

# **TOWN OF WOLFEBORO DELIBRATIVE SESSION**

## **Minutes Of February 8, 2022 And Results of the March 8, 2022 Election**

### **Kingswood Art Center and The Great Hall**

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Being 7:00 PM Moderator Randy Walker called the session to order. He entertained the Pledge of Allegiance. He stated that assistant Moderator Kate Murphy was present.

#### **➤ Welcome and Introductions**

Moderator Walker introduced the following Town Officials present this evening:

**Budget Committee members:** Chairman John MacDonald, John Burt, Bob Tougher, Bob Mulholland, Bob Loughman, Tom Bell, Matthew Plache and Brian Black.

**Board of Selectmen members:** Chairman Linda Murray, Vice Chairman Dave Senecal, Brad Harriman, Brian Deshaies, and Luke Freudenberg.

**Staff and others:** Town Manager, James S. Pineo, Finance Director, Kathryn Carpentier, Town Counsel, Nathan Fennessy, Town Clerk Pat Waterman, Public Works Director, Dave Ford, Municipal Electric Department Director, Barry Muccio, Tax Collector, Brenda LaPointe, Parks and Recreation Director, Christine Collins, Fire Chief, Tom Zotti, Police Chief, Dean Rondeau, Library Director, Amanda King and Planning and Development Director, Tavis Austin.

Moderator Walker explained the process of the Deliberative Session and the purpose of the meeting is to determine the form of the articles for the ballot on March 8, 2022. He stated there are 41 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 11** in its entirety as follows:

#### **Pop Whalen Ice Arena and Arts Center Renovation and Expansion project**

To see if the Town will vote to raise and appropriate the sum of \$6,972,951 for the purpose of structural replacement, expansion, renovations and equipment replacement at the Pop Whalen Ice Arena. Further to authorize the issuance of not more than \$4,272,951 in bonds or notes for this purpose in accordance with the provision of RSA 33, the Municipal Finance Act, and to further authorize the Board of Selectmen to accept at least \$2,700,000 in donations from the Friends of Pop Whalen for this purpose. Also to authorize the Board of Selectmen to issue, negotiate, sell and deliver such bonds or notes, and to determine the rate of interest thereon, and the maturity, and other terms thereof: and to authorize the Board of Selectmen to apply for, obtain, and accept federal, state, or other aid, grants and donations, if any, which may be available for said project and that may reduce the amount to bond and to comply with all the laws applicable to said project and to authorize the Board of Selectmen to take any other action or to pass any other vote relative thereto.

Estimated Tax Rate Impact:  
2022 \$0.00 per \$1,000 Assessed Valuation  
2023 \$0.15 per \$1,000 Assessed Valuation  
2024 \$0.12 per \$1,000 Assessed Valuation  
Recommended by the Board of Selectmen by a vote of 4-0  
Recommended by the Budget Committee by a vote of 8-0  
3/5 Majority vote required

Luke Freudenberg introduced the article provided a brief history on the 35 year old building and noted that the Kingswood Hockey team was present this evening.

Mr. Pineo summarized the proposed project as outlined on the PowerPoint presentation.

Suzanne Ryan questioned if the \$700,000 plus funds will be used on this project.

Mr. Pineo replied the funds from the enterprise fund will be used to pay down the bond.

Ms. Ryan questioned clarity on the use of enterprise funds vs. use of general fund?

Mr. Pineo replied that \$3,549,202 will be from the General Fund and subject to taxation. The enterprise fund will be used for the long-term debt.

Ms. Ryan questioned who will maintain this \$7 million dollar facility and a facility like this will need special management and oversight?

Mr. Pineo replied that there are two fulltime employees included in the business plan and agreed a building of this size is a large undertaking.

Ms. Ryan questioned the expiration of the MOU with the Friends of Pop Whalen and the contract with Banwell Architects.

Mr. Pineo replied the MOU will be updated from an architectural contract to a construction contract and the Banwell contract is almost complete.

Ms. Ryan stated for transparency purposes; there was an additional option of saving the shell which was less expensive. She stated that \$1.86 million dollars has been put into the building in recent years, just to be torn down.

Mr. Pineo replied that there is no dispute that funds were put into the building with another option, but that option would not allow for any future expansion or growth. Also the previous proposal had items that were never followed up on and ultimately the choice was made to seek an alternative architectural company more familiar with rinks.

Mike Hodder addressed the forum to question how much money the Friends of Pop Whalen have raised and how much they have in pledges.

Kurt DeVyder replied that they have raised in both actual funds and pledges \$1.7 million dollars; he believes after the vote they will have no problem raising the rest of the funds needed.

Mr. Hodder questioned if the Parks and Recreation Director can speak to the popularity of this facility.

Christine Collins replied that the rink is extremely popular and is used beyond the hockey season, which means the expansion and upgrade can increase that usage beyond what they do now.

Mr. DeVlyder addressed the forum to summarize that the project's plan includes expansion of use at this facility beyond what it does now.

Rich Masse, President of Lakes Region Curling Assoc., addressed the forum to speak on behalf of the curling community that would benefit from this expanded use and allow Wolfeboro's facility to host curling tournaments.

Linda Murray read a statement of support for this Article.

Paul Whalen addressed the forum to state his dad is Pop Whalen, who the facility is named after and he also read a statement of support for this Article 11.

