

**TOWN OF WOLFEBORO  
DELIBERATIVE SESSION**

February 7, 2012  
Kingswood Arts Center

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Being 7:00 PM Moderator Randy Walker called the session to order. He entertained the Pledge of Allegiance.

➤ ***Welcome and Introductions***

Moderator Walker introduced the following Town Officials present this evening:

**Budget Committee members;** Chairman John MacDonald, John Burt, Bob Tougher, Allan Bailey, Harold Parker, Bob Moholland, Frank Giebutowski, and Brian Black.

**Board of Selectmen members;** Chuck Storm, Dave Bowers, Dave Senecal, Vice-Chairman Linda Murray and Chairman Sarah Silk.

**Staff;** Town Manager David Owen, Finance Director Pete Chamberlin, Town Counsel Mark Puffer and Town Clerk Pat Waterman.

Moderator Walker explained the process of the Deliberative Session and purpose of the meeting is to determine the form of the articles for the ballot on March 13, 2012. He stated there are 31 warrant articles in total and they will not discuss Articles, 1-10 (1 relates to the election of candidates and 2-10 are relative to Planning and Zoning articles which already had their own public hearings).

**Warrant Articles**

Moderator Walker read the article as follows:

**ARTICLE 11: Structural Repairs at the Public Safety Building**

To see whether the Town will vote to raise and appropriate the sum of Three Hundred Fifty Thousand dollars **(\$350,000) to perform structural repairs and related improvements to the Apparatus Garage at the Public Safety Building** to be funded as follows: **\$132,892** of such sum to come **from the proceeds of bonds or notes** issued by the Town under compliance with the terms of the Municipal Finance Act, RSA 33; **\$123,114** of such sum to come **from the unexpended proceeds of bonds previously authorized** by the Town for the completed Smith River Stream Bank Stabilization Project under Article 15 of the warrant for the Town's 2010 annual meeting (such use of excess proceeds being permitted by RSA 33:3-a(II)); and **\$93,994** to be transferred **from the balance from the Public Safety Building Capital Reserve Fund**, 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. Completion of this project is intended to extend the life of the Apparatus Garage at the Public Safety Building for at least another ten years and to address deficiencies identified in the Building Evaluation Report in 2010.

(Recommended by the Board of Selectmen by a vote of 5-0)

(Recommended by the Budget Committee by a vote of 9-0)

(3/5 Majority vote required)

Dave Ford presented a Power Point presentation summarizing the project. (See attached #1)

Mr. Senecal stated he reviewed how to fund this project with left over funds and making such improvements is necessary to get another ten years or so out of this building.

***It was moved by Suzanne Ryan and seconded to amend Article 1 to strike "of such sum to come from the proceeds of bonds or notes" and add in the third line before \$132,892 "to authorize the issuance of".***

#### DISCUSSION:

Suzanne Ryan stated her purpose of the amendment is simply for clarification for the new money.

Mr. Owen stated he appreciates the spirit of such amendment, but noted that the language of the article was reviewed by Town Counsel, Bond Counsel and the NH Department of Revenue (DRA) and he would hate for any change to cause an issue with a bonded article.

Mrs. Ryan replied that she contacted DRA (e-mail provided to Moderator) and they advised such amendment would not affect the bond.

***Moderator Walker called for the vote, being the majority opposed, the amendment failed.***

Being no further discussion, Moderator Walker read the next article as follows:

#### **ARTICLE 12: Acquisition of Property at 255 South Main Street**

To see whether the Town will vote to raise and appropriate the sum of One Hundred Sixty Thousand dollars (\$160,000) for the purpose of acquiring for general government use the property at 255 South Main Street, Tax Map 231, Lot 59, (the former Bun McBride residence) directly adjacent to the Wolfeboro Public Library and the Public Safety Building and demolishing or removing the buildings on the site, all for purposes of consolidating the Town's holdings at its South Main Street campus, and to authorize the Selectmen to purchase said property. Further, to authorize the issuance of \$160,000 of bonds or notes for these purposes in accordance with RSA Chapter 33, Municipal Finance Act, and to further 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, and to further raise and appropriate the sum of two thousand eight hundred fifty-three dollars (\$2,853) for the payment of interest on any notes issue in anticipation of such bonds that is payable in 2012.

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Budget Committee by a vote of 9-0)

(3/5 Majority vote required)

Mr. Owen reviewed a summary of the project. (See attached #1)

Ms. Silk encourages the public to look at this as a favorable project as it is a small parcel sitting in between the middle of two properties they already own. Purchasing such property will help with the parking lot issues and the future Library expansion.

Mrs. Murray noted the purchase of this property is contingent upon voter approval.

Tom Bickford questioned the plan for the property and if such would be used to help with the traffic pattern of the Public Safety Building.

Mr. Owen replied that is the town's intent and he explained the problem with the large Fire apparatus when trying to leave the parking lot.

Being no further discussion, Moderator Walker read the article as follows:

**ARTICLE 13: Wastewater Facility Upgrades**

To see whether the Town will vote to raise and appropriate the sum of One Hundred Eighty Thousand dollars **(\$180,000) to construct improvements to the Town's Wastewater Treatment Facility and Effluent Spray system**, and further to authorize the issuance of not more than one hundred eighty thousand dollars (\$180,000) of bonds or notes for this purpose in accordance with RSA Chapter 33, Municipal Finance Act, such sum to be reduced by any federal, state, or private funds made available therefore, 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, and further to raise and appropriate the sum of up to Five Thousand Five Hundred Dollars **(\$5,500) for the payment of interest** on any notes issued in anticipation of such bonds that is payable in 2012.

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by the Budget Committee by a vote of 6-3)

(3/5 Majority vote required)

Dave Ford provided a summary of the improvements. (See attached #1) He briefly explained the issues that have been discovered regarding the Rapid Infiltration Basins and that due to their reduced capacity they will be supplementing with spraying effluent. He noted that such issues have been made aware to the State and the Town of Tuftonboro, and they are continuing to work on the problem with the capacity.

Bob Chatel questioned clarity on the treatment itself and if it would be discharging clean in the future and how will they deal with a more permanent solution of gray water.

Mr. Ford replied they have averaged 4 million parts per liter with phosphorous levels which is below what is required and he does not see any problems with such in the future unless the State changes the regulations. He stated the physical condition of the building is the problem.

Mr. Chatel questioned the magnitude of needed equipment.

Mr. Ford replied that the issue is capacity and they have turned the issue with the current engineer over to their attorney and have put out an RFP for a new engineer.

Mr. Chatel questioned the gray water.

Mr. Ford replied they are watching the RIB site and at this time it can handle 340,000 gallons per day, but they need 400,000 gallons per day which is why they will offset with spray irrigation. He stated they will continue to address the problem with inflow and infiltration in the system that increases during periods of rain to reduce the flow.

Ms. Silk stated the town has done a good job improving the building and maintaining excellent quality of effluent and will continue to move forward.

Mrs. Murray stated since the implementation of the sewer system they have protected some very important assets, Lake Winnepesaukee and Crescent Lake. She stated the sewer system affects everyone, the school system, Hospital, restaurants and downtown businesses. She feels \$180,000 is a good investment for key assets.

Tom Bickford questioned the amount of gallons infiltrating into the system.

Mr. Ford replied it is about 50% infiltration and their goal is to reduce it to 20/25% and they have been training the staff to inspect for infiltration. He noted that they will be looking for another project in 2013 to help reduce infiltration.

Suzanne Ryan questioned why three of the Budget Committee members did not support this article.

Frank Giebutowski replied that the Enterprise funds are designed to be paid for by the users, but not the Sewer system. He believes in knowing what the return on the investment is and did not see a reduction of cost for the automation.

Being no further discussion, Moderator Walker read the article as follows:

**ARTICLE 14: Downtown Streets Upgrade--Phase 3**

To see whether the Town will vote to raise and appropriate the sum of Seven Hundred Fifty Thousand dollars (\$750,000) to construct Phase 3 of drainage, road and sidewalk upgrades on Lehner and Union Streets, including ADA compliant parking spaces for the Community Center, and to authorize the issuance of not more than Seven Hundred Fifty Thousand dollars (\$750,000) of bonds or notes for these purposes in accordance with RSA Chapter 33, Municipal Finance Act, and further 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, and further to raise and appropriate the sum of up to Three Thousand One Hundred Dollars (\$3,100) for the payment of interest on any notes issued in anticipation of such bonds that is payable in 2012.

(Recommended by the Board of Selectmen by a vote of 5-0)

(Recommended by the Budget Committee by a vote of 8-0)

3/5 Majority vote required)

Mr. Ford reviewed a summary of the project outlining the scope of work and location. (See attached #1)

Jerome Holden questioned the total of the project as opposed to the original estimate of \$750,000.

Mr. Ford replied it would be roughly \$1.17 million.

Mr. Holden questioned if he could repave the section where the project ends to the end of Lehner Street (towards Center St) since the road is so bad.

Mr. Ford replied they could put a shim overlay over it to make it a little better until it will be fully repaired in three to four years, but he would defer such decision to the Board of Selectmen.

Mr. Bowers explained the Board tried to keep the total of the Warrant Article down in light of the economy.

Mr. Holden stated he would like have the road paved even if it cost more at this time due to the condition of the road.

Mr. Bowers replied he believes that is doable.

Mr. Ford replied that he could do it with the contingency funds so long as they don't run into any major problems.

Suzanne Ryan questioned clarity on the breakdown of cost of the contingency amount and if \$2.28 million is the total.



Mr. Ford replied yes and the contingency is \$114,000.

Suzanne Ryan stated it is important to clarify the \$750,000 is supplemental to the total.

Mr. Ford replied it is and outlined the cost breakdown and the total project is \$2.2 million dollars.

Suzanne Ryan questioned if it is correct that the annual road budget of \$750,000 was reduced by the Board by \$200,000 and that the plan is to use \$103,000 from that budget for the paving of this project.

Mr. Ford replied yes, they increased the annual road budget last year to \$750,000 but such was reduced to \$550,000 this year and \$103,000 will go to this project. He noted they did not know the cost of the project at that time.

***It was moved by Suzanne Ryan to amend article 14 to increase the total request to \$853,000 and to add the following language at the end "\$103,000 is raised by taxation". Being no second the motion failed.***

Mrs. Murray stated the increase of the annual road budget last year to \$750,000 was recommended to the Board by the CIP Committee and based on the increase in the tax rate the Board decided to decrease it to \$550,000 which was the previous year's amount.

Ms. Silk noted they usually don't bond paving projects.

Being no further discussion, Moderator Walker read the article as follows:

**ARTICLE 15: Construct Glendon Street Parking Lot**

To see if the Town will vote to raise and appropriate a sum of Two Hundred Eighty Thousand dollars **(\$280,000) to construct a new municipal parking lot** on the property acquired in 2009 for that purpose adjacent to the existing Glendon Street parking lot, **and to improve the existing Glendon Street parking lot**, all of which will provide a larger and improved facility for off-street parking, and further to authorize the issuance of not more than Two Hundred Eighty Thousand dollars (\$280,000) of bonds or notes for this purpose 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 by a vote of 5-0)

(Recommended by the Budget Committee by a vote of 8-0)

(3/5 vote is required)

Mr. Ford reviewed the summary of the project details. (See attached #1)

Allen Kasiewicz questioned clarity on the ADA compliance of the Community Center and clarity between article 14 & 15.

Mr. Ford replied that the Community Center was cited for non-compliance and although ADA improvements were done, the handicap parking spot on the street is not legal and new handicap spaces will be added to the lot.

Mr. Bowers stated this project is good for the town and the visitors.

Tom Bickford questioned the plan for the Community Center and if it is usable.

Mr. Ford replied it is ADA accessible and the building gets a lot of use.

Tom Bickford questioned the mention of a brownfield.

Mr. Ford explained that there once was an oil spill on that lot that is monitored and DES is agreeable to cover the site.

Suzanne Ryan stated for a reminder that the land cost \$250,000 with \$75,000 in interest and with this project it will total \$680,000 for 62 spaces. She questioned given the cost amount, if the Board has considered parking meters.

Mrs. Murray replied that the Board has not discussed that, but this project was part of a partnership with the Chamber of Commerce to address parking and traffic issues in the downtown. She feels improving the downtown is a good investment for the community.

Being no further discussion, Moderator Walker read the next article as follows:

#### **ARTICLE 16: Water Meter Upgrades**

To see whether the Town will vote to raise and appropriate the sum of Five Hundred Thousand dollars **(\$500,000) from the Water Fund to upgrade water meters from the manual read system to a radio read system** which will allow monthly reading and billing, and further to authorize the issuance of not more than Five Hundred Thousand dollars (\$500,000) of bonds or notes for this purpose in accordance with RSA Chapter 33, Municipal Finance Act, such sum to be reduced by any federal, state, or private funds made available therefore, 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, and further to raise and appropriate the sum of Three Thousand One Hundred Dollars **(\$3,100) for the payment of interest** on any notes issued in anticipation of such bonds that is payable in 2012. The Town has applied for and received notification of a potential **\$175,000 grant from the NH Department of Environmental Services (DES)** in the form of "loan forgiveness" if project is approved by Town in 2012.

