

Board members present: Chairman LaCourse and Selectwoman Dennis.

Others present: Roger Rice, Katrinka Pellecchia, Tom Seubert, Paul & Annie Gasowski, Bill Humm, Caren Rossi, Shirley Walker, Brian Gehris, David Baer, Adam & Cheryl Geddis, Dawn Genes, Tom & Peg Dolan, Sharon Taylor, Jim & Lou Ann Griswold, Chuck Cox, Town Administrator Julie Glover and Town Secretary Denise Duval.

1. Chairman LaCourse calls the meeting to order at 6:00 pm.
2. Chairman LaCourse opens the floor to public comment. There is no comment.
3. Adam Geddis is requesting permission to put in a directional sign at Little River Park which is about 5 feet by 2 ½ feet in size. It has been routed and painted and attached to 10 foot posts. Adam passes out a photo of the sign, which is sign in its proposed location and position. Selectwoman Dennis asks how long the project has taken to complete. Adam indicates that he started this in late September. Chairman LaCourse asks where he got the slabs. Adam says he got them from Ricky Stevens. Chairman LaCourse moves to grant permission for the Adam Geddis to install the overview map and directional sign at Little River Park. Selectwoman Dennis seconds. All in favor. **Motion Carries.**
4. Shirley Walker provides a handout to the Board that she proceeds to read out loud. Shirley updates the Board on the Senior Advisory Committee's Programs and requests assistance with funding to mail a brochure that they have recently had printed. The Sr. Advisory Committee does not have an operating budget. Chairman LaCourse suggests working with the TA to find out how much the mailing will be. Shirley indicates that the Committee is looking into becoming a non-profit so that it can be sent bulk mail. They will need to print more brochures if they have to mail in out to everyone in Lee. Selectwoman Dennis informs the Board that she was to be on the next agenda at the Sr. Advisory Committee meeting and would be glad to attend. Shirley will send the meeting notes to her from now on.
5. Bill Humm updates the Board on the Kennard property; more specifically whether Mr. Kennard would sell the property outright or sell a conservation easement on the property with a 2 acre carve out around the house. Mr. Humm walked the property with Selectman Cedarholm and Mr. Kennard. Selectman Cedarholm seemed happy with the quality of the property. Once again Mr. Humm would point out that Mr. Kennard has one condition of his sale that there is no clearing or forestry on the property while he is alive. The Conservation Commission is very interested in the outright purchase of this land at \$172,000. Chairman LaCourse thinks it is a great idea and asks whether money to purchase would come out of the Land Acquisition Trust Fund or the Land Use Change Trust Fund. Mr. Humm was not sure which fund they would use at this time. No restriction between the two. Chairman LaCourse moves to instruct the TA to assist the Conservation Commission in drafting a Warrant Article to purchase the Kennard Property utilizing funds from the Land Acquisition Trust Fund or Land Use Change Trust Fund. Mr. Humm understands that according to Caren Rossi

there would need to be a test pit dug to ensure that replacement of the septic system will be viable. The land abuts the Brisson property to the West which is also Conservation land. All in favor. **Motion Carries.**

6. Lou Ann Griswold speaking on behalf of the Library Building Committee. She is here to provide an update on the plan and budget and seek approval to move forward on a scoping meeting with the DOT regarding the entrance from Route 155. For the record she points out that the Lee Library Community Center was approved to move forward with architectural design plans and site design during our last Town Meeting in 2009 and the location was noted to be the former Bricker property. In a BOS meeting on April 15, 2013, the Board approved the formation of the Library Building Committee and confirmed that the location would be on the bluff overlooking Little River Park also known as the former Bricker property. Over the last 6 months the Committee has reviewed multiple drafts of the building plans and with the help from Milestone Construction they have been able to consider the possible costs for these plans. The Committee has held an information session to discuss possible entrance sites and after input from the community it has been decided that traffic should enter from 155 and the entrance off of Lee Hill Road would be reserved for pedestrians and cyclists. Mrs. Griswold introduces Dennis Mires the architect to go over the plan. Mr. Mires quickly goes through the sketches and rests on the final plan that they have at this time. Mrs. Griswold states that the estimated cost is \$3.8 million. This includes furniture, construction costs, equipment, etc. The Committee understands that this number is too big for the Town of Lee to handle right now. The plan is to ask town residents to contribute and donate items and time such as a fireplace. They could use some of the shelving and furniture from the current Library. Selectman Cedarholm attended the Committee's last meeting and asked if DOT will approve the proposed entrance? This leads the Committee to their request for \$2200 to complete a limited site survey on the driveway to address Selectman Cedarholm's concerns. This will not include an approval, just the pre-work. There has been an offer of a donation of in-kind services by Tobin Farewell who is a Committee member and a resident to do this work. He would also like to bid to be the Civil Engineer in the future. Chairman LaCourse says that the plans especially the layout look very nice. He points out that donations could have naming rights. Mrs. Griswold indicates that the Library Committee will continue to make changes at this point. They have changed the shape and eliminated the basement since the first draft plan. Selectwoman Dennis adds that they most definitely need to make more adjustments. TA Glover points out that there may be some perception by the general public that if a member of the Committee ends up bidding and then being awarded some portion of the project that might raise some concerns that the person working on the project all along may have had some advantage. Chairman LaCourse and Selectwoman concur. Chairman LaCourse moves to grant the request to move forward with the scoping meeting with the NH DOT spending not to exceed \$2200 and to be taken from the Library Community Trust Fund. Selectwoman Dennis seconds. TA asks for a friendly amendment regarding expenses which are referred to in the estimate. Chairman LaCourse amends the request to not exceed \$2700. Selectwoman Dennis brings up the issue concerning Tobin Farewell's offer to do pro bono work but also bidding on entire project.