Bobbie Boudamen addressed the forum to question the proposed plan showing two coaches rooms, and if they plan is to make that a four season facility, it appears right now to be geared towards the hockey program. She feels if the town is going to spend this much money on a facility, it should have some expanded use. She questioned the \$1.8 million dollars proposal?

Mr. Pineo replied that would address structural issues only, staying within the same footprint to meet code. There would be no expansion.

Ms. Boudamen questioned what if the article fails?

Mr. Pineo replied that there is an article proposed for \$50,000 for the Capital Reserve Fund.

Mr. DeVlyder stated that the proposed plan labels those as coach's rooms, but when the facility is not being used for hockey, those rooms could be used for anything.

**It was moved and seconded to terminate debate on Article #11. Being majority in favor, the motion passed.**

Being no further discussion or amendments to Warrant Article #11, Moderator Walker read the next article as follows:

## **ARTICLE 12: Seasonal Water Line Replacement**

Moderator Walker read the article as follows;

To see if the Town will vote to raise and appropriate the sum of \$500,000 for the purpose of replacing existing seasonal water lines with buried water mains throughout the water system. Further to authorize the issuance of \$500,000 in bonds or notes for this project in accordance with the provisions of RSA 33, the Municipal Finance Act, and to further authorize the Board of Selectmen to issue, negotiate, sell, and deliver such bonds or notes, and to determine the rate of interest thereon, and the maturity, and other terms thereof: and to authorize the Board of Selectmen to apply for, obtain, and accept federal, state, or other aid, grants and donations, if any,

which may be available for said project and that may reduce the amount to bond and to comply with all the laws applicable to said project and to authorize the Board of Selectmen to take any other action or to pass any other vote relative thereto. Notwithstanding the general obligation nature of the bonds, it is the intention that this project shall be paid by the Water Enterprise Fund and will not result in any increase in the tax rate.

Estimated Tax Rate Impact:

2022 \$0.00 per \$1,000 Assessed Valuation

2023 \$0.00 per \$1,000 Assessed Valuation

2024 \$0.00 per \$1,000 Assessed Valuation

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. Freudenberg introduced the article.

Dave Ford addressed the forum to review the summary PowerPoint presentation explaining the details of the project.

Being no further discussion or amendments to Warrant Article #12, Moderator Walker read the next article as follows:

### **ARTICLE 13: Dockside Upgrade Phase III**

To see if the Town will vote to raise and appropriate the sum of \$700,000 for the purpose of reconstructing and upgrading the Wolfeboro Bay Commercial Docks and Wharf. Further, to authorize the issuance of \$700,000 in bonds or notes for this project in accordance with the provisions of RSA 33, the Municipal Finance Act, and to further authorize the Board of Selectmen to issue, negotiate, sell and deliver such bonds or notes, and to determine the rate of interest thereon, and the maturity, and other terms thereof; and to authorize the Board of Selectmen to apply for, obtain, and accept federal, state, or other aid, if any, which may be available for said project and to comply with all the laws applicable to said project and to authorize the Board of Selectmen to take any other action or to pass any other vote relative thereto.

Estimated Tax Rate Impact:

2022 \$0.00 per \$1,000 Assessed Valuation

2023 \$0.04 per \$1,000 Assessed Valuation

2024 \$0.03 per \$1,000 Assessed Valuation

Recommended by the Board of Selectmen by a vote of 4-0

Recommended by the Budget Committee by a vote of 7-1

3/5 Majority vote required

Linda Murray introduced the article and explained that this is the 3<sup>rd</sup> phase of the dockside improvement project.

Dave Ford summarized the project details from the PowerPoint Presentation.

Being no others to speak to the article, Moderator Walker read the next article as follows:

### **ARTICLE 14: Port Wedeln Drainage Upgrades**

To see if the Town will vote to raise and appropriate the sum of \$430,290 for the purpose of securing drainage easements in Port Wedeln and constructing an adequate storm water drainage system. Further to authorize the issuance \$231,203 in bonds or notes for this project in accordance with the provisions of RSA 33, the Municipal Finance Act, further, to authorize the Board of Selectmen to accept at least \$100,000 in donations from the Port

Wedeln Association for this purpose. Also to further authorize the Board of Selectmen to issue, negotiate, sell, and deliver such bonds or notes and to determine the rate of interest thereon, and the maturity, and other terms thereof; and to authorize the Board of Selectmen to participate in the State Revolving Loan Fund (SRLF) RSA 486.14 established for this purpose and to allow the Board of Selectmen to accept such monies as become available from the Federal and State governments and to authorize the Board of Selectmen to take any action or to pass any other vote relating thereto.

The Town has received New Hampshire Department of Environmental Services, American Rescue Plan Act Grant in the amount of \$199,087.

Estimated Tax Rate Impact:

2022 \$0.00 per \$1,000 Assessed Valuation

2023 \$0.00 per \$1,000 Assessed Valuation

2024 \$0.01 per \$1,000 Assessed Valuation

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

Brad Harriman introduced the Article.

Dave Ford summarized the project via the PowerPoint.

Mike Hodder addressed the forum to express his concern that the town was allocating public funds for work on private property and that he does not think that is appropriate.

Mr. Ford replied that this is a public/private partnership with a grant to assist in water protection.

Ms. Ryan stated she shares Mr. Hodder's comments and questioned if they already have the written agreement with the association. She questioned if the association's portion will be included in the bond.

Ms. Carpentier replied the \$100,000 is included in the bond.

Rich Masse addressed the forum to speak to the importance of mediating storm water issues, this is not improving private property, but assists in keeping Winter Harbor protected.