**This project will have no impact on the tax rate.**

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Budget Committee by a vote of 6-2)

(3/5 Majority vote required)

Mr. Ford reviewed a summary outlining the project. (See attached #1)

Mrs. Murray stated that this is another step in reducing the lost water in the system and is a good investment for a major asset.

Ms. Silk stated this is a win for the town and the customer to switch to monthly billing which allows leaks to be found quicker.

Suzanne Ryan stated they already have a replacement program and funded it with \$3,000 in 2011 and have \$7,000 for 2012. She stated she contacted DES regarding the grant funding and they advised Wolfeboro would probably move up on the list as other towns back out (noting Newmarket voted it down). She questioned the basis for which meters are replaced first.

Mr. Ford replied they had meter upgrades in 2004/2005, so a lot of meters have been replaced and they would start with the oldest ones.

Mrs. Ryan stated that she discussed this with the State and that the \$2 million that sits in the undesignated funds for water is money in the bank for future repairs or a new system and she would hate to see that money tapped for this program. She has a handout for the Budget Committee and would like them to revisit this article and respond to why those voted against the proposal.

Allan Bailey stated he initially voted against the article, but listening to the presentation tonight he wanted to go on record in support of it.

John Burt stated he voted against it as he thinks it will have a minimal impact on the tax rate, which he did bring up in the discussion and he is not comfortable with the use of the staff elsewhere rather than seeing a savings. He stated monthly billing will cost more than quarterly billing.

James Cross questioned saving money by spending \$500,000.

Mr. Ford replied the manpower will be reallocated to help improve our system and do some of our own construction projects.

Bob Lemaire stated these points don't strike home with him; the cost should belong to the homeowners, not the taxpayer. He stated people need to take their own responsibility and shut the water off. He does not see a lot of savings for reading 32 meters a day. He is not in favor of this project.

Mr. Owen noted there is one meter for water and sewer and clarified the assertion this was going to cost on the sewer side. He explained Enterprise Funds are run like a business and they have 31% unaccounted for water, what business runs like that. He stated that such programs have reduced unaccounted water down to 10-15% in other communities.

Frank Giebutowski stated he voted against the project as he did not see a cost savings in the analysis. He believes there are others ways to solve the problem.

Suzanne Ryan stated according to the Weston and Sampson report, there was four recommendations to deal with the problem and she doubts any of those suggestions have been done prior to this proposal.

***It was moved and seconded not to reconsider discussion on Warrant Articles 11-16. Majority in favor, the motion passed.***

Being no further discussion, Moderator Walker read the next article as follows:

#### **ARTICLE 17: 2012 Operating Budget**

Shall the Town raise and appropriate as an operating budget, not including appropriations by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by the vote of the first session, for the purposes set forth therein totaling \$25,663,524. Should this article be defeated the operating budget shall be \$25,129,436, which is the same as last year, with certain adjustments required by the previous action of the Town or by law; or the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only.

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Budget Committee by a vote of 8-0)

John MacDonald reviewed a summary of increases or decreases in the 2012 Operating Budget. (See attached #2)

Tom Bickford questioned a line for legal fees.

Pete Chamberlin replied they are listed in the Executive Budget and it is level funded at \$100,000.

Dave Senecal pointed out the handout is just a summary of the town's budget for this meeting and that the entire budget is available for review at the Town Hall or Library.

***Fred Tedeschi moved to amend the Operating Budget by increasing the Planning and Zoning Budget by \$25,000 and decreasing the Other General Government budget by \$25,000 it was seconded by Dick Hamilton.***

#### DISCUSSION:

Mr. Hamilton thanked those who serve the community.

Mr. Tedeschi stated he would like the Planning Board to reconsider the Zoning Article proposed on the Warrant Article 10 regarding group homes for inconsistencies with the town Master Plan and that it would make the only town in NH with such an article, for for-profit group homes in NH.

Mr. Owen stated that the Planning Board has already spent \$10,000 on this issue, which led to the proposed Zoning ordinance and that he is not certain spending another \$25,000 will provide a better outcome.

Dick Hamilton stated the Planning Board shared their legal opinion and he expressed his concern that several points their own attorney brought up were not mentioned in the Planning Board's attorney's opinion and he would like to know if consideration was given to those points.

Bob Lemaire stated that he has heard about this issue for a year and is not in favor of spending \$25,000 to develop a case.

Mrs. Murray stated they have a legal line in the Planning Board budget which was used to address this topic last year.

***Moderator Walker called for a vote on the motion and being majority opposed to the amendment, the motion failed.***

Being no further discussion, Moderator Walker read the next article as follows:

#### **ARTICLE 18: Construct Bath House at Albee Beach**

To see whether the Town will vote to raise and appropriate the sum of One Hundred Twenty-Five Thousand dollars (**\$125,000**) **for the purpose of constructing a Bath House facility at Albee Beach**, said sum to be in addition to any federal, state, or private funds that may also be made available for this purpose. The Bath House will house restrooms, changing rooms and a first aid station and will serve hundreds of daily visitors to the beach, Cotton Valley Trail bikers and walkers, as well as the Sailing, Swim Lesson and Day Camp programs, and the Town will no longer incur the expense of unsightly portable toilets. The foundation and the septic system for the Bath House have already been constructed and paid for from the 2011 Operating Budget.

(Recommended by the Board of Selectmen by a vote of 5-0)

(Recommended by the Budget Committee by a vote of 8-0)



Ethan Hipple presented a summary of the project to address the need for restrooms/changing rooms at Albee Beach. (See attached #1)

Judy Breuniger questioned previous discussion of using the High School Vocational-Technical program for this project.

Mr. Hipple replied that they will have the opportunity to bid on this project and that they have already used their services for the estimates.

Dave Senecal stated the Vocational School has been involved in the project as it has evolved and they will be able to bid on this project. He noted that this will not be a year-round bathhouse and will not be open during snowmobile season.

***It was moved and seconded not to reconsider Warrant Articles 17 & 18. Majority in favor, the motion passed.***

Being no further discussion, Moderator Walker read the next article as follows:

**ARTICLE 19: Town Hall Repairs and Improvements**

To see whether the Town will vote to raise and appropriate the sum of Two Hundred Thousand dollars (\$200,000) **for the purpose of making repairs and improvements to the Brewster Memorial Hall (Town Hall)** to include, but not limited to, repairs to the building, life safety code improvements, energy efficiency measures, and improvements to the working environment of town employees, and other such work as prioritized by the Board of Selectmen, such sum to be in addition to any federal, state, or private funds made available therefor.

(Recommended by the Board of Selectmen by a vote of 5-0)

(Recommended by the Budget Committee by a vote of 9-0)

Mr. Owen stated that last year they proposed a \$4 million renovation project with reduced scope and it was defeated by 20 plus votes, which brought them to exploring other options. He summarized that they had looked into a lot of ideas including doing the first floor only and other phasing options, but those options would still cost over \$1 million dollars. He stated they also took into consideration the economy and the increase in the tax rate and came up with a proposal to make some needed repairs similar to an article that passed in 2010. He reviewed the details this project would cover and some photos of the work completed in last article. (See attached #1)

***It was moved by Bucky Melanson and seconded to amend Warrant Article 19, the first line changing "Town Hall" to "Brewster Memorial Hall".***

**DISCUSSION:**

Mr. Melanson stated the reason for the change is that is the name of the building it is not Town Hall.

Dave Bowers stated on the 1892 Heard map it is referred to as Town Hall.

***Moderator Walker called for the vote, Majority opposed, the motion failed. A hand count was called and being majority hands opposed, the motion failed.***

Mr. Melanson stated they have already spent \$600,000 on this building and he feels putting in plastic windows is not very historic and the taxpayers pouring more money into this building is a poor investment.

Ms. Silk stated this building provides services to the residents. She summarized the customer count by the Tax Collector noting a high of 2,619 receipts last June and the least in May at 1,405.

Mrs. Murray stated that since July there have been numerous articles and letters on this topic. She stated the Board has worked to get their meetings streamed on the Cable Channel and the website to get more information out to the public and if anyone wanted to watch some key discussions of the Board on this topic they should watch October 27, November 16 and December 14, 2011 Board of Selectmen meetings. She stated she hopes the voters will take the time to educate themselves and the Deliberative Session will also be streamed on the site. She reminded the public that if they should have any questions they can call them.

James Cross questioned if Town Hall meets current life safety/building codes.

Mr. Owen replied no, he believes it does not, but they are working on them.

Mr. Cross stated in projects he has worked on, if you do not meet the codes you are not allowed to occupy the building so what are they doing at Town Hall? He explained when they were doing the All Saint's Church project, they had to hold their bake sale outside in the middle of winter because they were not allowed to occupy the building until it met code.

Mr. Owen replied he believes there is a difference between new construction vs. upgrades.

Jerome Holden stated that the cost to rent space at Huggins Hospital is \$50,000 for the year; it cost \$30,000 for the utilities at Town Hall for the year. He stated you could rent Huggins Hospital for 120 years for the \$4 million dollar renovation cost.

Tom Bickford questioned clarity on the receipt analysis.

Brenda LaPointe, Tax Collector, clarified it is the number of customer receipts given for their transaction.

Mrs. Ryan stated the upgrade list does not include anything for the electrical and if they have plans to address that.

Mr. Owen replied they have not identified that as a priority.

Mrs. Ryan questioned if the repairs will bring it up to code.

Mr. Owen replied they have already previously determined it will cost \$2 million dollars to make it code compliant in last year's proposal.

***It was moved by Suzanne Ryan and seconded to add language to the bottom of Warrant Article 19 "that this appropriation does not satisfy the required building or life safety codes to make the building compliant".***

DISCUSSION:

Mrs. Ryan stated she feels the voters have a right to know that.

Dave Bowers says he feels this is a logic problem and you can't have it both ways. If you want that you need to add \$1 million dollars to the project.

Mrs. Ryan replied that is last thing she wants.

Mr. Bowers replied that this building is on the National Historic register, it needs repair and that costs money. He stated you pay for what you get and unfortunately there is such an emotional divide on this great town asset.

***It was moved and seconded to terminate debate on this topic. Majority in favor, the motion passed.***

***Moderator Walker called for a vote on the amendment, Majority opposed, the motion failed. Hand count called- 38 in favor and 76 opposed, the motion failed.***

Bob Lemaire stated there is no doubt we need a Town Hall, the question is where it is going to be. He stated they keep having articles and this is a proxy for a bigger article. He stated regardless something has to be done for the employees and at some point they need to decide what they are going to do. He would like the bigger question answered.

Judy Breuninger stated the tax impact of the article amounts to the cost of beer, chips and dip on a weekend. She stated if they pass the article to start doing this in phases there will be grant money, but they can't get it until they get an article passed. She stated none of the naysayers have attended meetings, sat on Committees or reviewed the plans. She stated the building is as solid as rock, it just needs work since nothing has been done to it for 50 years. She feels \$200,000 is a small investment for what this building represents and if done right it can last another 200 years. She has spent the last five years working with the Friends of Town Hall and renovating this building is the best investment the town can make and you can't take away the town's history. She encourages people to think before they vote and pass this article.

John White stated when does Yankee frugality become cheapness and where is the pride. He stated sooner or later folks you have to bite the bullet or watch it get destroyed before our eyes. He doesn't understand what is so hard about spending \$200,000 for this and we just pass right over half million dollar street projects. Where is our pride?

Bob Chatel stated \$200,000 is just a down payment of the project and feels they left out a fundamental step of pursuing other alternatives to preserve Brewster Memorial Hall with other options.

Dave Bowers stated they did not own the Town Hall until recently and pointed out the Avery Building is of the same era and has been through three major renovations. We need to make up for lost time and there will be private funding behind it.

Dick Hamilton stated he served on a committee that looked at alternatives and recalls looking at 25-30 alternative sites.

Tom Bickford stated he voted for the purchase of a dollar at the time because it seemed like a good idea, but feels they put the cart before the horse. He stated there are two issues a place for the employees and preservation. He stated he asked the Board of Selectmen last year to put all the reports and Committee minutes on the website to make information for those who work more accessible and the only thing put up was the information from the Town Hall Options Committee.

***It was moved and seconded not to reconsider Warrant Article 19, Majority in favor, the motion passed.***

***It was moved by Suzanne Ryan and seconded to move up the discussion on Warrant Article #30.***

## DISCUSSION:

Moderator Walker clarified that Mrs. Ryan wants to move up Article 30 regarding Town Office space to be discussed now.

Mrs. Ryan agreed.

