

Board members present: Chairman Cedarholm, Selectwoman Dennis and Selectman Bugbee.

Others present: Andy Lelio, Tom Dolan, Zach Smith, Paul and Annamarie Gasowski, Barbara McNamee, Patricia Jenkins, Shirley Walker, Giovanna and Carmelo Filippone, Marie Conlon, Carla Wilson, Sharon Taylor, Leslie Martin, Katrinka Pellecchia, Chuck Cox, Jim and Lou Ann Griswold, Michelle Stevens, Cheryl Adams, Janet Allen, James DuPrie and Town Administrator Julie Glover.

1. Chairman Cedarholm opens the meeting by describing the prior meeting on May 8th as being a “dogfight”; therefore, he moves to have Selectman Bugbee facilitate the discussion tonight. Selectman Dennis, seconds. All in favor. **Motion Carries.**
2. Selectman Bugbee starts with #2 on the new agenda, but Chairman Cedarholm wants to start with #5 on the old agenda. Selectman Bugbee reads the old #5 which is the new #2 – Look at the combined costs of the Town Hall and the Library projects and the impact of both projects.

James DuPrie has researched documents online and it seems to him that there is a disconnect between the Library project and the Town Center project. It seems there is a lot of potential for shared benefit without the large costs that the proposed library would impose. He is wondering if the Town has looked at the potential of moving Town Hall into the PSC and renovate the Town Hall and Annex for meeting space. Instead of building a new building which would be expensive why not expand on existing Library. There seems to be lots of potential for synergy without having to float a \$4 million dollar bond.

Selectman Bugbee reminds everyone to try to keep their comments to 3 minutes.

Katrinka Pellecchia was on the original Town Center Committee which studied the municipal complex and there is no room to expand and of the building because of the bog, parking, septic. It was decided to build a new building, get the Library out of there and then renovate the existing library for the Town Offices. It was discussed fairly thoroughly in 2007.

Chairman Cedarholm has questions related to Ms. Pellecchia’s statement. He asks what was done to really investigate that. The Town setback is only 75 feet. Ms. Pellecchia states that people do not want to build near a bog. Chairman Cedarholm states that the bog is 1000 feet away. It is Ms. Pellecchia understanding that surveys were done. Chairman Cedarholm believes that this could be explored more. Selectwoman Dennis suggests finding the minutes or notes taken at that time. Ms. Pellecchia suggests that Caren Rossi might have taken notes and Selectwoman Dennis suggests Bob Smith probably would have as well. Chairman Cedarholm says that if there are not minutes in the public record, he states that they could have been made up afterwards. Chairman Cedarholm states that the needs assessment/condition assessment which the engineers did for the library did not indicate that the floors were structurally inadequate. He visited the library the other day and looked at the floors while in the basement and did not see any signs of deflection from the load of the books. He does not think that the comment regarding the current structure not being able to support books is well founded. Selectwoman Dennis thinks that the Town Center Report did indicate somewhere that the oldest part of the library had some issues with load. Chairman Cedarholm read through the documents carefully and did not see it mentioned; however, the old part of the library is not loaded up.

Lou Ann Griswold reminds everyone that it is also a Community Center. She feels that this discussion is taking steps backward right now. In 2009, the Town voted to move forward with a Library Community Center. People expect things to happen. They voted to fund this project in a 3 prong manner and she feels that they are now undermining the will of the people. Chairman Cedarholm asks what they voted on in 2009. Ms. Griswold states that they voted on to move forward and plan to build a library community center recognizing that it would be funded in 3 ways with a reserve, fund raising and a bond. They voted for that specific site.

Chairman Cedarholm questions whether this was in a warrant article and whether it was voted on going in any particular direction. He disagrees that they voted on building a library. They voted on establishing a trust fund in 2011. Chairman Cedarholm states that there were two warrant articles in 2011. One was to establish a trust fund and the other was to put \$100,000 into a trust fund for a potential future project. Ms. Griswold and Chairman Cedarholm disagree about what was voted on. Ms. Griswold asks to have the building committee re-appointed to continue their work. Paul Gasowski states that most of what Mr. Dupre is looking for is in the 2009 Town Center Report. Mr. Gasowski is looking at the slide show from March 2009 and reviews each slide out loud. Selectwoman Dennis asks why we are going over all of this when we are supposed to be talking about #2 on the agenda. Mr. Gasowski says that their integrity has been questioned and they are not comfortable with it.