Chairman Murray stated the Board of Selectmen voted that construction will not take place until all agreements are in place. She stated this project qualified for a SRLF loan, showing the importance to the State of NH in protecting the lake.

***It was moved and seconded to restrict reconsideration of Articles 11 - 14. Majority in favor, the motion passed.***

Being no one to speak to the article, Moderator Walker read the next article as follows;

#### **ARTICLE 15: Sewer Pump Station Upgrade Mill Street**

To see if the Town will vote to raise and appropriate the sum of \$1,680,000 for the purpose of replacing the Mill Street Sewer Pump Station, electrical equipment, and rehabilitation of the existing building. Further to authorize

the issuance of \$1,008,000 in bonds or notes for this project in accordance with the provisions of RSA 33, the Municipal Finance Act, and to further authorize the Board of Selectmen to issue, negotiate, sell, and deliver such bonds or notes and to determine the rate of interest thereon, and the maturity, and other terms thereof; and to authorize the Board of Selectmen to participate in the State Revolving Loan Fund (SRLF) RSA 486.14 established for this purpose and to allow the Board of Selectmen to accept such monies as become available from the Federal and State governments and to authorize the Board of Selectmen to take any action or to pass any other vote relating thereto.

The Town has received New Hampshire Department of Environmental Services, American Rescue Plan Act Grant in the Amount of \$672,000.

Estimated Tax Rate Impact:

2022 \$0.00 per \$1,000 Assessed Valuation

2023 \$0.00 per \$1,000 Assessed Valuation

2024 \$0.06 per \$1,000 Assessed Valuation

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

Luke Freudenberg introduced the article.

Dave Ford addressed the article and referred to the PowerPoint summary that outlines the project.

Scott Lounsbury questioned if this addresses the smell noting this is the station near Durgan Stables.

Dave Ford replied it will help, but not alleviate it.

Being no further discuss on this article Moderator Walker read the next article as follow;

## **ARTICLE 16: Water Treatment Plant System Upgrades**

To see if the Town will vote to raise and appropriate the sum of \$1,470,000 for the purpose of engineering and constructing Water Treatment Plant and Water System Upgrades. Further to authorize the issuance of \$735,000 in bonds or notes for this project in accordance with the provisions of RSA 33, the Municipal Finance Act, and to further authorize the Board of Selectmen to issue, negotiate, sell, and deliver such bonds or notes and to determine the rate of interest thereon, and the maturity, and other terms thereof; and to authorize the Board of Selectmen to participate in the State Revolving Loan Fund (SRLF) RSA 486.14 established for this purpose and to allow the Board of Selectmen to expend such monies as become available from the Federal and State governments and to authorize the Board of Selectmen to take any action or to pass any other vote relating thereto. Notwithstanding the general obligation nature of the bonds, it is the intention that this project shall be paid by the Water Enterprise Fund and will not result in any increase in the tax rate.

The Town has received New Hampshire Department of Environmental Services, American Rescue Plan Act Grant in the amount of \$735,000.

Estimated Tax Rate Impact:

2022 \$0.00 per \$1,000 Assessed Valuation

2023 \$0.00 per \$1,000 Assessed Valuation

2024 \$0.00 per \$1,000 Assessed Valuation

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

Luke Freudenberg introduced the article highlighting this has no tax impact.

Dave Ford reviewed the PowerPoint summarizing the project.

Being no other comments or amendments, Moderator Walker read the next article as follows;

### **ARTICLE 17: Water Main Upgrades**

To see if the Town will vote to raise and appropriate the sum of \$720,000 for the purpose to evaluate, design and permit the replacement of any existing lead or galvanized service connections within the water distribution system. Further to authorize the issuance of \$358,695 in bonds or notes for this project in accordance with the provisions of RSA 33, the Municipal Finance Act, and to further authorize the Board of Selectmen to issue, negotiate, sell, and deliver such bonds or notes and to determine the rate of interest thereon, and the maturity, and other terms thereof; and to authorize the Board of Selectmen to participate in the State Revolving Loan Fund (SRLF) RSA 486.14 established for this purpose and to allow the Board of Selectmen to expend such monies as become available from the Federal and State governments and to authorize the Board of Selectmen to take any action or to pass any other vote relating thereto. Notwithstanding the general obligation nature of the bonds, it is the intention that this project shall be paid by the Water Enterprise Fund and will not result in any increase in the tax rate.

The Town has received a New Hampshire Department of Environmental Services, American Rescue Plan Act Grant in the amount of \$361,305.

Estimated Tax Rate Impact:

2022 \$0.00 per \$1,000 Assessed Valuation

2023 \$0.00 per \$1,000 Assessed Valuation

2024 \$0.00 per \$1,000 Assessed Valuation

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

Brian Deshaies introduced the article to state that an amendment is needed on this article.

### **It was moved and seconded to amend Article 17 Water Main Upgrades as follows:**

To see if the Town will vote to raise and appropriate the sum of \$722,610 for the purpose to evaluate, design and permit the replacement of vintage or old water mains and services that could contain lead within the water distribution system. Further to authorize the issuance of \$361,305 in bonds or notes for this project in accordance with the provisions of RSA 33, the Municipal Finance Act, and to further authorize the Board of Selectmen to issue, negotiate, sell, and deliver such bonds or notes and to determine the rate of interest thereon, and the maturity, and other terms thereof; and to authorize the Board of Selectmen to participate in the State Revolving Loan Fund (SRLF) RSA 486.14 established for this purpose and to allow the Board of Selectmen to expend such monies as become available from the Federal and State governments and to authorize the Board of Selectmen to take any action or to pass any other vote relating thereto. Notwithstanding the general obligation nature of the bonds, it is the intention that this project shall be paid by the Water Enterprise Fund and will not result in any increase in the tax rate.