***Moderator Walker called for the vote and majority in favor, the motion passed.***

Being no further discussion, Moderator Walker read the next article as follows:

### **ARTICLE 30: Citizens' Petition--Interim Town Office Space**

To see if the Town will vote to raise and appropriate the sum of Seventy Thousand dollars (\$70,000) and direct the Board of Selectmen to enter into a one year lease, with the option to renew, for space to temporarily relocate town personnel whose offices are now located in Brewster Memorial Hall thereby avoiding an uneconomical investment in an inefficient, aged, and neglected building. Said sum would also cover associated costs such as fitting out space, moving files, equipment, and personnel to such an alternate site(s). Rental costs for any ensuing years, as needed, shall be paid out of the Town operating budget.

(Not recommended by the Board of Selectmen by a vote of 4-0)

(Not recommended by the Budget Committee by a vote of 8-0)

***It was moved by Bob Chatel and seconded to amend the word "direct" in the first sentence of the article to "authorize". Majority in favor the motion, passed.***

Bob Chatel stated that he feels Brewster Memorial Hall should be restored, but not at the taxpayers full expense and he believes the majority of the taxpayers feel the same way. He referred to the survey by UNH and that 59% disapproved restoration and 68% wanted to sell it and 12% were favorable to restore it with public funds. He stated the clear majority of that survey did not want to pay for it with taxpayer money and the least popular option was a reduced scale project. He stated that bonding \$4 million dollars over 20 years at 4.2% is \$303,000 per year in addition to the operating expenses and to compare that to the cost of renting the Hospital space, it is a win/win situation. He stated that new office space would cost considerably less and gave the example of the Town of Moultonborough. He feels it is time to take a time out on this issue until they know what they are going to do and relocate the employees and then investigate preservation options.

Mrs. Murray stated that TOCAG put out a survey and out of that developed a Warrant Article for a new Town Hall and it only got 37% of the vote, so they have tried. She stated only 1,200 people did the survey and 2,200 people voted. She stated they started talking about this issue 22 years ago and according to town reports have looked at locations such as the Business Park and Town Garage. She stated by Citizen Petition we own the building and now they are trying to make viable office space and the day-to-day life more pleasant for the employees. She does not support moving out of the building and leaving a building abandoned in the downtown area.

***It was moved by Tom Bickford and seconded to amend Warrant Article 30 inserting the following before the word "an" in the fourth line "health and safety hazards to persons working or visiting Brewster Memorial Hall as reported by Town Officials in 2010/2011".***

## DISCUSSION:



Mr. Bickford stated by adding this language it reminds the voters why it has to be renovated for the protection of the employees and those visiting there.

Roger Murray stated he is opposed to such amendment as there is no documentation of health hazards and two air quality studies were done showing more mold outside than inside. He stated the asbestos in the basement is sealed off, but the Warrant Article proposes funds to address it.

Bob Lemaire stated he read the air quality study and the mold inside is worse. He also noted there are issues with the carbon dioxide readings and questioned where the company came up with the numbers. He stated the report notes when the test was done, the doors has been opened airing the place out, but did recommend removing the mold. He would prefer to take out all inflammatory language and let the voters vote.

John Burt stated it should be kept short and simple.

***Moderator Walker called for a vote on the amendment, Majority opposed, the motion failed.***

Jerome Holden restated that Huggins Hospital can be rented for \$50,000 per year including utilities and such cost is far less than the \$6 million dollar renovation. He stated he would like to see Brewster Memorial Hall restored with private funds, sell it to the highest bidder or turn it over to the Friends of Town Hall with stipulations the outside maintains its look.

John White questioned can you really save money by renting and that such is a waste of money. He does not see a willing buyer for this building. We own it we may as well fix it now, before it costs even more.

***It was moved and seconded to not reconsider discussion on Warrant Article #30. Majority in favor, the motion passed.***

***It was moved by Linda Murray and seconded to move up the discussion on Warrant Article #29. Majority voted in favor, the motion passed.***

Moderator Walker read the next article as follows:

#### **ARTICLE 29: Citizens' Petition**

The registered voters who submitted this article by petition request your **nonbinding** opinions on the following questions, in the hope that the collective responses will assist in proposing solutions that will be supported by the community.

- |   |  |
|---|--|
| a) Do you support restoration of Brewster Memorial Hall to serve as Town Offices? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| b) Do you support building new Town Offices?                                      | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| c) Do you support leasing space for Town Offices?                                 | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| d) Do you favor rehabilitation of Brewster Memorial Hall with private funds?      | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| e) Do you support selling Brewster Memorial Hall?                                 | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Bob Lemaire stated he takes responsibility for this Warrant Article. He stated he was involved with the TOCAG Committee. He stated a survey was conducted by UNH and Andy Smith told him getting 1,200 people to respond is fantastic, which is why they put a proposal on the ballot. He stated this is a non-binding way to get a simple sense out of this election. He stated the survey said there is really a question here. He stated last year they did

not oppose the \$4 million dollar project and it did not pass. He stated Varney Road didn't pass, but it also did not have the support of the Board of Selectmen or Budget Committee.

Mimi Dye stated she does not mind surveys if they are not ambiguous.

***It was moved by Mimi Dye and seconded to amend Warrant Article 29 letter c to add "temporary basis yes or no and permanent basis yes or no" and d "by taxpayer funds sole financial support yes or no, private funds sole financial support yes or no and a combination of taxpayer funds and private funds yes or no".***

Bob Lemaire stated he doesn't have a problem with the amendment but questioned if such can be done legally.

Attorney Puffer replied yes it is non-binding and is the same subject matter.

***Moderator Walker called for a vote, being the majority in favor, the motion passed.***

***It was moved by Dick Hamilton and seconded to amend the Warrant Article to clarify leasing on a temporary or permanent basis.***

#### DISCUSSION:

Bob Lemaire stated that he would rather leave the article simple to get a thoughtful response.

Allan Bailey stated for the record he retracted his second.

***Moderator Walker called for a vote, being the majority opposed, the motion failed. A hand count was called, 27 in favor and 72 opposed, the motion failed.***

Suzanne Ryan questioned restoration vs. rehabilitation.

Mr. Lemaire replied he does not know why he used both words.

Being no further discussion, Moderator Walker read the next article as follows:

#### **ARTICLE 20: 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.**

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Budget Committee by a vote of 9-0)

Mr. Ford reviewed a summary of the project. (See attached #1)

Suzanne Ryan stated she is disappointed they will use \$103,000 of these funds leaving \$447,000 and by doing such is poor precedent. She noted that the \$200,000 reduction happens to be the same amount of funds for Town Hall.

Mrs. Murray stated that road funding was supported 85.9% last year. She noted the increase to \$750,000 dealt with the problems on Pleasant Valley Road which is more than what they spent in the past. She stated this is a wonderful article to support.

Ms. Silk stated money for roads cannot be transferred to any other project.

Being no further discussion, Moderator Walker read the next article as follows:

**ARTICLE 21: Public Safety Radio Communications Equipment**

To see if the Town will vote to appropriate the sum of Seventy-Five Thousand dollars (\$75,000) for the purpose of acquiring and installing radio repeaters, antennae, and associated equipment on the existing telecommunications tower on Bennett Hill, pursuant to a no-cost lease agreement with the property owner. Further, to rescind the balance (\$49,607.75) of the appropriation made under Article 19 of the 2011 Town Warrant, which appropriated funds to build a 100' radio transmission tower at the Public Safety Building, which proved to be infeasible. This is intended to eliminate current dead zones in emergency radio dispatch reception and communications in Wolfeboro and to insure the safety and efficiency of communications with Police, Fire, DPW, Parks & Recreation, and Electric Department personnel.

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Budget Committee by a vote of 9-0)

*It was moved by Dave Owen and seconded to amend the article by removing the language in the third line starting with "pursuant to a no-cost lease agreement with the property owner" and replacing it with "to enter into a \$1 per year sub-lease with the tower owner". Being majority in favor, the motion passed.*

Mr. Owen explained they proposed an article last year for \$55,000 to address communication problems that passed, but had discovered the funding would not cover such cost at the Public Safety Building. They have since found another way to deal with the problems by adding repeaters and antennas on an existing telecommunications tower.

Ms. Silk stated that the purpose of this article is for public safety and allows the emergency response persons to communicate with dispatch.

Bob Lemaire stated this is a golden opportunity.

Being no further discussion, Moderator Walker read the next article as follows:

**ARTICLE 22: Police Union Contract Agreement**

To see if the Town will vote to approve the cost items included in the collective bargaining agreement reached between the Town and Local #39 of the New England Police Benevolent Association (NEPBA) which calls for the following increases in salaries and benefits at current staffing levels:

<u>Year</u>		<u>Estimated Increase</u>
2012	Salaries	\$10,920
	Benefits	\$ 9,487
	<b>Total 2012</b>	<b>\$20,407</b>

and further to raise and appropriate the sum of **\$20,407** for the upcoming fiscal year, such sum representing the additional costs attributable to the increase in salaries and benefits over those of the appropriation at current staffing levels paid in the prior fiscal year.

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Police Commission by a vote of 3-0)

(Recommended by Budget Committee by a vote of 9-0)

Mr. Owen stated the Board of Selectmen and Police Commission entered into a tentative agreement with the Police Union. He reviewed the details of the cost breakdown (See attached #1) and noted they did not receive a salary increase last year to their base pay, but instead received a stipend, which is why their increase is higher than other employees.

Being no further discussion, Moderator Walker read the next article as follows:

**ARTICLE 23: Drinking Water Treatment Facility Chemical Feed System Upgrades**

To see if the Town will vote to raise and appropriate the sum of One Hundred Twenty Thousand dollars (\$120,000) from the Water Fund to construct improvements to the Town's Drinking Water Treatment Facility Chemical Feed system, and to fund this project from the unrestricted fund balance of the Water Fund. **This project will have no impact to the tax rate or the water user rates.**

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Budget Committee by a vote of 9-0)

(Majority vote required)

Mr. Ford reviewed a summary of the project. (See attached #1)

***It was moved and seconded not to reconsider discussion on Warrant Articles 20 to 23. Majority voted in favor, the motion passed.***

Being no further discussion, Moderator Walker read the next article as follows:

**ARTICLE 24: Drinking Water Treatment Plant Energy Efficiency Upgrades**

To see whether the Town will vote to raise and appropriate the sum of One Hundred Fifty Thousand dollars (\$150,000) from the Water Fund to construct energy efficiency upgrades to include a new HVAC system, increased insulation and a new roof at the Town's Drinking Water Treatment Plant facility, and to fund this project from the unrestricted fund balance of the Water Fund. **This project will have no impact on the tax rate or the water user rates.**

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by the Budget Committee by a vote of 9-0)

(Majority vote required)

Mr. Ford reviewed the summary of the project. (See attached #1)

Being no further discussion, Moderator Walker read the next article as follows:

**ARTICLE 25: Develop Asset Management Program**

To see whether the Town will vote to raise and appropriate the sum of Fifty Thousand dollars (\$50,000) to fund the development of a long term, sustainable Asset Management Plan (AMP) which will inventory and assess all Town owned assets and assist in prioritizing and optimizing investments in maintenance and capital projects. **The project may take up to 5 years to complete** and fully implement. This authorization is for the first year funding; future funding will be included in the Operating budget going forward.

(Recommended by the Board of Selectmen by a vote of 5-0)

(Not recommended by the Budget Committee by a vote of 8-1)

(Majority vote required)

Mr. Ford reviewed a summary of the proposal. (See attached)



Mrs. Murray stated she supports this proposal and has since she came on the Board in 2005 and she saw a letter from the CIP requesting an asset inventory plan, which to her made sense to her with all the water/sewer and ADA problems. She would like to see them move to planning rather dealing with crisis. She stated being on the CIP Committee she saw them struggle to determine priority and an Asset Management Committee was formed.

John MacDonald stated the reason it was not recommend by the Budget Committee was due to the bottom line and it is something that could be put off until next year.

Mr. Ford replied it could as this is just the beginning of a system.

Mrs. Murray stated they have been pushing this off for 7 years and at some point it is time to do it.

Being no further discussion, Moderator Walker read the next article as follows:

**ARTICLE 26: Fire Trucks and Apparatus Replacement Capital Reserve Account**

To see if the Town will vote to raise and appropriate the sum of One Hundred Seventy Five Thousand Six Hundred dollars **(\$175,600) to be transferred to the existing Fire Trucks and Apparatus Replacement Capital Reserve Account**, to be under the custody of the Trustees of Trust Funds. The Selectmen have been designated agents to expend this Capital Reserve Account.

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Budget Committee by a vote of 9-0)

Mr. Owen reviewed the summary on level funding for Fire Truck apparatus replacement in the future. (See attached #1)

Being no further discussion, Moderator Walker read the next article as follows:

**ARTICLE 27: Public Works Vehicle and Equipment Capital Reserve Account**

To see if the Town will vote to raise and appropriate the sum of One Hundred Fifty-Five Thousand dollars **(\$155,000) to be transferred to the existing Public Works Vehicle & Equipment Capital Reserve Account**, to be under the custody of the Trustees of Trust Funds.

The Selectmen have been designated as agents to expend this Capital Reserve Account.

