.

Chairman MacDonald opened the public hearing at 7:04 PM.

WARRANT ARTICLES

➤ **ARTICLE Z; SITE EVALUATION OF LEHNER STREET LOTS**

Dave Owen stated the BOS voted to amend the language of the warrant article as follows; 5th line; strike "as a possible location of a new town hall building and parking and to study any other parcel of land surrounding the Town-owned land on Lehner Street for additional land for the building site or parking" & insert "and other lands surrounding Town owned property on Lehner Street for a Town Hall building or another municipal use".

It was moved by Fergus Cullen and seconded by Brian Black to remove Article Z from the table. All members voted in favor. The motion passed.

It was moved by Scott Smith and seconded by Fergus Cullen to recommend Article Z. All members voted in favor. The motion passed.

➤ **ARTICLE AA; PETITION ARTICLE (Raise and appropriate \$250,000 for the purpose of acquiring TM #218-1 to be used for public parking)**

Dave Owen stated the BOS voted to recommend such.

It was moved by Brian Black and seconded by Fergus Cullen to remove Article AA from the table. All members voted in favor. The motion passed.

It was moved by John Burt and seconded by Brian Black to recommend Article AA.

Discussion of the motion:

Scott Smith requested comments from the public prior to final vote.

Roger Murray recommended the Town take advantage of the purchase of the parcel noting the need to address parking issues in the Downtown area.

It was moved by John Burt and seconded by Brian Black to recommend Article AA. All members voted in favor. The motion passed.

➤ **ARTICLE CC; PETITION WARRANT ARTICLE FOR TOWN OFFICE FACILITIES**

Dave Owen stated the BOS voted to not recommend the article.

It was moved by Brian Black and seconded by Fergus Cullen to remove Article CC from the table. All members voted in favor. The motion passed.

Bob Lemaire, TOCAG, stated the article conflicts with an article associated with repairs to Brewster Hall and represents a permanent solution through the purchase of the existing Ocean Bank building located on Varney Road that was built in 2000 with 3200 SF. He stated the long term plan includes the acquisition of a 1.5 acre parcel. He stated the building is currently vacant and available; noting such is a long term immediate solution and noted the figures brought forward is an allowance budget and not a bid. He compared the costs associated with the Town Hall improvements (Article A). He requested due consideration by the Committee.

John MacDonald questioned the traffic impact.

Bob Lemaire stated they do not have a traffic study.

John MacDonald questioned the number of parking spaces.

Bob Lemaire replied 18 existing spaces however, an additional 40-50 parking spaces could be constructed with the purchase of the abutting parcel.

Scott Smith questioned whether the plan includes the reuse of the Town Hall building.

Bob Lemaire stated such is not in their pervue.

John MacDonald questioned whether the voters intended to move the Town Hall when they voted to purchase it for \$1.

Bob Lemaire stated the survey results showed that 56% - 59% of the people do not want money put into Brewster Hall.

John Burt questioned when the purchase of the land and construction would occur.

Bob Lemaire replied 2010; noting the monetary amount in the article is related to the purchase of the land and to develop a plan.

John Burt verified the total cost of the project would be 2 million+.

Brian Black questioned whether other sites have been considered.

Bob Lemaire replied Lehner Street however, the Varney Road proposal includes less numbers. He stated the organization wanted to recommend a proposal that would succeed.

Referencing the survey results, Robert Moholland questioned which properties were chosen.

Bob Lemaire stated the survey asked for a first and second choice; first choice being Varney Road and reviewed the results of such.

Alan Kasowicz stated he supports Mr. Lemaire's comments. He stated Varney Road represents a viable option and would consist of two phases. He stated the Budget Committee did not approve the upgrades to the Railroad Station because it would be more appropriate to await the outcome of the study of all municipal buildings however, the Committee voted to support the warrant article for improvements to Brewster Hall. For consistency purposes, he stated the Committee would be well served not to support the article for improvements to Brewster Hall until the results of the study of all municipal buildings is received.

John Burt stated the article does not reflect the language "3/5 vote required".

It was moved by Robert Moholland to recommend Article CC; Petition Warrant Article for Town Office Facilities. There being no second, the motion fails.

It was moved by John MacDonald and seconded by John Burt to not recommend Article CC; Petition Warrant Article for Town Office Facilities.

Discussion of the motion:

John Burt noted the volume of traffic at the Town Hall and the current parking issues.

Brian Black stated there is value in exploring the Lehner Street site and noted tremendous value in having the Town Hall in the Downtown area.

Robert Moholland noted traffic issues at the Lehner Street site and stated the Varney Road proposal is a reasonable use in this economy.

Brian Black stated the Town has invested \$1 in the Town Hall building therefore, a margin to invest additional money exists. He stated it would not be in the best interest of the Town to have the building vacant; noting the need for a plan for the reuse of the building.

Scott Smith stated Article CC and Article A conflict with one another and since the Committee recommended Article A, it would be difficult to explain to the voters support for Article CC.

Fergus Cullen stated he is in favor of exploring the Varney Road proposal at the same time the Lehner Street site is being evaluated.

It was moved by John MacDonald and seconded by John Burt to not recommend Article CC; Petition Warrant Article for Town Office Facilities. Fergus Cullen, John MacDonald, Brian Black, Scott Smith, John Burt voted in favor. Robert Moholland opposed. The motion passed.

➤ **ARTICLE W; 2009 OPERATING BUDGET**

John MacDonald reviewed Article W.

It was moved by John Burt and seconded by Robert Moholland to recommend Article W. All members voted in favor. The motion passed.

OTHER BUSINESS

Dave Owen informed the Committee the BOS voted to not recommend Article DD.

Suzanne Ryan stated she believes there will be a lot of positioning on several of the warrant articles and amendments at the Deliberative Session and if those changes were to pass, it may require the Budget Committee to change their recommendation. She stated the Committee is allowed to do such however, must hold a hearing / public meeting therefore, recommended the Committee post a public meeting to be held immediately at the adjournment of the Deliberative Session.

There being no further questions or comments, Chairman MacDonald closed the public hearing.

It was moved by John Burt and seconded by Scott Smith to adjourn the January 15, 2009 Wolfeboro Budget Committee meeting. All members voted in favor.

There being no further business before the Committee, the meeting adjourned at 7:35 PM.

Respectfully Submitted,

Lee Ann Keathley

*****Please note these minutes are subject to amendments and approval at a later date.***