The Town has received a New Hampshire Department of Environmental Services, American Rescue Plan Act Grant in the amount of \$361,305.

**Being majority in favor, the motion passed.**

Dave Ford referred to the PowerPoint summarizing what needs to be done to the aging water lines.

Suzanne Ryan addressed the Board to thank Mr. Ford for seeking \$1.96 million dollars in loans and grant funds.

Diane Bolduc addressed the forum to state she strongly supports this article in reducing contact with lead is very important for our community.

**It was moved and seconded to restrict discussion on Articles 15-17. Majority voted in favor, the motion passed.**

Being no others to speak for or against the article, Moderator Walker read the next article as follows;

### **ARTICLE 18: 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 amount 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 \$29,753,295. Should this article be defeated the operating budget shall be \$29,511,151 which is the same as last year's operating budget, with certain adjustments required by the previous action of the Town or by law; of 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.

Estimated Tax Rate Impact: 2022 \$4.79 per \$1,000 of Assessed Valuation  
Recommended by the Board of Selectmen by a vote of 5-0  
Recommended by the Budget Committee by a vote of 8-0

John MacDonald, Chairman of the Budget Committee, addressed the article and provided a summary via the PowerPoint of the increase and decreases in the proposed budget.

Being no others to speak for or against the article, Moderator Walker read the next article as follows;

### **ARTICLE 19: AFSCME Contract Agreement**

To see if the Town will vote to approve the cost items included in the one-year collective bargaining agreement reached between the Board of Selectmen and Local #534 of the American Federation of State, County, and Municipal Employees (AFSCME) which calls for the following increases in salaries and benefits at current staffing levels

Year	Estimated Increase	
2022	Wages:	\$ 83,170
2022	Benefits:	\$ 21,399
2022	Total Increase:	\$104,569

And further to raise and appropriate \$104,569 for the current year: such sum representing the additional costs attributable to the increase in wages and benefits required by the new agreement over those that would be paid at current staffing levels.

Estimated Tax Rate Impact: 2022 \$0.04 per \$1,000 Assessed Valuation  
Recommended by the Board of Selectmen by a vote of 5-0  
Recommended by the Budget Committee by a vote of 7-0-1

Dave Senecal introduces the article as part of the negotiating team, noting the increase with the addition to the members of the Fire Department to the union.



James Pineo reviewed the summary of the negotiated contract via the PowerPoint.

Suzanne Ryan questioned why not a multiyear contract.

Mr. Pineo replied with the addition of the Firefighters and the increased cost they chose to do a one year agreement.

Ms. Ryan questioned what the percentage of health insurance the employees contribute is.

Mr. Pineo replied the employee contribution has not changed it is still at 10%.

Ms. Ryan questioned the reason that Article #33 is not further up on the list.

Mr. Pineo replied the reason is continuity with the other capital reserve articles. He also noted that Article #33 was previously the dispatch console capital reserve funding which was removed since it has enough funds to do the project, so that article replaced it.

**It was moved and seconded to move Article # 33 up on the ballot. Majority against this amendment, the motion failed.**

Being no further discussion, Moderator Walker read the next articles at follows;

#### **ARTICLE 20: Electric Power Reconstruction of Turtle Island**

To see if the Town will vote to raise and appropriate the sum of \$270,000 for the purpose of reconstructing the overhead electrical distribution system on the Turtle Island Tap which includes the areas of Camp Road, Lady Francis Drive, Wishing Well Lane and Governor Shores Road. The amount of \$270,000 shall be funded from Electrical Enterprise Fund surplus. This expenditure will not result in any increase in the tax rate.

Estimated Tax Rate Impact: 2022 \$0.00 per \$1,000 Assessed Valuation

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

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

Brad Harriman introduced the article.

Barry Muccio address the article and summarized the project via the PowerPoint.

Bobbie Boudeman questioned if the power lines to Turtle Island will be higher after this project.

Mr. Muccio replied the poles will be replaces but the line will be about the same.

Being no further comments or amendments, Moderator Walker read the next article as follows;

#### **ARTICLE 21: Bridge Falls Path Lighting Replacement**

To see if the Town will vote to raise and appropriate the sum of \$252,000 for the purpose of replacing the electrical system to include underground conduit, lamp posts, and lighting fixtures along Bridge Falls Path which runs from Foss Field to Center Street. The funding for this project shall be paid for by transferring up to \$42,000

from the existing Bridge Falls Path Capital Reserve Fund and raising \$210,000 by general taxation. This appropriation is non-lapsing pursuant to RSA 32:7, VI and shall lapse on December 31, 2023, or upon completion of the project, whichever occurs first.

Estimated Tax Rate Impact: 2022 \$0.09 per \$1,000 Assessed Valuation  
Recommended by the Board of Selectmen by a vote of 5-0  
Recommended by the Budget Committee by a vote of 8-0

Chairman Murray introduced the article.

Barry Muccio addressed the PowerPoint summarizing the proposed project.

Christine Collins addressed the PowerPoint and summarized the need for the project on this very popular trail with aging and unsafe infrastructure.