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Budget Committee by a vote of 8-0-1)

Mr. Owen reviewed the summary on level funding for Public Works vehicle replacement in the future. (See attached #1)

Being no further discussion, Moderator Walker read the next Warrant Article as follows:

**ARTICLE 28: Establish Recreation Revolving Fund**

To see if the town will vote to establish a Recreation Revolving Fund pursuant to RSA Chapter 35-B: 2. The **money received from fees and/or charges for self-sustaining recreational programs** established by the Wolfeboro Parks and Recreation Department **shall be allowed to accumulate from year to year**, and shall not be considered to be part of the Town's general fund unreserved fund balance. Correspondingly, **expenditures related to these programs will not be included in the Town's Operating Budget** and will be paid from the Revolving Fund. The Town Treasurer shall have custody of all monies in the fund, and shall pay out the same only upon order of the Board of Selectmen (no further legislative body approval required). These funds may be

expended only for recreation purposes as stated in RSA 35-B, and no expenditure shall be made in such a way as to require the expenditure of other funds that have not been appropriated for that purpose.  
(Recommended by the Board of Selectmen by a vote of 5-0)

Ethan Hipple reviewed a summary outlining the purpose of establishing such fund. (See attached #1)

Being no further discussion, Moderator Walker read the next article as follows:

**ARTICLE 31: Citizens' Petition--Long Term Municipal Building Plan**

To see if the Town will vote to direct the Board of Selectmen to, in 2012, formulate a 10-year comprehensive plan to address the need for upgrades, repairs or replacement of all the Town's municipal buildings. This should include but not limited to Police, Fire and Town Hall employees. Consideration should include a multifunctional building complex. The goal of such a plan would be to identify and prioritize the most efficient, economical and best management approach for spending tax dollars to meet the Town's immediate and future facilities needs. Until such a plan is complete and approved by voters, the Board of Selectmen must continue the practice of minimizing expenditures for ongoing customary repairs and maintenance not to exceed amounts within the Town operating budget.

(Not recommended by the Board of Selectmen by a vote of 4-0)

***It was moved by Suzanne Ryan and seconded to change the word "direct" to "authorize" in the first line and to delete the language after the period in the sixth line starting with the word "Until" to the end of the sentence.***

**DISCUSSION:**

Mrs. Ryan stated that she tried to be complimentary of the repairs but it backfired and according to Town Attorney it ties the Board.

***Moderator Walker called for a vote, majority in favor, the motion passed.***

Mrs. Ryan stated this article specifically addresses the buildings, unlike Article 25, and also does not include the water/sewer infrastructure. She explained it address approximately 16 town buildings and will address upgrades or replacements of these buildings. It will not require funding as the town has several building studies done including a \$60,000 life safety building review done by Bergeron and in that report is very valuable detailed information and some of that work has been done or is ongoing. She summarized several town facilities with ongoing maintenance or replacement plans and noted the 2011 annual improvements program for building maintenance that needs to be implemented in a cost effective manner. The petitioners believe that the Board of Selectmen can continue the work started and continue with long term planning for the town buildings. The water and sewer should be in a separate asset management plan and an asset management plan needs not to be complex to get started.

Chuck Storm stated that he was out when this article was reviewed and he would have voted against such article. He stated without any money you can't do this and such program would take time away from staff.

Mr. Bowers agreed this overlaps Mr. Ford's article and having staff do it takes time away from their other duties. It was a good thought, but the other article is more wide spread.

Mr. Owen agreed it is a good idea, but unworkable without any funds to support it, which means nothing will get done. He experienced developing such a document with the assistance of an architect which outlined ten years of town facilities improvements.

Being no further comments on the articles, Moderator Walker moved to close the meeting.

➤ **Closing**

Ms. Silk thanked Department Heads, staff, Budget Committee, fellow Board members and Police Commission for all their long hours on assisting with the budget.

Mr. Bowers thanked all the citizens for coming out tonight, it is nice to see, regardless what side you are on.

Bob Lemaire stated in regards to Article 29, he would prefer it be at the end of the ballot rather than be moved up as requested.

Mrs. Ryan stated a motion was made not to reconsider that article.

Mrs. Murray clarified the article was not moved, just the discussion on the article was moved up.

Moderator Walker clarified that the articles were only moved for discussion purposes, they will remain on the ballot as posted.

➤ **New Business**

Bob Chatel stated that he was disappointed with the turnout on a Tuesday night and questioned if they would consider a Saturday session in the future.

Moderator Walker noted they are televised.

Mrs. Murray noted it will be streamed on the website.

Mrs. Ryan asked for an informal count for a Saturday session.

Moderator Walker called for informal count and the majority was not in favor of a Saturday session.

Being no further business, Moderator Walker called for a motion to adjourn.

It was moved and seconded to adjourn at 11:08 PM.

Respectfully submitted,  
**Amelia Capone-Muccio**  
Recording Secretary





## Town of Wolfeboro

### 2012 Warrant Articles

#### ARTICLE 11: Structural Repairs at the Public Safety Building

To see whether the Town will vote to raise and appropriate the sum of Three Hundred Fifty Thousand dollars (\$350,000) to perform structural repairs and related improvements to the Apparatus Garage at the Public Safety Building to be funded as follows: \$132,892 of such sum to come from the proceeds of bonds or notes issued by the Town under compliance with the terms of the Municipal Finance Act, RSA 33:3; \$123,114 of such sum to come from the unexpended proceeds of bonds previously authorized by the Town for the completed Smith River Stream Bank Stabilization Project under Article 15 of the warrant for the Town's 2010 annual meeting (such use of excess proceeds being permitted by RSA 33:3-a(II)); and \$93,994 to be transferred from the balance from the Public Safety Building Capital Reserve Fund, 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. Completion of this project is intended to extend the life of the Apparatus Garage at the Public Safety Building for at least another ten years and to address deficiencies identified in the Building Evaluation Report in 2010.

(Recommended by the Board of Selectmen by a vote of 5-0)

(Recommended by the Budget Committee by a vote of 9-0)

(2/5 Majority vote required)

	2012	2013	2014
Structural Repairs To Public Safety Building (10 Year Note)		0.000	0.000

#### Structural Repairs at the Public Safety Building

- **Problem:**
  - 40 year old building, 12 bay garage major structural deficiencies
  - Block wall construction, roof and roof drainage
- In 2010, minor accident caused major damage

#### Structural Repairs at the Public Safety Building

- **Solution:** Contracted with Structural Engineer to evaluate and provide alternatives, propose construction includes:
  - Major Structural Upgrades, including rebuilding the masonry walls, connecting the roof to the walls and walls to the foundation
  - Replacement of the existing membrane roof
  - Install new interior roof drains to protect the masonry walls and mitigate ice build up

#### Structural Repairs at the Public Safety Building

- **Costs/Schedule:**
  - Work will be designed and built under a Construction Management (CM) Project Delivery System, Guaranteed Maximum Price (GMP), reduced engineering cost and shorter construction schedule
  - Engineer: Quantum Construction Consultants
  - Construction Management Firm: Connexion Construction, Inc. (CCI)

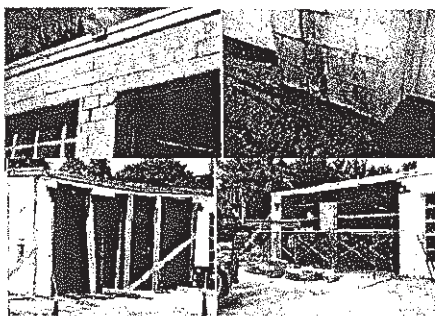
Item	Cost
CCI- Construction	\$ 300,000
5% Contingency	\$ 15,000
Quantum Eng.	\$ 35,000
Project Total	\$ 350,000

#### Structural Repairs at the Public Safety Building

##### Financial

Project Total	\$350,000
Previous Unexpended Bond	(\$123,114)
Existing Capital Reserve Building Fund	(\$93,994)
New 10 Year Bond Amount	\$132,892

### Structural Repairs at the Public Safety Building



## ARTICLE 12: Acquisition of Property at 255 South Main Street

To see whether the Town will vote to raise and appropriate the sum of one hundred sixty thousand dollars (\$160,000) for the purpose of acquiring for general government use the property at 255 South Main Street, Tax Map 131, Lot 59, (the former Buell & McBride residence) directly adjacent to the Woburn Public Library and the Public Safety Building and demolishing or removing the buildings on the site, all for purposes of consolidating the Town's holdings at its South Main Street campus, and to authorize the Selectmen to purchase said property. Further, to authorize the issuance of \$160,000 of bonds or notes for these purposes in accordance with RSA Chapter 333, Municipal Finance Act, and to further 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, and to further raise and appropriate the sum of two thousand eight hundred fifty-three dollars (\$2,853) for the payment of interest on any notes issue in anticipation of such bonds that is payable in 2012.

•(Recommended by Board of Selectmen by a vote of 5-0)

•(Recommended by Budget Committee by a vote of 9-0)

• (3/5 Majority vote required)

2012	2013	2014
0.001	0.011	0.010

### CONTACT US TODAY!

THIS AGREEMENT made the 3 day of August 2011

The MSJ.VR, Diana R. Muirhead, Executor of the Estate of Deceased Shirley, of 73  
Sweet Road, Woburn, New Hampshire 03094

And

The B.V.A. The Farns of Wolfboro, of P.O. Box 529, Wolfboro, New Hampshire 03440

[illegible]

The 400-LINX PAPER is One Hundred Forty Eight Thousand Dollars (\$148,000.00) plus the amount of any applicable taxes due the BUREAU on the net real estate for the period beginning October 1, 2011, through the day of closing.

The DISPOST of the One Brother JED, which shall be paid by the NABH, upon execution of this agreement by both parties.

DEED. Whether the title shall be conveyed to LIFE or in payment by a Warranty Deed and shall be then and now of all persons and members, with the exception of any conditions or covenants hereinafter and hereinafter provided in this Agreement.

**TOWNMEETING VOTE:** The SELECT'S and the BYE'N'S opposition between the two organizations for the purchase of the premises being raised and appropriated by the 2012 Wadsworth Town Meeting. Should we 1) carry through and to raise and appropriate such funds, the part of 2) opposing under this agreement and the rest and vote.

\* JUDGE EDWARD T. BRENNAN, JR. died on May 17, 2012, at 2:08 PM in the SURGEON GENERAL'S OFFICE of all causes after a long illness. He was 84 years old. He was born on May 1, 1928, in New York City.

**PURCHASE NOTICE:** Title of all assets, personal property, real or personal corp. or bond.

AGOSTINI: The undersigned WILLIAM and JUDY DE WILSON, undersigned that no agency represents the SCLC, nor do they represent the SCLC in this transaction.

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TABLE 2. Species assignments to 100% and 90% and 80% age 0 fish by percentage of otolith area

REMITTANCE FOR BUREAU: I enclose the \$251.28 on the 01/15/88 check issued to the performance of the obligations under this Agreement. The CIA party may not use any funds (including this) as an acknowledgment but is allowed to use it in such including specific performance of this Agreement.

**FINAL ATTACHMENTS:** All governmental laws, regulations and administrative decisions made between the parties hereto are included in this Agreement, which shall fully and completely express their respective intentions, and this Agreement is entered into by each party after opportunity for consultation with their party's legal and duly constituted representatives has been afforded in this Agreement, and by the date of this date, after, this

51/627155-2433 The Agreement regarding protection of effective law is which is varied and does not change and is dated by the 36-1-2000 and the 1975

A case of this nature is the retention of all types and the signing, receipt of a copy is being acknowledged. The American will be under great delay, questions, who is wrong and others, of both sides.

NY 175 SERIALS

Sarah M. Nib, Chairman

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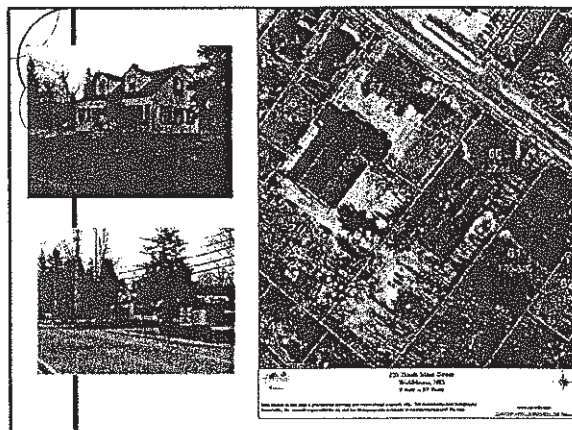
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Donald M. McRae, Treasurer of the  
F. O. of Commerce, Baltimore

### Spreads and Short-term Volatility



### ARTICLE 13: Wastewater Facility Upgrades

To see whether the Town will vote to raise and appropriate the sum of One Hundred Eighty Thousand dollars (\$180,000) to construct improvements to the Town's Wastewater Treatment Facility and Effluent Spray system, and further to authorize the issuance of not more than one hundred eighty thousand dollars (\$180,000) of bonds or notes for this purpose in accordance with RSA Chapter 33, Municipal Finance Act, such sum to be reduced by any federal, state, or private funds made available therefore, 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, and further to raise and appropriate the sum of up to Five Thousand Five Hundred Dollars (\$5,500) for the payment of interest on any notes issued in anticipation of such bonds that is payable in 2012.