Andy Lelio says that somewhere in this process there was an excellent evaluation of the square footage required of a library in a particular town and he thinks that was the Patience Jackson report. It did a very good job of providing us with a thoughtful square footage range to think about for our library needs currently and in the future. There is a lot of contention here that is focused on the cost and he is wondering if it would be prudent to charge the reconstituted building committee with doing a 'Patience Jackson' cost study. This would be extremely helpful.

Paul Gasowski reads "authorization to expend the sum of \$55,200 for the Town Center preliminary design study including historical, structural, reuse study for existing Town Hall and Library. Architectural programming and preliminary site design for existing Town Hall and Library Community Center and to authorize the withdrawal of \$27,600 from the Town Building Capital Reserve Fund, \$27,600 from the Library Capital Reserve Fund". This is the slide that the public saw before passing that Warrant Article (ed. *in 2011*)

Tom Dolan is also on the LBC and shares Lou Ann's concern. They did not get to where they are now on their own. The Town advertised for interested citizens to participate in a library building committee. Selectwoman Dennis called him and probably every member of the committee to welcome them and wish them well in their work. What is disturbing is the apparent revision of history. He submits that they get back on item #5 and get through it. His only question is "Are you folks going to re-charter the building committee or not?" He would like to address the remaining part of the agenda as quickly and as effectively as possible.

Chairman Cedarholm states that a year ago when the committee was formed, he had a long list of questions that were not answered and as a result he voted against forming the building committee because he thought it was too soon. From what he heard was the intent of the

committee, he was not comfortable with the direction that the committee was intended to go. He felt this was the right decision when in December the committee brought forward a proposed warrant article to actually build something this year when all along we've been talking about 2016. He has not been comfortable all year with the building committee, the pace it went, the goals it set for itself and what it eventually produced.

Lou Ann Griswold believes that the committee responded to the charge that it was given. The Committee did its work at a fast pace. They came up with a plan, presented it, fine-tuned that plan based on BOS feedback at that time and then they realized they were at a point where they could get a better rate if they went for the bond at that point and so they asked for that. They do not want to revisit history, they want to move forward.

Chairman Cedarholm suggests referring back to #2 on the Agenda or the old #5.

Selectman Bugbee acknowledges that they have not talked about the old proposal to renovate the Town Hall which was \$500k. Plus \$3.7 million for the library is \$4.2 million. Chairman Cedarholm adds that there were costs to outfit the existing library to become the Town Hall and that was more than a half million plus additional costs to renovate the current Town Hall building. This means the total costs were pushing \$5 million.

Selectwoman Dennis has an issue with using the 2009 report when it is convenient but not using it for other information. If that report is good enough for Town Hall information than it needs to be good enough for the Library information.

Chairman Cedarholm states that we do not have a good handle on the costs today for renovating Library and Town Hall. He thinks we need to revisit these costs. We need to develop a comprehensive plan for all the facilities before we can really talk about the combined costs of these multiple projects.

Zach Smith has looked critically at previous reports and they think they can realistically take \$500,000 off the project and move forward.

Leslie Martin believes that the building committee has worked hard on the cost. The numbers have been and are being massaged and looked at very carefully. She does not see anything up to date on the Town Hall. Ms. Martin does not think they can move forward without something up to date to look at regarding the Town Hall.

Chairman Cedarholm states that in the 2009 report it states that converting the Library to Town Hall would be an estimated cost of \$434,000 and then a comprehensive structural repair of the Town Hall would be an estimated cost amount of \$317,000.

Chuck Cox is on the library committee and thinks that they were very careful when looking at the charge that was given to them by the BOS. They were clear, conscious and stuck with it. He heard rumors about moving the Town Hall to the Public Safety Complex or building a new Town Hall at Stevens Field. Mr. Cox asks what happened to the Town Center Committee. Chairman Cedarholm states that the Board chose not to reformulate that committee. Mr. Cox does not think that was the best decision because a lot of thought has gone into the center piece

and it can't be just thrown out. It's important to look at the historic value of the Town Center. People do not want the Town Offices at the Public Safety Complex. It is not conducive to have the public where the emergency vehicles are located. What will the cost be to move Town Hall? Mr. Cox believes that we need the Town Center Committee to discuss all of this. He is not sure how serious the concerns are at Town Hall such as the air quality issues.