Paul Whalen addressed the forum and spoke in favor of the project, but suggested an amendment changing Foss Field to the Train Station since that is where it actually begins.

Mr. Muccio agreed that amendment would work as that is the intent to include the lighting from that area.

**It was moved and seconded to amend Article #21 as follows:**

To see if the Town will vote to raise and appropriate the sum of \$252,000 for the purpose of replacing the electrical system to include underground conduit, lamp posts, and lighting fixtures along Bridge Falls Path which runs from train station to Center Street. The funding for this project shall be paid for by transferring up to \$42,000 from the existing Bridge Falls Path Capital Reserve Fund and raising \$210,000 by general taxation. This appropriation is non-lapsing pursuant to RSA 32:7, VI and shall lapse on December 31, 2023, or upon completion of the project, whichever occurs first.

**Majority in favor, the amendment passed.**

Anne Blodgett questioned if the lighting will be dark sky compliant.

Mr. Muccio replied it would.

Moderator Walker read the next article as follows;

**ARTICLE 22: Sewer Pump Station Upgrade Lehner Street**

To see if the Town will vote to raise and appropriate the sum of \$1,270,000 for the purpose of engineering and constructing a new Lehner Street Sewer Pump Station. To allow the Board of Selectmen to expend such monies as become available from the Federal and State governments and to authorize the Board of Selectmen to take any action or to pass any other vote relating thereto. This project to be funded from the Rapid Infiltration Basin lawsuit settlement therefore this project will not result in any increase in the tax rate.

Estimated Tax Rate Impact: 2022 \$0.00 per \$1,000 Assessed Valuation  
Recommended by the Board of Selectmen by a vote of 5-0  
Recommended by the Budget Committee by a vote of 8-0

Luke Freudenberg introduced the article.

Dave Ford reviewed the PowerPoint summarizing the project.

Suzanne Ryan questioned the financial details of the funding.

Mr. Ford replied that they do not need to raise funds, they have funds to pay for this project.

Being no others to speak to this article, Moderator Walker read the next article as follows:

### **ARTICLE 23: Public Safety Building Construction Grade Bid Documents**

To see if the Town will vote to raise and appropriate the sum of \$300,000 for the purposes of developing construction grade bid documents for public safety services facility planning. The funding for this project shall be paid for by transferring up to \$75,000 from the existing Public Safety Building Capital Reserve Fund. Furthermore, passage of this article will authorize \$225,000 in funds be raised by general taxation. This appropriation is non-lapsing pursuant to RSA 32:7, VI, and shall lapse on December 31, 2023, or upon completion of the project, whichever occurs first.

Estimated Tax Rate Impact: 2022 \$0.09 per \$1,000 Assessed Valuation

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

Recommended by the Budget Committee by a vote of 6-1-1

Dave Senecal introduced this article noting this is not for the Fire Department.

Mr. Pineo reviewed the PowerPoint presentation.

Suzanne Ryan questioned if the separation of the facilities and the cost is set in stone? She questioned how sure they are the location they have chosen is going to work?

Mr. Pineo replied that North Main Street is the most optimal location now, but they would like to leave the door open if a better parcel comes forward.

Ms. Ryan stated then they are going to have to come back for another parcel?

Mike Hodder questioned if they are buying construction based bid documents on this specific location or will they work on another location.

Mr. Pineo replied these will be architectural plans for the North Main Street location, if a better location should come forth then the plans could be modified.

Mr. Hodder questioned if traffic studies have been done on that location.

Mr. Pineo replied no.

Mr. Hodder questioned if the \$75,000 would exhaust the fund.

Mr. Pineo replied it would.

Bobbie Boudeman questioned if the Police Department had done any traffic experiments at that location.

Chief Rondeau replied they have not. He stated that the officers are generally not at the station the cruisers are equipped with mobile data units.

Moderator Walker read the next articles as follows;

#### **ARTICLE 24: Town Wide Historic Resources Study**

To see if the town will vote to raise and appropriate the sum of \$17,000 for the purpose of hiring a preservation consultant to carry out a town wide historic resources survey that will serve as a foundation for future efforts to protect its historic character and help manage growth and change. Completing this survey is identified as a high priority in the Arts, Culture and Heritage chapter of the Master Plan and is one of the primary purposes of the Heritage Commission. The survey will provide an overview of the community including its geography, history, architecture, patterns of development, and important themes in its history. It will contain an extensive bibliography, maps, and listings of potential and already identified historic resources. This appropriation is non-lapsing pursuant to RSA 32:7, VI and shall lapse on December 31, 2023, or, upon completion of the project, whichever occurs first.

Estimated Tax Rate Impact: 2022 \$0.01 per \$1,000 Assessed Valuation  
Recommended by the Board of Selectmen by a vote of 5-0  
Recommended by the Budget Committee by a vote of 8-0

Maggie Stier, Chair of the Heritage Commission addressed the forum to provide a summary of the survey.

***It was moved and seconded to restrict reconsideration of Articles 22 - 24. Majority in favor, the motion passed.***

Being no others to speak to this article, Moderator Walker read the next article as follows:

#### **ARTICLE 25: Town Road Upgrades**

To see if the Town will vote to raise and appropriate the sum of \$1,300,000 for the purpose of upgrading Town roads, sidewalks, and drainage systems. To authorize funds in the amount of \$1,000,000 from the Town's Unassigned Fund Balance \$300,000 from general taxation. This appropriation is non-lapsing pursuant to RSA 32:7, VI and shall lapse on December 31, 2023, or upon completion of the project, whichever occurs first.