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by the Budget Committee by a vote of 6-3)

• (3/5 Majority vote required)

	2012	2013	2014
	-	0.003	0.012

### Wastewater Facility Upgrades

#### Problem:

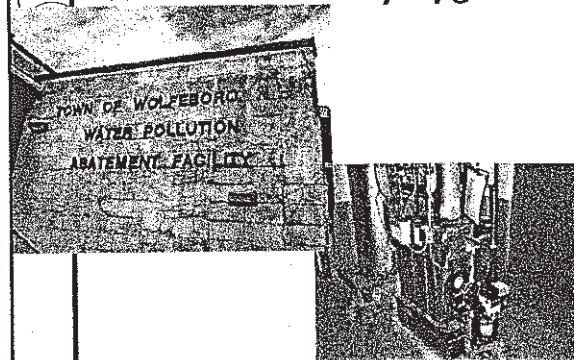
- 1973 Wastewater Treatment Plant Building deteriorating & Process requires updating
- 2007 Report Recommended \$14 million new WWTF
- Effluent Spray System was to be retired and replaced by the RIB system
- The operation of the RIB site has produced "Unexpected Issues" and the Town is attempting to eliminate these "unexpected issues" by reducing the discharge capacity of the site
- Spray Irrigation System now required to take the difference between the planned discharge to the RIB site and the reduced discharge to the RIB site

### Wastewater Facility Upgrades

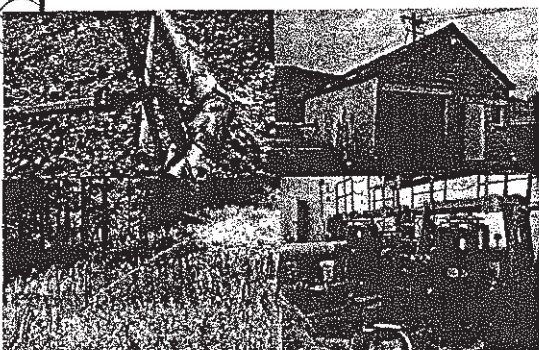
#### Solution:

- 2007 Warrant Article (\$6.3 mil) to Design, Permit and Build RIB system and start design and upgrades to WWTF
- Delay new WWTF as long as possible
- Phased approach to process and building upgrades
- \$195,000 in 2007 for process and some building improvements
- New Headworks Building constructed in 2010 for \$900,000 (50% ARRA Grant) from 2007 Warrant Article
- Process upgrades improved effluent quality
- Delayed major Plant upgrades for 10+ years however need to address priority items now
- 2012 Proposed Project includes:
  - HYAC upgrades to Control Building (\$29,000)
  - Effluent Spray System Upgrades to allow intermittent and automated spraying in limited areas. (\$70,000)

### Wastewater Facility Upgrades



### Wastewater Facility Upgrades



### ARTICLE 14: Downtown Streets Upgrade--Phase 3

To see whether the Town will vote to raise and appropriate the sum of Seven Hundred Fifty Thousand dollars (\$750,000) to construct Phase 3 of drainage, road and sidewalk upgrades on Lehnner and Union Streets, including ADA compliant parking spaces for the Community Center, and to authorize the issuance of not more than seven hundred fifty thousand dollars (\$750,000) of bonds or notes for these purposes in accordance with RSA Chapter 33, Municipal Finance Act, and further 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, and further to raise and appropriate the sum of up to Three Thousand One Hundred Dollars (\$3,100) for the payment of interest on any notes issued in anticipation of such bonds that is payable in 2012.

- (Recommended by the Board of Selectmen by a vote of 5-0)
- (Recommended by the Budget Committee by a vote of 8-0)
- 3/5 Majority vote required)

	2012	2013	2014
Downtown Streets Upgrade - Phase 3 (20 Year Note)	0.002	0.037	0.033

### Downtown Streets Upgrade--Phase 3

#### Problems:

- Union/School/Glendon/Lehner Streets had major problems with road, drainage, sidewalks, water lines, and sewer lines
- Road surface not addressed because of underground utility issues (water, sewer, drainage)

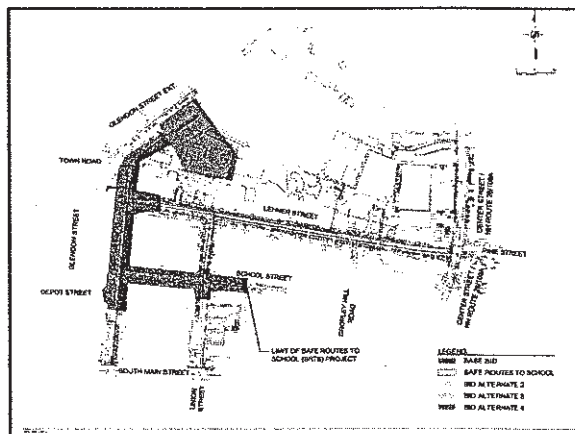
#### Solutions:

- Phase a multi discipline, comprehensive solution funded over multiple years (see chart below)
- Phase 1 included
  - Stakeholders meeting to identify problems and needs
  - Major drainage study and permitting
  - Water and Sewer upgrades in Union and School Street
- Phase 2 included:
  - Major Drainage and Road Upgrade (School/Glendon/Section of Lehner)
  - Water Main and Sewer Upgrades on (School/Glendon/Section of Lehner)
  - Sidewalk Upgrades (Funding from SRTS)

### Downtown Streets Upgrade--Phase 3

- Phase 3
  - Major Drainage and Road Upgrade (Balance of Union and Lehner St)
  - Sidewalk Upgrades (Balance of Union and Lehner St)
- Costs/Schedule:
  - \$750,000 in 2012 for Phase 3, proposed Bond
  - Warrant Article price based on bid of January 9, 2012
  - Scope reduced to meet budget
- Construction to begin in spring of 2012, Completed Fall of 2013 (Tentative)

### Downtown Streets Upgrade--Phase 3



### ARTICLE 15: Construct Glendon Street Parking Lot

To see if the Town will vote to raise and appropriate a sum of two hundred eighty thousand dollars (\$280,000) to construct a new municipal parking lot on the property acquired in 2009 for that purpose adjacent to the existing Glendon Street parking lot, and to improve the existing Glendon Street parking lot, all of which will provide a larger and improved facility for off-street parking, and further to authorize the issuance of not more than two hundred eighty thousand dollars (\$280,000) of bonds or notes for this purpose 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 by a vote of 5-0)
- (Recommended by the Budget Committee by a vote of 8-0)
- (3/5 vote is required)

	2012	2013	2014
	-	0.014	0.012

### Construct Glendon Street Parking Lot

#### Problems:

- Shortage of parking for the Downtown Area

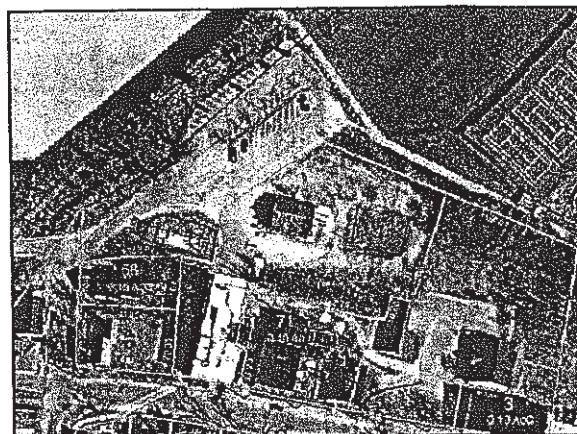
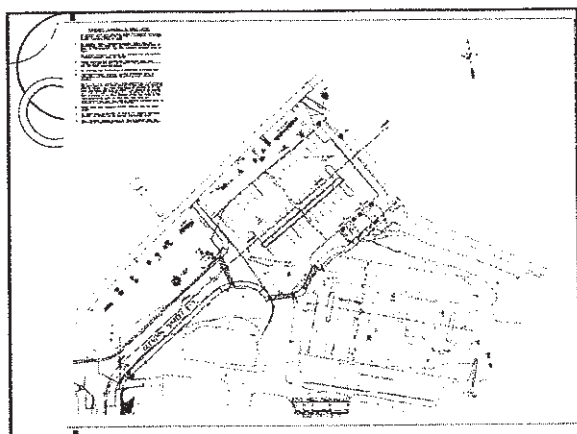
#### Solution:

- Purchased Tax Map #218-1, adjacent to existing Glendon St. Lot
- Approved by a 74% margin \$250,000 in 2009
- Site also ideally located to stage the "Downtown Streets" (DT) Construction Project
- To be bid with "DT" Project [Bid Opening 1-9-12]
- Includes upgrades to existing lot
- Net increase of about 65 spaces with some boat trailer parking

#### Costs/Schedule:

- Bid price, plus allowance for landscaping, lighting and contingency brings the total budget to \$280,000.
- The DT project (road, sidewalk, drainage, water and sewer project) will take about 18 months
- The new parking lot will be completed at the conclusion of the DT project (Estimated Fall of 2013, Tentative)





**Construct Glendon Street Parking Lot**



**Construct Glendon Street Parking Lot**



**Construct Glendon Street Parking Lot**



## ARTICLE 16: Water Meter Upgrades

To see whether the Town will vote to raise and appropriate the sum of Five Hundred Thousand dollars (\$500,000) from the Water Fund to upgrade water meters from the manual read system to a radio read system which will allow monthly reading and billing, and further to authorize the issuance of not more than five hundred thousand dollars (\$500,000) of bonds or notes for this purpose in accordance with RSA Chapter 33, Municipal Finance Act, such sum to be reduced by any federal, state, or private funds made available therefore, 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, and further to raise and appropriate the sum of Three Thousand One Hundred Dollars (\$3,100) for the payment of interest on any notes issued in anticipation of such bonds that is payable in 2012. The Town has applied for and received notification of a potential \$175,000 grant from the NH Department of Environmental Services (DES) in the form of "loan forgiveness" if project is approved by Town in 2012.

- This project will have no impact on the tax rate.
- (Recommended by Board of Selectmen by a vote of 5-0)
- (Recommended by Budget Committee by a vote of 6-2)
- (3/5 Majority vote required)

## Water Meter Upgrades

- **Problem:**
  - Quarterly water meter reads done by hand, 2,000 +meters every 3 months
  - Accounting for Water losses difficult with 3 month rolling read/bill system
  - **Unaccounted for Water:**
    - Over 40% in 2006 with ADF of 652,000 gallons/day
    - 31% in 2011 with ADF of 474,000 gallons/day
    - Should be in the 10% to 15% range
  - Many meters running slow, loss of revenue
  - Customers with slow leaks/large bills don't find out until bill arrives

## Water Meter Upgrades

- **Solution:**
  - Replace old meters
  - Assure correct sizing of meters
  - Install radio read transmitter on all 2,000+ meters
  - Allow all meters to be read in 1 or 2 days (Note: Currently takes 2 weeks +/- every month, to read 1/3 of meters)
  - Customers may receive bills on monthly basis
  - Recovery of lost revenue of only 3% will pay for 10 year bond (engineers estimate, could be as high as 5% to 10%)

## Water Meter Upgrades

- **Costs/Schedule:**
  - Requesting **\$500,000 authorization**
  - **NHDES grant of 35% of project; up to \$175,000** if Town approves project in 2012
  - Project will be engineered and bid in 2012
  - Actual meter upgrades to start late in 2012 and take about 2 years to complete

## ARTICLE 17: 2012 Operating Budget

Shall the Town raise and appropriate as an operating budget, not including appropriations by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by the vote of the first session, for the purposes set forth therein totaling \$25,663,524. Should this article be defeated the operating budget shall be \$25,129,436, which is the same as last year, with certain adjustments required by the previous action of the Town or by law; or the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only.