Chairman LaCourse states that this will be an open bid. All in favor. **Motion Carries.**

7. David Baer and Brian Gehris are present from Milestone Construction & Engineering, Inc. to answer questions and concerns that have not been addressed yet through TA Glover. Selectwoman Dennis asks what the construction manager does and the benefit to hiring one. The CM works for the Town and is part of the design team. Most importantly they are looking out for the bottom line. Milestone indicates that donation of services can be arranged. Chairman LaCourse moves to approve the amended AIA A133-2009 Construction Manager Agreement with Milestone Construction & Engineering, Inc. Selectwoman seconds. All in favor. **Motion Carries.**
8. Roger Rice presents the new Solid Waste Ordinance for review. TA Glover presents her recommended revisions. TA Glover suggests choosing one term for rubbish and define it instead of using several synonyms. For example, use municipal solid waste and then provide common words used. Chairman LaCourse asks Roger to work with the TA to produce a final document. They can conduct a final reading at the next meeting and move forward as a Warrant Article in March. Chairman LaCourse tabled this item until the next meeting.

Roger informs the Board that hauling has increased by 52%.

9. TA Glover discusses Bond Counsel Services for the Library Bond. If we use the NH municipal bond bank they require utilizing bond counsel. The only proposal that the TA has received at this time is for \$5000 - \$7500 from Devine, Millimet & Branch. TA would ask for time to receive more estimates.

TA Glover has provided the Board with Revised General Assistance Guidelines. Glover has prepared these together with the Welfare Director Robin McGlone. Glover asks the Board to review the document and then present questions to Robin and herself at a later meeting.

TA Glover sets up the special workshop between the BOS and the Fire Department for December 2nd at 6pm at the Public Safety Complex.

10. Chairman LaCourse moves to accept the Consent Agenda as presented. Selectwoman Dennis seconds. All in favor. **Motion Carries.**
11. Chairman LaCourse moves to accept the Minutes from the November 12th meeting both public and non-public. Selectwoman Dennis seconds. All in favor. **Motion Carries.**
12. Chairman LaCourse moves to accept the Manifest #10 and Weeks Payroll ending November 24, 2013. Selectwoman Dennis seconds. All in favor. **Motion Carries.**
13. Chairman LaCourse asks for any miscellaneous or unfinished business. Chairwoman Dennis shares that she forwarded information regarding sick bank to the TA and will discuss further next year.

MINUTES OF THE SELECT BOARD MEETING

November 25, 2013

PAGE 4

14. Chairman LaCourse moves to enter Non-Public Session per RSA 91-A:3 II (a) police department personnel issue at 7:04 pm. Selectwoman Dennis seconds. All in favor. **Motion Carries.** TA Glover enters the non-public with the Board. TA Glover exits the non-public at 7:10 pm.
15. Chief Chet Murch enters the Non-Public session at 7:10 pm.
16. The Board returns to public session at 8:40 pm and Chairman LaCourse announces that the non-public minutes are to be sealed.
17. Chairman LaCourse motions to adjourn at 8:45 pm. Selectwoman Dennis seconds. All in favor. **Motion Carries.**

Minutes transcribed by:

Denise Duval, Town Secretary

Minutes accepted by The Lee Select Board:



John R. LaCourse, Chairman



Carole Dennis



David Cedarholm