Estimated Tax Rate Impact: 2022 \$0.12 per \$1,000 Assessed Valuation  
Recommended by the Board of Selectmen by a vote of 5-0  
Recommended by the Budget Committee by a vote of 8-0

Brad Harriman introduced the article.

Dave Ford reviewed the PowerPoint presentation summarizing what roads will be addressed in this article.

Suzanne Ryan stated at one time this was just upgrading the roads, now it includes drainage and sidewalks. She questioned using the unassigned fund balance for this.

Mr. Pineo replied that last year they used the unassigned fund balance for the Fire truck purchase and other times was used to buy down the tax rate. He stated that it is preferred not to use it to buy down the tax rate since it can cause a spike in the tax rate.

Ms. Ryan stated she would encourage the town not to do this.

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

### **ARTICLE 26: Water Line Upgrades**

To see if the Town will vote to raise and appropriate the sum of \$125,000 for the purpose of upgrading existing water mains to be funded from the Water Enterprise Fund. This appropriation is non-lapsing pursuant to RSA 32:7, VI and shall lapse on December 31, 2023, or upon completion of the project, whichever occurs first. This project shall be paid by the Water Enterprise Fund and will not result in any increase in the tax rate.

Estimated Tax Rate Impact: 2022 \$0.00 per \$1,000 Assessed Valuation  
Recommended by the Board of Selectmen by a vote of 5-0  
Recommended by the Budget Committee by a vote of 8-0

Brian Deshaies introduced the article.

Dave Ford referred to the Power Point study outlining the project.

Being no others to speak for or against the article, Moderator Walker read the next motion as follows;

### **ARTICLE 27: Solid Waste Upgrades**

To see if the Town will vote to raise and appropriate the sum of \$125,000 for the purpose of performing repairs at the Solid Waste Facility and developing a facilities master plan. This appropriation is non-lapsing pursuant to RSA 32:7, VI and shall lapse on December 31, 2023, or upon completion of the project, whichever occurs first.

Estimated Tax Rate Impact: 2022 \$0.05 per \$1,000 Assessed Valuation  
Recommended by the Board of Selectmen by a vote of 5-0  
Recommended by the Budget Committee by a vote of 8-0

Brian Deshaies introduced the article.

Mr. Pineo explained this project originally came in as a Capital Outlay request at \$95,000, at the Budget Committee review they preferred to see it put out as a Warrant Article. The Board took the recommendation and added a facilities management plan to the project.

Dave Ford addressed the article and referred to the PowerPoint.

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

### **ARTICLE 28: Department of Public Works Truck and Employee**

To see if the Town will vote to raise and appropriate the sum of \$139,600 in 2022 for the purpose of purchasing an additional 1.5 ton truck equipped for summer and winter road maintenance. Furthermore, to hire an additional full-time Equipment Operator effective July 2022 in the Department of Public Works Highway Division. Equipment Operators are members of the AFSCME Collective Bargaining unit. Costs for 2022 are estimated as follows:

Vehicle                      \$100,000  
Position with benefits \$ 39,600

Total \$139,600

Linda Murray introduced the article and noted this is for a ½ a year.

Mr. Pineo stated that the town has received an increased request in taking over private roads and without more staff that will become difficult.

Dave Ford addressed the article.

***It was moved and seconded to restrict reconsideration of Articles 25 - 28. Majority in favor, the motion passed.***

Being no others to speak to the article, Moderator Walker read the next article as follows;

### **ARTICLE 29: Library Landscaping**

To see if the Town will vote to raise and appropriate the not to exceed amount of \$250,000 for the purpose of construction and installation of a designed landscape plan on the property surrounding the Library Building and to authorize the Wolfeboro Public Library Board of Trustees to expend this amount and to accept donations and grants and it will have no impact on the tax rate.

Estimated Tax Rate Impact: 2022 \$0.00 per \$1,000 Assessed Valuation

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

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

Amanda King summarized the project via the PowerPoint presentation.

John Sandeen, President of the Library Foundation, addressed the Board to summarize the fundraising for this project.

Diane Bolduc addressed the forum to speak in favor of the project.

Debra Long Smith addressed the forum to speak in favor of the project.

John Burt questioned if the language "raise and appropriate" should be in the article since it is using donated funds?

Mr. Pineo replied that such is the process in which to spend the funds that are received by donations.

Moderator Walker read the next article as follows;

### **ARTICLE 30: Fire Trucks and Apparatus Capital Reserve Fund**

To see if the Town will vote to raise and appropriate the sum of \$196,000 to be added to the existing Fire Trucks and Apparatus Replacement Capital Reserve Fund which is under the custody of the Trustees of Trust Funds with Selectmen designated as agents to expend this Capital Reserve Fund.

Estimated Tax Rate Impact: 2022 \$0.08 per \$1,000 Assessed Valuation

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

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

Brad Harriman introduced the article.

Chief Zotti addressed the article on the PowerPoint.

Being no others to speak to the article, Moderator Walker addressed the next article as follows;

### **ARTICLE 31: Public Works Vehicles and Equipment Capital Reserve Fund**

To see if the Town will vote to raise and appropriate the sum of \$185,000 to be added to the existing Public Works Vehicles and Equipment Capital Reserve Fund which is under the custody of the Trustees of Trust Funds with Selectmen designated as agents to expend this Capital Reserve Fund.