- (Recommended by Board of Selectmen by a vote of 5-0)
- (Recommended by Budget Committee by a vote of 8-0)

2012	2013	2014
4.210		

## 2012 Operating Budget

Town Of Wolfboro  
Total Operating & General Fund Increases  
2008 through 2012

YEAR	OPERATING BUDGET	PERCENTAGE INCREASE	GENERAL FUND	PERCENTAGE INCREASE
2007	18,365,948		8,988,220	
2008	19,274,576	4.95%	9,554,708	6.30%
2009	24,167,116	25.38%	9,921,182	3.84%
2010	24,273,435	2.51%	10,453,505	5.37%
2011	25,517,365	3.00%	11,109,385	6.27%
2012	25,663,524	0.57%	11,429,388	2.83%

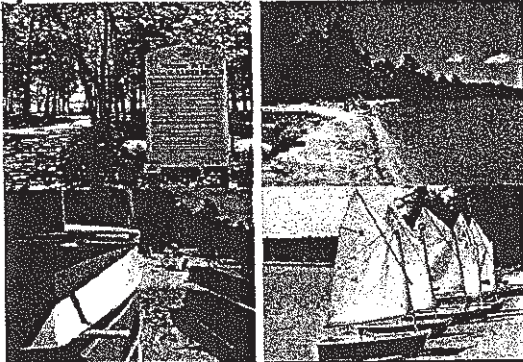
## ARTICLE 18: Construct Bath House at Albee Beach

To see whether the Town will vote to raise and appropriate the sum of One Hundred Twenty-Five Thousand dollars (\$125,000) for the purpose of constructing a Bath House facility at Albee Beach, said sum to be in addition to any federal, state, or private funds that may also be made available for this purpose. The Bath House will house restrooms, changing rooms and a first aid station and will serve hundreds of daily visitors to the beach, Cotton Valley Trail bikers and walkers, as well as the Sailing, Swim Lesson and Day Camp programs, and the Town will no longer incur the expense of unsightly portable toilets. The foundation and the septic system for the Bath House have already been constructed and paid for from the 2011 Operating Budget.

- (Recommended by the Board of Selectmen by a vote of 5-0)
- (Recommended by the Budget Committee by a vote of 8-0)

2012	2013	2014
0.061		

### Construct Bath House at Albee Beach



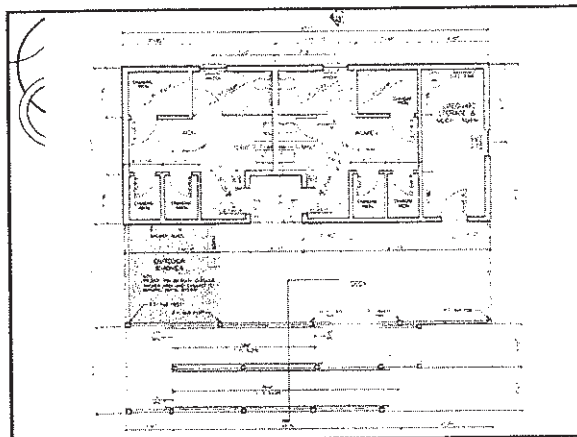
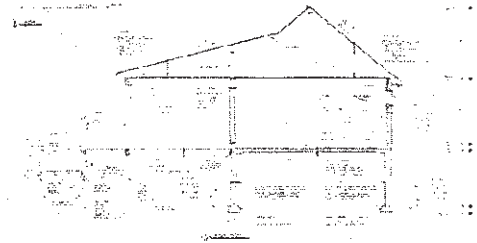
### Construct Bath House at Albee Beach

- ☐ Recreational Hub with existing beach, trail access, programs and parking.
- ☐ Beach sees 300-500 visitors on a busy summer day.
- ☐ Albee Beach is home to the following programs
  - ☐ Day Camp (170 participants)
  - ☐ Day Camp Swim Lessons (30 participants)
  - ☐ Community Sailing (120 participants)
  - ☐ Yoga on the Beach (20 participants)
- ☐ Major access point for Cotton Valley Trail/Bridge Falls Path users, as well as disabled recreation and youth groups.

### Construct Bath House at Albee Beach



### Construct Bath House at Albee Beach



### Construct Bath House at Albee Beach

#### Project Details

- ☐ Build ADA accessible bath house with changing rooms, restrooms and a small Lifeguard room.
- ☐ Eliminates need for portable toilets (\$4K annually)
- ☐ Project cost projections for building reduced from over \$200K to \$125K.
- ☐ Septic system and foundation installed and paid for in 2011 (budget of \$18,975).
- ☐ Supported by Capital Improvement Committee and Selectmen.



### Construct Bath House at Albee Beach

#### Albee Beach Bath House Budget

Bath House Construction—materials and labor	\$75,000.00
Waste Factor—Increase in cost of materials	\$3,000.00
Electrical	\$13,000.00
Plumbing	\$13,000.00
Landscaping	\$5,000.00
Alarm System	\$1,500.00
Furnishings (desks, chairs, bulletin boards, etc...)	\$1,140.00
Fencing, signs	\$2,000.00
Contingency 10%	\$11,360.00
<b>Total</b>	<b>\$125,000.00</b>

### ARTICLE 19: Town Hall Repairs and Improvements

To see whether the Town will vote to raise and appropriate the sum of Two Hundred Thousand dollars (\$200,000) for the purpose of making repairs and improvements to the Brewster Memorial Hall (Town Hall) to include, but not limited to, repairs to the building, life safety code improvements, energy efficiency measures, and improvements to the working environment of town employees, and other such work as prioritized by the Board of Selectmen, such sum to be in addition to any federal, state, or private funds made available therefor.

(Recommended by the Board of Selectmen by a vote of 5-0)

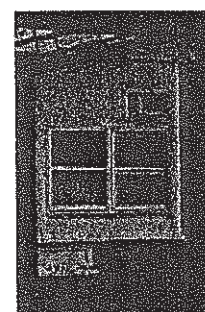
(Recommended by the Budget Committee by a vote of 9-0)

2012 2013 2014  
0.098

### Town Hall Repairs and Improvements

BOS Priority	ITEM DESCRIPTION	LINE TOTAL
1	Asbestos Abatement (GCI Estimate)	\$ 15,000.00
2	Fire Alarm (2010 quote)	\$ 18,000.00
3	Commercial dehumidification (basement)	\$20,000.00
4	Foundation Dampproofing	\$ 2,000.00
5	Heating - evaluate and upgrade heating units where needed	\$ 10,000.00
6	Replace Computers	\$ 27,000.00
7	Repair and Replace Existing Windows (first floor only front)	\$ 50,000.00
8	First Floor - New DH Clad Windows Door Fire Int. (approx 25 windows)	\$ 21,000.00
	Architectural and Engineering Fees ( 0%)	\$16,400.00
	Civil Engineering Allowance	\$5,250.00
	5% Contingency	\$ 13,189.44
		\$ 200,000.00

### Town Hall Repairs and Improvements



### Town Hall Repairs and Improvements



### Town Hall Repairs and Improvements



## ARTICLE 20: 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.

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Budget Committee by a vote of 9-0)

2012	2013	2014
0.268		

## Upgrade Town Roads

### Problem:

- Over 64 miles of Town roads
- Many in poor condition
- Road surface, road base and drainage deficiencies

### Solution: Over the Past 10 years:

- 27.4 miles of road upgraded, however losing ground
- Increase funding and road miles upgraded per year:
  - \$400,000 in 2009
  - \$550,000 in 2010
  - \$750,000 in 2011
- Upgrades include culvert replacement, additional drainage, pavement overlays and reclaim and pave, depending on road condition and location
- Increase Preventative Maintenance- crack sealing, sand seals, drainage, guard rails

### Cost:

- Proposed total budget of \$550,000
- See attached chart for roads and costs

## Upgrade Town Roads

Proposed Road Improvements for 2012			
	Road	Distance (M)	Estimated Costs
1	Phoenician/Village Streets (One-way sections have paved in 2011)	5,309	\$ 21,000
2	Phoenician Valley - Sections (One-way sections have paved in 2011)	7,280	\$ 80,000
3	Downtown Streets (Pavement and sidewalks, no drainage)	1,802	\$ 103,000
4	Crook Road (Reclaim, add gravel, major drainage & base pave)	460	\$ 95,000
5	Liberty St (Reclaim, drainage & base pave)	360	\$ 75,000
6	Crook Valley Road - Bryant to CWR (Reclaim, drainage & base pave)	1,000	\$ 213,000
7	Long Pond Road (Major drainage & gravel)	615	\$ 70,000
8	N. Wolfeboro Rd & Standard Rd (Road Seal of 2010 Overlay)	7,782	\$ 26,000
9	Long Pond Road - intersection to corner principal (Add Street Curb/Shoulder/Gravel Seal, etc.)	5	\$ 48,000
10	<b>TOTAL FOR 2012</b>		<b>\$ 550,000</b>

## Article 21: Public Safety Radio Communications Equipment

To see if the Town will vote to appropriate the sum of Seventy-Five Thousand Dollars (\$75,000) for the purpose of acquiring and installing a radio repeater system on the existing telecommunications tower on Bennett Hill, pursuant to and at a no-cost lease agreement with the property owner. Further, to rescind the balance (\$49,607.75) of the appropriation made under Article 19 of the 2011 Town Warrant, which appropriated funds to build a 100' radio transmission tower at the Public Safety Building, which proved to be infeasible. This new warrant is intended to eliminate current dead zones in emergency radio dispatch reception and communications in Wolfeboro and to insure the safety and efficiency of communications with Police, Fire DPW, Parks and Recreation, and Electrical Department Personnel.

(Recommended by the Board of Selectmen by a vote of 5-0)  
(Recommended by the Budget Committee by a vote of 9-0)

2012	2013	2014
0.037		

## Police Department Communications Warrant

Issue: Wolfeboro Central Dispatch (Public Safety and Public Works) communications are deficient in a number of areas throughout town. This leads to personnel safety issues, fire command issues, and public works interoperability and other communications issues.

Discussion: In order for all Town Public Safety and Public Works communications to be effective, "dead" zones and other communications problem areas need to be addressed to ensure interoperability (Local and State), personnel safety, and public safety during emergency situations and routine work duties.

Recommendation: To raise \$75,000 in order to allow The Town's Central Dispatch Center to upgrade its communications capabilities. If approved this repeater system will likely cover 85-90 percent of the town's problem areas and may effectively address the majority of the town's communication issues.

## ARTICLE 22: Police Union Contract Agreement

To see if the Town will vote to approve the cost items included in the collective bargaining agreement reached between the Town and Local #39 of the New England Police Benevolent Association (NEPBA) which calls for the following increases in salaries and benefits at current staffing levels:

Year	Estimated Increase
2012	Salaries \$10,928
	Benefits \$9,482
Total 2012	\$20,407

and further to raise and appropriate the sum of \$20,407 for the upcoming fiscal year, such sum representing the additional costs attributable to the increase in salaries and benefits over those of the appropriation at current staffing levels paid in the prior fiscal year.

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Police Commission by a vote of 3-0)

(Recommended by Budget Committee by a vote of 9-0)

2012	2013	2014
0.010		



[illegible]

## Police Union Contract Agreement

Town of Wellsboro  
Proposed Settlement 2012  
Police & Central Dispatch Personnel


		Police	Dispatch
2012	Salaries	7,653.32	3,267.34
	FICA	104.97	1,513.37
	Retirement	1,435.87	1,735.12
	Workers Compensation	1,182.09	579
	Shift Differential	2,082.08	1,425.20
		<hr/> 12,457.65	<hr/> 7,943.36

**ARTICLE 23: Drinking Water Treatment Facility  
Chemical Feed System Upgrades**

To see if the Town will vote to raise and appropriate the sum of One Hundred Twenty Thousand dollars (\$120,000) from the Water Fund to construct improvements to the Town's Drinking Water Treatment Facility Chemical Feed system, and to fund this project from the unrestricted fund balance of the Water Fund. This project will have no impact to the tax rate or the water user rates.

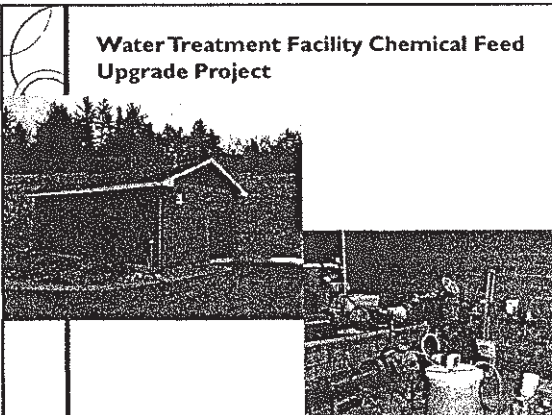
(Recommended by Board of Selectmen by a vote of 5-0)  
(Recommended by Budget Committee by a vote of 9-0)  
(Majority vote required)

2012



## Water Treatment Facility Chemical Feed Upgrade Project

- **Problem:**
  - Post Chemical feed system subject to fluctuations which can cause problems
  - Post Chemical Feed system in Main Bldg, but injected in Chlorinator Bldg 420 feet away
- **Solution:**
  - Relocate Chemical feed system closer to injection point
  - Upgraded system will be more reliable, reduce range of fluctuations and reduce chemical costs
- **Costs/Schedule:**
  - Preliminary Design underway
  - Engineer's estimate \$120,000
  - Construction in 2012
  - Fund with Water Department cash reserves



**Water Treatment Facility Chemical Feed Upgrade Project**

The image is a black and white photograph of a water treatment facility. In the foreground, there is a large, dark, rectangular structure, possibly a storage tank or a building. Behind it, a line of trees is visible against a light sky. The overall scene is industrial and somewhat desaturated.

**ARTICLE 24: Drinking Water Treatment Plant Energy Efficiency Upgrades**

To see whether the Town will vote to raise and appropriate the sum of One Hundred Fifty Thousand dollars (\$150,000) from the Water Fund to construct energy efficiency upgrades to include a new HVAC system, increased insulation and a new roof at the Town's Drinking Water Treatment Plant facility, and to fund this project from the unrestricted fund balance of the Water Fund. This project will have no impact on the tax rate or the water user rates.

(Recommended by Board of Selectmen by a vote of 5-0)  
(Recommended by the Budget Committee by a vote of 9-0)  
(Majority vote required)

•

### Drinking Water Treatment Plant Energy Efficiency Upgrades

- **Problem:**
  - Facility constructed in 1996
  - HVAC not energy efficient, 15 years old, at end of useful life and requires replacement
  - Oil use over 5,000 gallons/year; \$17,000 +/-
  - Roof requires replacement
- **Solution:**
  - Energy audit performed in 2011 recommended
    - HVAC Upgrades
    - Increased Insulation in attic
    - New roof
    - Insulate Clarifier Tanks
  - Upgrades will reduce fuel consumption by more than 50%

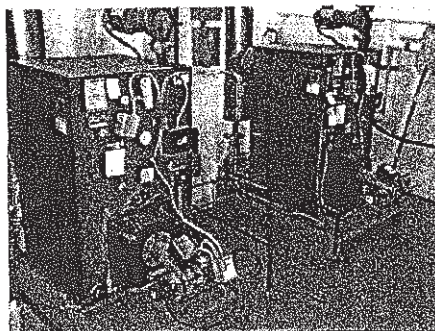
### Drinking Water Treatment Plant Energy Efficiency Upgrades

- **Costs/Schedule:**
  - Engineers Estimate is \$150,000
  - Design and Construction in 2012
  - Fund with Water Department cash reserves
  - Potential energy grant

### Drinking Water Treatment Plant Energy Efficiency Upgrades



### Drinking Water Treatment Plant Energy Efficiency Upgrades



### ARTICLE 25: Develop Asset Management Program

To see whether the Town will vote to raise and appropriate the sum of Fifty Thousand dollars (\$50,000) to fund the development of a long term, sustainable Asset Management Plan (AMP) which will inventory and assess all Town owned assets and assist in prioritizing and optimizing investments in maintenance and capital projects. The project may take up to 5 years to complete and fully implement. This authorization is for the first year funding; future funding will be included in the Operating budget going forward.

- (Recommended by the Board of Selectmen by a vote of 5-0)
- (Not Recommended by the Budget Committee by a vote of 8-1)
- (Majority vote required)

2012	2013	2014
0.024	-	-

### Develop Asset Management Program

- **Problem:**
  - Assets:
    - 48 Town owned buildings
    - Infrastructure including but not limited to:
      - 64 miles of road
      - Bridges
      - Sidewalks
      - Drain systems
      - Water and Sewer pipes
      - Parks, beaches and pathways
  - No long term sustainably plan to maintain and upgrade these Assets
  - 2010 inspection of just 5 Town Buildings reported:
    - Life Safety, Building code and Building deficiencies
  - 2011 Municipal Building Upgrade Project authorized \$150,000 to address most significant deficiencies with these 5 structures
  - Town does not have an up to date inventory of its buildings and other infrastructure

### Develop Asset Management Program

- **Solution:**
  - Develop long term, sustainable **Asset Management Plan (AMP)**
  - Develop system to:
    - Inventory Town Assets
    - Perform a uniform condition assessment of Town Assets
    - Determine residual life, life cycle and replacement cost of all assets
    - Determine critical assets, level of service and business risk of failure
  - Use this information to Optimize investments in:
    - Operation & Maintenance budgets
    - Capital Expenditures
  - **Develop Long Term Funding Plan**

### ARTICLE 26: Fire Trucks and Apparatus Replacement Capital Reserve Account

To see if the Town will vote to raise and appropriate the sum of One Hundred Seventy Five Thousand Six Hundred dollars (\$175,600) to be transferred to the existing Fire Trucks and Apparatus Replacement Capital Reserve Account, to be under the custody of the Trustees of Trust Funds. The Selectmen have been designated agents to expend this Capital Reserve Account.

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Budget Committee by a vote of 9-0)

	2012	2013	2014
	0.086	-	-

### Fire Trucks and Apparatus Replacement Capital Reserve Account

Proj. Year	Description	Fiscal Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
1	Apparatus Capital	2011-2012		227,000											227,000
2	Apparatus Capital	2013-2014			140,000										140,000
3	Apparatus Capital	2015-2016				175,600									175,600
4	Apparatus Capital	2017-2018					200,000								200,000
5	Apparatus Capital	2019-2020						200,000							200,000
6	Apparatus Capital	2021-2022							200,000						200,000
7	Apparatus Capital	2023-2024								200,000					200,000
8	Apparatus Capital	2025-2026									200,000				200,000
9	Apparatus Capital	2027-2028										200,000			200,000
10	Apparatus Capital	2029-2030											200,000		200,000
11	Apparatus Capital	2031-2032												200,000	200,000
12	Apparatus Capital	2033-2034													200,000
13	Apparatus Capital	2035-2036													200,000
14	Apparatus Capital	2037-2038													200,000
15	Apparatus Capital	2039-2040													200,000
16	Apparatus Capital	2041-2042													200,000
17	Apparatus Capital	2043-2044													200,000
18	Apparatus Capital	2045-2046													200,000
19	Apparatus Capital	2047-2048													200,000
20	Apparatus Capital	2049-2050													200,000
21	Apparatus Capital	2051-2052													200,000
22	Apparatus Capital	2053-2054													200,000
23	Apparatus Capital	2055-2056													200,000
24	Apparatus Capital	2057-2058													200,000
25	Apparatus Capital	2059-2060													200,000
26	Apparatus Capital	2061-2062													200,000
27	Apparatus Capital	2063-2064													200,000
28	Apparatus Capital	2065-2066													200,000
29	Apparatus Capital	2067-2068													200,000
30	Apparatus Capital	2069-2070													200,000
31	Apparatus Capital	2071-2072													200,000
32	Apparatus Capital	2073-2074													200,000
33	Apparatus Capital	2075-2076													200,000
34	Apparatus Capital	2077-2078													200,000
35	Apparatus Capital	2079-2080													200,000
36	Apparatus Capital	2081-2082													200,000
37	Apparatus Capital	2083-2084													200,000
38	Apparatus Capital	2085-2086													200,000
39	Apparatus Capital	2087-2088													200,000
40	Apparatus Capital	2089-2090													200,000
41	Apparatus Capital	2091-2092													200,000
42	Apparatus Capital	2093-2094													200,000
43	Apparatus Capital	2095-2096													200,000
44	Apparatus Capital	2097-2098													200,000
45	Apparatus Capital	2099-2100													200,000
46	Apparatus Capital	2101-2102													200,000
47	Apparatus Capital	2103-2104													200,000
48	Apparatus Capital	2105-2106													200,000
49	Apparatus Capital	2107-2108													200,000
50	Apparatus Capital	2109-2110													200,000
51	Apparatus Capital	2111-2112													200,000
52	Apparatus Capital	2113-2114													200,000
53	Apparatus Capital	2115-2116													200,000
54	Apparatus Capital	2117-2118													200,000
55	Apparatus Capital	2119-2120													200,000
56	Apparatus Capital	2121-2122													200,000
57	Apparatus Capital	2123-2124													200,000
58	Apparatus Capital	2125-2126													200,000
59	Apparatus Capital	2127-2128													200,000
60	Apparatus Capital	2129-2130													200,000
61	Apparatus Capital	2131-2132													200,000
62	Apparatus Capital	2133-2134													200,000
63	Apparatus Capital	2135-2136													200,000
64	Apparatus Capital	2137-2138													200,000
65	Apparatus Capital	2139-2140													200,000
66	Apparatus Capital	2141-2142													200,000
67	Apparatus Capital	2143-2144													200,000
68	Apparatus Capital	2145-2146													200,000
69	Apparatus Capital	2147-2148													200,000
70	Apparatus Capital	2149-2150													200,000
71	Apparatus Capital	2151-2152													200,000
72	Apparatus Capital	2153-2154													200,000
73	Apparatus Capital	2155-2156													200,000
74	Apparatus Capital	2157-2158													200,000
75	Apparatus Capital	2159-2160													200,000
76	Apparatus Capital	2161-2162													200,000
77	Apparatus Capital	2163-2164													200,000
78	Apparatus Capital	2165-2166													200,000
79	Apparatus Capital	2167-2168													200,000
80	Apparatus Capital	2169-2170													200,000
81	Apparatus Capital	2171-2172													200,000
82	Apparatus Capital	2173-2174													200,000
83	Apparatus Capital	2175-2176													200,000
84	Apparatus Capital	2177-2178													200,000
85	Apparatus Capital	2179-2180													200,000
86	Apparatus Capital	2181-2182													200,000
87	Apparatus Capital	2183-2184													200,000
88	Apparatus Capital	2185-2186													200,000
89	Apparatus Capital	2187-2188													200,000
90	Apparatus Capital	2189-2190													200,000
91	Apparatus Capital	2191-2192													200,000
92	Apparatus Capital	2193-2194													200,000
93	Apparatus Capital	2195-2196													200,000
94	Apparatus Capital	2197-2198													200,000
95	Apparatus Capital	2199-2200													200,000
96	Apparatus Capital	2201-2202													200,000
97	Apparatus Capital	2203-2204													200,000
98	Apparatus Capital	2205-2206													200,000
99	Apparatus Capital	2207-2208													200,000
100	Apparatus Capital	2209-2210													200,000

### ARTICLE 27: Public Works Vehicle and Equipment Capital Reserve Account

To see if the Town will vote to raise and appropriate the sum of One Hundred Fifty-Five Thousand dollars (\$155,000) to be transferred to the existing Public Works Vehicle & Equipment Capital Reserve Account, to be under the custody of the Trustees of Trust Funds.

The Selectmen have been designated as agents to expend this Capital Reserve Account.

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Budget Committee by a vote of 8-0-1)

	2012	2013	2014
	0.076	-	-

### Public Works Vehicle and Equipment Capital Reserve Account

- **Problem:**
  - Replacing Expensive Vehicles and Equipment in Public Works Department, without spikes in funding
- **Solution:**
  - Fund Capital Reserve Account based on a long term plan (See Below)
  - This year purchase new Front End Loader , Fuel Pumps and Truck Lift
- **Costs:**
  - In 2011 authorized \$155,000 to Fund, current balance is about \$330,000
  - In 2012 requesting \$155,000

### Public Works Vehicle and Equipment Capital Reserve Account

Project/Activity	FY11	FY12	FY13	FY14	FY15	FY16
Feasibility Studies						
Building Improvements						
Construction						
Highway Vehicles	\$ 34,000	\$ 150,000	\$ 150,000	\$ 140,000	\$ 150,000	\$ 140,000
Professional Services						
Land Acquisition						
HWY Lift & Pump		\$ 210,000				
Capital Reserve Fund	\$ 208,921	\$ 329,921	\$ 124,921	\$ 124,921	\$ 145,521	\$ 166,521
<b>Subtotal</b>						
Revenues	\$ 155,000	\$ 155,000	\$ 160,000	\$ 165,000	\$ 176,000	\$ 175,000
<b>Total</b>	\$ 329,921	\$ 124,921	\$ 124,921	\$ 149,921	\$ 166,521	\$ 4,521
Proposed Vehicle	HD-12	HD-19	HD-20	HD-6	HD-14	HD-5
Subtotal Expense						

### ARTICLE 28: Establish Recreation Revolving Fund

To see if the town will vote to establish a Recreation Revolving Fund pursuant to RSA Chapter 35-B:2. The money received from fees and/or charges for self-sustaining recreational programs established by the Wolfeboro Parks and Recreation Department shall be allowed to accumulate from year to year, and shall not be considered to be part of the Town's general fund unreserved fund balance. Correspondingly, expenditures related to these programs will not be included in the Town's Operating Budget and will be paid from the Revolving Fund. The Town Treasurer shall have custody of all monies in the fund, and shall pay out the same only upon order of the Board of Selectmen (no further legislative body approval required). These funds may be expended only for recreation purposes as stated in RSA 35-B, and no expenditure shall be made in such a way as to require the expenditure of other funds that have not been appropriated for that purpose. (Recommended by the Board of Selectmen by a vote of 5-0)

### CHAPTER 35-B PUBLIC RECREATION AND PARKS

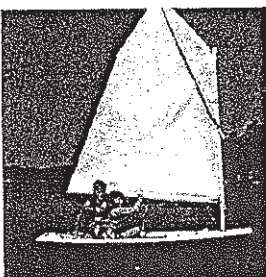
35-B:2 Tax and Appropriations. – Any town, city, county, village district or school district may raise annually revenues and appropriate funds for the purpose described in RSA 35-B:1 and also may raise such sums when the land upon which such activities are conducted belongs to or is leased by the state. The money necessary to pay for lands or other recreation purposes described in RSA 35-B:1 may be raised and appropriated by the board or body having control over the finances of a political subdivision by the following methods:

- i. General taxation, as other taxes are raised and levied or by the issuance of temporary loan bonds or by the issuance of permanent bonds to the extent, and with the authority authorized by existing law.
- ii. By fees and charges for recreation park services and facilities. All revenue from such fees and charges may be deposited into a special fund established for such purposes pursuant to RSA 31:95-c, or into a recreation revolving fund established by vote of the legislative body. If such a recreation revolving fund is created, the money in the fund shall be allowed to accumulate from year to year, and shall not be considered part of the political subdivision's general surplus. The treasurer of the political subdivision shall have custody of all moneys in such fund, and shall pay out the same only upon order of the recreation or park commission, or other board or body designated by the local legislative body at the time the fund is created. Such funds may be expended only for the purposes of this chapter, and no expenditure shall be made in such a way as to require the expenditure of, or create a liability upon, other town funds which have not been appropriated to that purpose.