Estimated Tax Rate Impact: 2022 \$0.08 per \$1,000 Assessed Valuation  
Recommended by the Board of Selectmen by a vote of 5-0  
Recommended by the Budget Committee by a vote of 8-0

Brad Harriman introduced the article.

Dave Ford addressed the article.

Being no others to speak for or against the article, Moderator Walker read the next article as follows;

### **ARTICLE 32: Establish a Sidewalk Capital Reserve Fund**

To see if the Town will vote to raise and appropriate the sum of \$75,000 to create a Sidewalk Capital Reserve Fund for the purpose of maintaining existing sidewalks. Said funds shall be under the custody of the Trustees of Trust Funds and to designate the Selectmen as agents to expend this Capital Reserve Fund.

Estimated Tax Rate Impact: 2022 \$0.03 per \$1,000 Assessed Valuation  
Recommended by the Board of Selectmen by a vote of 5-0  
Recommended by the Budget Committee by a vote of 8-0

Brian Deshaies introduced the article.

Dave Ford addressed the article.

Being no further discussion on this article, Moderator Walker read the next article as follows;

### **ARTICLE 33: Abenaki Ski Area Capital Reserve Fund**

To see if the Town will vote to raise and appropriate the sum of \$20,000 to be added to the existing Abenaki Ski Area Capital Reserve Fund which is under the custody of the Trustees of Trust Funds with Selectmen designated as agents to expend this Capital Reserve Fund.

Estimated Tax Rate Impact: 2022 \$0.01 per \$1,000 Assessed Valuation  
Recommended by the Board of Selectmen by a vote of 5-0  
Recommended by the Budget Committee by a vote of 8-0

Chairman Murray introduced the article.

Christine Collins addressed the article.

***It was moved and seconded to restrict reconsideration of Articles 29 - 33. Majority in favor, the motion passed.***

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

**ARTICLE 34: Building Maintenance Capital Reserve Fund**

To see if the Town will vote to raise and appropriate the sum of \$50,000 to be added to the existing Building Maintenance Capital Reserve Fund established for the purpose of making needed repairs and performing needed maintenance to the Town's building facilities this Capital Reserve Fund is under the custody of the Trustees of Trust Funds with Selectmen designated as agents to expend Capital Reserve Fund.

Estimated Tax Rate Impact: 2022 \$0.02 per \$1,000 Assessed Valuation

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

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

Dave Senecal introduced the article and stated the Town owns 23 buildings.

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

**ARTICLE 35: Pop Whalen Contingency Fund**

To see if the Town will vote to raise and appropriate the sum of \$50,000 for the purpose of further architectural and engineering design work at the Pop Whalen Ice and Arts Center. This appropriation is non-lapsing pursuant to RSA 32:7, VI and shall lapse on December 31, 2023, or upon completion of the project, whichever occurs first. Should Warrant Article 11: Pop Whalen Renovation & Expansion Project (BOND) pass by a 3/5 majority this Article for \$50,000 shall be null and void.

Estimated Tax Rate Impact: 2022 \$0.02 per \$1,000 Assessed Valuation

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

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

Brian Deshaies introduced the article.

Mr. Pineo referred to the PowerPoint.

Suzanne Ryan questioned if this is enough funding should the other article fail.

Mr. Pineo replied they have sufficient funds.

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

**ARTICLE 36: Dockside Parking Lot Capital Reserve Fund**

To see if the Town will vote to raise and appropriate the sum of \$100,000 to be added to the existing Dockside Parking Lot Capital Reserve Fund, which is under the custody of the Trustees of Trust Funds with the Selectmen designated as agents to expend the funds in this Capital Reserve Fund.

Estimated Tax Rate Impact: 2022 \$0.04 per \$1,000 Assessed Valuation

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

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

Chairman Murray introduced the article.



Mr. Pineo summarized the request.

Bob Loughman questioned the balance of the account right now.

Kathryn Carpentier replied \$192,000.

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

**ARTICLE 37: Wastewater Treatment Plant Capital Reserve Fund**

To see if the Town will vote to raise and appropriate the sum of \$175,000 to be added to the existing Wastewater Treatment Plant Capital Reserve Fund, under the custody of the Trustees of Trust Funds with the Selectmen as agents to expend for this Capital Reserve Fund.

Estimated Tax Rate Impact: 2022 \$0.08 per \$1,000 Assessed Valuation

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

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

Luke Freudenberg introduced the article.

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

**ARTICLE 38: Water Resources Capital Reserve Fund**

To see if the Town will vote to raise and appropriate the sum of \$50,000 to be added to the existing Non-Capital Reserve Fund pursuant to RSA 35:1-c. for the purpose of a watershed management plan including, engineering, design, permitting, best management practices for storm water drainage and nutrient mitigation, grant matching, and education which is under the custody of the Trustees of Trust Funds with the Selectmen as agents to expend from this Non-Capital Reserve Fund.

Estimated Tax Rate Impact: 2022 \$0.02 per \$1,000 Assessed Valuation

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

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

Chairman Murray introduced the article.

Mr. Pineo referred to the PowerPoint.

***It was moved and seconded to restrict reconsideration of Articles 34 - 38. Majority in favor, the motion passed.***

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

**ARTICLE 39: Increase in Income Limits for Elderly Tax Exemptions**

To see if the town will vote to modify the elderly exemption from property taxes in the Town of Wolfeboro based upon the assessed value, for qualified taxpayers, to be as follows, for a person 65 years of age up to 75 years, \$60,000; for a person 75 years of age up to 80 years, \$90,000; for person 80 years of age or older \$120,000. To qualify, the person must have been a New Hampshire resident for at least three (3) consecutive years, own the real estate individually or jointly, or if the real estate is owned by such person's spouse, they must have been married to each other for at least 5 consecutive years. A person must otherwise qualify under RSA 72:39-b, II, including the income limits set forth in that statute.