Source: 1978, 185:1, 1993, 161:1, eff. July 23, 1993.

### Recreation Revolving Fund Details

- Legislation to create Revolving Funds established in 1993 (RSA 35-B:2 and RSA 41:29)
- User fees for certain programs will pay for program expenses with no General Fund appropriation required.
- Reduces overall Recreation spending (and revenue) from General Fund
- Encourages programs to be financially self-sustaining.
- What goes out, must come in



### Recreation Revolving Fund Details

- Increases flexibility and responsiveness to community needs and desires
  - Can increase size of programs if enrollments (and revenue) are high
  - Can decrease or eliminate programs if enrollments (and revenue) are low
- Many NH Communities utilize Recreation Revolving Funds
  - Exeter
  - Newmarket
  - Peterborough
  - Moultonborough
  - And many others...

### Recreation Revolving Fund Details



- Can be used for Recreation Programs such as:
  - Bus Trips: Boston Museums, Red Sox Games, Foxwoods, etc...
  - Day Camp Field Trips
  - Wilderness Camp, Zumba, Ballroom Dancing, etc...
- Not to be used as a tool for major capital expenditures. Capital Reserve Funds used for that purpose.
- Minor excess funds get rolled into supporting existing programs or creating new programs to respond to community needs.

### Case Study: Bus Trips

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Current System               <ul style="list-style-type: none"> <li>◦ Appropriate \$2400.00 from General Fund</li> <li>◦ Offer only 2 Bus Trips</li> <li>◦ Revenue from registrations returned to General Fund</li> <li>◦ Bus Trip generally occurs regardless of registration/revenue numbers, since money is pre-appropriated.</li> <li>◦ No additional trip options above what is budgeted for a year in advance.</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>□ Revolving Fund               <ul style="list-style-type: none"> <li>◦ Appropriate \$0.00 from General Fund.</li> <li>◦ Offer multiple Bus Trips.</li> <li>◦ Only actually run trips where registration and revenue is equal to or greater than the cost.</li> <li>◦ Can offer additional trips based on resident requests.</li> </ul> </li> </ul> |
|--|--|

## Article 29: Petition Warrant Article

The registered voters who submitted this article by petition request your nonbinding opinions on the following questions, in the hope that the collective responses will assist in proposing solutions that will be supported by the community.

- a) Do you support restoration of Brewster Memorial Hall to serve as Town Offices? ☐ Yes ☐ No
- b) Do you support building new Town Offices? ☐ Yes ☐ No
- c) Do you support leasing space for Town Offices? ☐ Yes ☐ No
- d) Do you favor rehabilitation of Brewster Memorial Hall with private funds? ☐ Yes ☐ No
- e) Do you support selling Brewster Memorial Hall? ☐ Yes ☐ No

	2012	2013	2014
0.086			

## Article 30: Petition Warrant Article

### Article # Interim Town Office Space

To see if the Town will vote to raise and appropriate the sum of seventy thousand dollars, (\$70,000) and direct the Board of Selectmen to enter into a one year lease, with the option to renew, for space to temporarily relocate town personnel whose offices are now located in Brewster Memorial Hall thereby avoiding an uneconomical investment in an inefficient, aged, and neglected building. Said sum would also cover associated costs such as fitting out space, moving files, equipment, and personnel to such an alternate site(s). Remain costs for any ensuing years, as needed, shall be paid out of the Town operating budget.

\*Not Recommended by the Board of Selectmen by a vote of 4-0  
 \*Not Recommended by the Budget Committee by a vote of 8-0

	2012	2013	2014
0.034			

## Article 31: Petition Warrant Article

### Article # Long Term Municipal Building Plan

To see if the Town will vote to direct the Board of Selectmen to, in 2012, formulate a 10-year comprehensive plan to address the need for upgrades, repairs or replacement of all the Town's municipal buildings. This should include but not be limited to Police, Fire and Town Hall employees. Consideration should include a multifunctional building complex. The goal of such a plan would be to identify and proximize the most efficient, economical and best management approach for spending tax dollars to meet the Town's immediate and future facilities needs. Until such a plan is completed and approved by voters, the Board of Selectmen must continue the practice of minimizing expenditures for ongoing customary repairs and maintenance not to exceed amounts within the Town operating budget.

Not Recommended by the Board of Selectmen by a vote of 4-0



# **Town Of Wolfeboro Budget Committee**

## **Proposed 2012 Operating Budget**

# Selectmen's & Town Manager's Guidelines 2012

- ❑ Reduce Discretionary Budget Totals
  - By Minus (1%)
- ❑ Did not include contractual obligations
- ❑ Did not include increase in cost of fuel oil,  
diesel fuel or gasoline

# Summary Of General Fund Increase

- Overall increase in G/F    \$ 320,004 or 2.88 %
- Significant Cost Centers In Budget
  - Health Insurance                      \$ 128,408
  - Gasoline & Diesel Fuel                \$ 117,481
  - State Retirement                        \$ 31,822
  - Transfer Out To Sewer Fund \$ 138,563
  - Net Of All Other Line Items (\$ 96,270)

\$ 320,004

## Please Note

- In the following slides major areas of increase or (decrease) are shown under each budget.
- Other smaller increases or (decreases) in line items are not shown.

# General Government

<input type="checkbox"/> Executive		\$ 12,812
○ Cable Channel	\$ 14,500	
<input type="checkbox"/> Finance		\$ 7,336
○ Payroll	\$ 3,329	
○ Benefits	\$ 3,227	
○ Audit Fees	\$ 1,268	
<input type="checkbox"/> Technology		\$ 19,144
○ Upgrade Billings Software	\$ 13,582	
○ Upgrade Servers	\$ 9,198	
<input type="checkbox"/> Zoning Board		(\$ 4,282)
<input type="checkbox"/> Planning Board		(\$ 2,362)
<input type="checkbox"/> Planning Department		(\$ 3,364)
<input type="checkbox"/> Brewster Building		\$ 10,210
○ Building Maintenance	\$ 15,000	



# General Government Con't

☐ Cemeteries		\$ 3,004
○ P/T Wages	\$ 1,735	
○ Grounds Supplies	\$ 1,050	
☐ Town Manager		\$ 10,830
○ Health Insurance	\$ 10,561	
☐ Town Clerk		\$ 5,756
○ Elections	\$ 8,376	
☐ Assessing		(\$ 20,520)
☐ Tax Collector		(\$ 7,732)

# Public Safety

<input type="checkbox"/> Police		\$ 4,386
○ Salaries & Benefits	(\$ 4,999)	
○ Gasoline	\$ 10,075	
<input type="checkbox"/> Fire & Rescue		\$ 60,507
○ Salaries & Benefits	\$ 65,069	
<input type="checkbox"/> Code Enforcement		(\$ 3,566)
<input type="checkbox"/> Emergency Management		\$ 78
<input type="checkbox"/> Public Safety Building		\$ 4,151
○ Utilities	\$ 3,795	
<input type="checkbox"/> Communications		\$ 19,330
○ Salaries & Benefits	\$ 24,803	

# Highways & Streets

☐ Administration	(\$ 11,603)
○ Salaries & Benefits	(\$ 8,986)
○ Consultants	(\$ 2,000)
☐ Highways & Streets	\$ 113,501
○ Salaries & Benefits	\$ 84,329
○ Gasoline & Oil	\$ 5,676
○ Diesel Fuel	\$ 21,250
☐ Public Works Garage	\$ 58,562
○ Gasoline	\$ 26,930
○ Diesel Fuel	\$ 31,015
☐ Buildings & Grounds	(\$ 1,461)

# Sanitation

- ❑ Solid Waste Disposal (\$ 45,774)
- ❑ Salaries & Benefits (\$ 39,662)
- ❑ Misc Maintenance Items (\$ 6,564)

## Health & Welfare

<input type="checkbox"/> Animal Control	\$ 829
<input type="checkbox"/> Health Department	(\$ 46)
<input type="checkbox"/> Agencies	\$ 2,218
○ Carroll County Transit	\$ 3,000
<input type="checkbox"/> Welfare (General Assistance)	(\$ 1,637)



# Parks & Recreation

<input type="checkbox"/> Parks Administration		\$ 1,308
○ Salaries & Benefits	\$ 858	
○ Gasoline	\$ 444	
<input type="checkbox"/> Parks Maintenance		(\$ 6,927)
<input type="checkbox"/> Beaches		(\$ 4,801)
<input type="checkbox"/> Ski & Skate		(\$ 2,295)
<input type="checkbox"/> Playgrounds		\$ 8,190
○ Salaries & Benefits	\$ 4,319	
○ Utilities	\$ 2,041	
○ Supplies	\$ 2,474	
<input type="checkbox"/> Community Center		(\$ 610)
<input type="checkbox"/> Library		\$ 21,919
○ Salaries & Benefits	\$ 21,415	

## Parks & Recreation Con't

<input type="checkbox"/> Patriotic Purposes	\$ 532
<input type="checkbox"/> Libby Museum	(\$625)
<input type="checkbox"/> Clark House	(\$ 2,372)

## Other General Fund

• Conservation Commission	(\$ 64)
• Economic Development	\$ 1,900
○ Consultants \$ 2,000	
○ Advertising (\$ 1,000)	
• Principal – Long Term Notes	\$ 7,750
• Interest – Long Term Notes	(\$ 10,320)
• Capital Outlay	(\$ 62,070)
• Transfer Out To Sewer Fund	\$ 138,563
❖ Equals Prior Year's Sewer Debt	

# Sewer Enterprise Fund

- ❖ Funded By Fees, Transfers In And Other Revenue
- Sewer Collections ( \$ 80,891)
  - Misc Expense Reallocated To Water Fund
- Wastewater Treatment \$ 1,508
  - Consultants \$ 20,000
  - Debt Service (\$ 26,662)
  - Administrative Allocation \$ 6,183
  - Electricity \$ 1,599
- Capital Outlay \$ 30,000
  - Sewer Collection Utility Truck

# Water Enterprise Fund

❖ Funded By Fees and Other Revenues	
☐ Water Distribution	\$ 22,407
○ Salaries & Benefits	\$ 40,386
○ Purchased Services	\$ 6,775
○ Building Maintenance	(\$2,000)
○ Supplies	(\$ 6,956)
○ Debt Service	(\$ 14,331)
☐ Water Treatment	(\$ 5,762)
○ Machinery & Equipment ( \$ 4,700)	
☐ Capital Outlay	\$ 44,000
○ Bulk Alum Tank	\$ 40,000
○ WTP Pickup Truck	\$ 28,000
☐ Water Technology	(\$ 95)



# Electric Enterprise Fund

❖ Funded By Fees And Miscellaneous Revenue	
☐ Administration	\$ 28,923
○ Salaries & Benefits	\$ 2,107
○ Purchased Services	\$ 21,768
○ Utilities	\$ 2,200
○ Dues & Subscriptions	\$ 1,985
☐ Generation	(\$ 280,720)
○ Purchase Electricity	(\$ 272,533)
☐ Purchase Costs	\$ 36,931
○ Contract Services	\$ 24,531
○ Supplies	\$ 4,701
○ Debt Services	\$ 7,468
☐ MED Technology	\$ 1,100
☐ Capital Outlay	\$ 21,000
○ Two Wheel Wire Trailer	\$ 21,000

# Pop Whalen Enterprise Fund

<input type="checkbox"/> Pop Whalen Skating Facility	\$ 6,154
○ Heat & Oil	\$ 3,074
○ Professional Development	\$ 1,067
○ Debt Service	\$ 4,178
<input type="checkbox"/> Capital Outlay	\$ 1,400
○ Additional Paving	\$ 6,600

# Overall Budget Increase 2012

General Fund	\$ 320,004	2.88%
Sewer Enterprise Fund	(\$ 49,383)	(2.62%)
Water Enterprise Fund	\$ 60,550	3.58%
Electric Enterprise Fund	(\$ 192,766)	(1.82%)
Pop Whalen Enterprise Fund	\$ 7,554	3.16%
Sub-total Enterprise Fund	(\$ 174,044)	(1.21%)
Total General Fund & Enterprise Funds:	\$145,959	0.57%