Mr. Pineo stated this article has an amendment.

**It was moved and seconded to amend Article 39 as follows:**

To see if the town will vote to modify the elderly exemption from property taxes in the Town of Wolfeboro based upon the assessed value, for qualified taxpayers, to be as follows, for a person 65 years of age up to 75 years, \$60,000; for a person 75 years of age up to 80 years, \$90,000; for person 80 years of age or older \$120,000. To qualify, the person must have been a New Hampshire resident for at least three (3) consecutive years, own the real estate individually or jointly, or if the real estate is owned by such person's spouse, they must have been married to each other for at least 5 consecutive years. A person must otherwise qualify under RSA 72:39-b, II, including the income limits set forth in that statute which are as follows: the taxpayer must have net income of not more than \$30,000 or if married, a combined net income of less than \$40,000; and own net assets less than \$100,000, excluding the value of a persons residence.

**Majority in favor, the amendment passed.**

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

**ARTICLE 40: Conservation Easement**

To see if the Town will vote to place a conservation easement on the Town-owned portion of Whiteface Mountain, Tax Map #37-7 and 37-8 (see deed recorded at Book 3561, Page 196), with said easement to be held by the Lakes Region Conservation Trust.

Lenore Clark, Chair of the Conservation Commission, addressed the PowerPoint.

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

**ARTICLE 41: Petitioned**

Are you in favor of the board of selectmen appointing members to the zoning board of adjustment to allow filling these elected & volunteer positions that have become very difficult to fill as a result of qualified people not running as allowed in accordance with state statue RSA 673:3?

Tim Cronin addressed the petition as the petitioner summarizing his 27 year experience of making it easier for volunteers to be on this Board rather than running for election.

Linda Murray stated she disagrees with this petition noting the change in this direction in 2018 and 68.9% of the voters supporting that change.

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

It was moved and seconded to adjourn at 10:46 PM.

Respectfully submitted,  
**Amelia Capone-Muccio**  
Recording Secretary  
Town of Wolfeboro

## RESULTS OF THE MARCH 8, 2022 TOWN ELECTION

For Board of Selectman	Brad Harriman for a three (3) year term
For Trustee of Trust Funds	Judith W. Cole for a three (3) year term
For Police Commissioner	Robert G. O'Brien for a three (3) year Term
For Budget Committee	Robert E. Loughman for a three (3) year term
For Budget Committee	Matthew J. Plache for a three (3) year term
For Budget Committee	Robert J. Tougher for a three (3) year term
For Library Trustee	Nancy J. Bell for a three (3) year term
For Library Trustee	Deborah Long-Smith for a one (1) year term
For Zoning Board of Adjustment	Sarah M. Silk for a three (3) year term
For Planning Board	Katherine G. Barnard for a three (3) year term
For Planning Board	Douglas M. Breskin for a three (3) year term
For Supervisor of the Checklist	Thomas J. Zotti for a six (6) year term

ARTICLE 2:	YES	1288	NO	345
ARTICLE 3:	YES	1293	NO	363
ARTICLE 4:	YES	1239	NO	405
ARTICLE 5:	YES	1342	NO	317
ARTICLE 6:	YES	1282	NO	349
ARTICLE 7:	YES	1289	NO	353
ARTICLE 8:	YES	1305	NO	340
ARTICLE 9:	YES	618	NO	997
ARTICLE 10:	YES	554	NO	1122
ARTICLE 11:	YES	1221	NO	568
ARTICLE 12:	YES	1427	NO	319
ARTICLE 13:	YES	1265	NO	489
ARTICLE 14:	YES	1268	NO	444
ARTICLE 15:	YES	1423	NO	306
ARTICLE 16:	YES	1511	NO	227
ARTICLE 17:	YES	1550	NO	700
ARTICLE 18:	YES	1202	NO	522
ARTICLE 19:	YES	1283	NO	444
ARTICLE 20:	YES	1291	NO	378
ARTICLE 21:	YES	1259	NO	453
ARTICLE 22:	YES	1441	NO	250
ARTICLE 23:	YES	854	NO	816
ARTICLE 24:	YES	1098	NO	591
ARTICLE 25:	YES	1441	NO	279
ARTICLE 26:	YES	1493	NO	239
ARTICLE 27:	YES	1423	NO	313
ARTICLE 28:	YES	1121	NO	611
ARTICLE 29:	YES	1125	NO	622
ARTICLE 30:	YES	1290	NO	454
ARTICLE 31:	YES	1162	NO	520
ARTICLE 32:	YES	1231	NO	469
ARTICLE 33:	YES	1319	NO	393
ARTICLE 34:	YES	1250	NO	432

ARTICLE 35:	YES	1183	NO	532
ARTICLE 36:	YES	1138	NO	561
ARTICLE 37:	YES	1221	NO	458
ARTICLE 38:	YES	1229	NO	456
ARTICLE 39:	YES	1436	NO	262
ARTICLE 40:	YES	1400	NO	269
ARTICLE 41:	YES	711	NO	969

Respectfully Submitted

Patricia M. Waterman  
Town Clerk  
March 10, 2022