Selectwoman Dennis states that there was not enough interest to form a Town Center Committee. There were only three applications at the time.

Patricia Jenkins says that when the request went out it only went to the neighbors in the center. These people were not comfortable with representing the Town. Ms. Jenkins states that this whole thing started because we wanted to do something with the Town Center before we lost it completely. These are wonderful old buildings and if we don't use these buildings they will be gone. The Town Center Committee's plan was that the Town Hall needed to be done first, but it couldn't be done first because there was no place to put the town offices; so you had to move the library in order to make room for the town offices before you could do the Town Hall.

Chairman Cedarholm states that they sent letters out to everyone in a ¼ mile radius of the Town Center to make sure that they knew what was going on, but the invitation was for anyone in town. One of the applications received was from Debra Shawnda who lives down off of High Road. It was never intended to be exclusive.

Selectwoman Dennis states that in the interest of time we should get back to the agenda.

Paul Gasowski states that we have a forward direction and we just need to follow its lead. He thinks that the Board should consider recharging the building committee with the task of reducing the figure at the same time re-creating a Town Center Committee with the specific task of looking at the Town facilities. The budget cycle starts in September so we have time to bring something to the voters in March. He thinks there is movement, goodwill and opportunity and he implores the Board to take action. He would like to see the acrimony stop and is apologetic for his part in this.

Chuck Cox thinks that the Town Center Committee should have the Town Departments, Committees and Commissions represented as well as Town citizens. There has been a problem with communication in the last 2 years.

Chairman Cedarholm states again that the total cost for renovating the Town Hall, library and septic system is \$1.67 million.

3. Selectman Bugbee reads this agenda item. Chairman Cedarholm asks if this should read 2009 Town Report recommendations. Katrinka Pellecchia states that the first report was 2009 which produced the initial plan; there was a 2010 and 2011 update (ed. *to the Town Center Report.*)

Sharon Taylor states that the size of the building did right above the middle range of what the Patience Jackson study suggested. The building committee will be looking at reducing costs and the size of the building while including a community space.

Chairman Cedarholm confirms that the Patience Jackson report had the size just over mid-point of the Wisconsin standards (basic, moderate, enhanced and excellent). Sharon Taylor states we would be a little above basic; we don't want the lowest or highest. The middle would give more room for growth.

Tom Dolan states that one of Patience Jackson's observations was that the demographics of Lee are exceptional based on 2000 census. The country's high school graduation rate is 87.4%, NH is 80.4% and Lee is 95%. The country's college graduation rate is 28.7%, NH is 24.4% and Lee is 52.6%. The square footage is just about the mean.

James Duprie thinks it looks like most of the projections were done based on fairly old population predictions and Lee has not begun to meet those predictions. Have adjustment been made in this regard?

Katrinka Pellicchia states that when using the Wisconsin standards, they used 4500 as the population. In 2009 the library plan that was presented at the Town Meeting was for 12,000 square foot building and the total budget was \$3,850,000. The current building they are working on now is 12,125 sf and the budget is \$3,675,000 and they are hoping to bring it down to \$3,000,000.

Chairman Cedarholm states that he is confused. The Patience Jackson has a summary table which seems to put somewhat arbitrary square footages to various spaces in the library totaling 9515 sf and then there's a multiplier of 25-30% added for efficiency which produced a range of 11,900 -12,370 sf. It's not clear if the goal is to meet moderate or advanced or excellent service levels. A worksheet by Dennis Mires, using a population figure of 6061 produced a range of square footage of 2 square foot per capita. There is a note that the US average is \$1.2 for 3 sf. Chairman Cedarholm states that it seems to be all over the place, but somehow we end up with 12,000 sf with a goal of 2 sf per capita which is still higher than surrounding towns in the region. He does not believe that Lee's demographics are much different from Durham, Brentwood or Kingston who all have libraries that fall well under the 2 sf per capita.

Zach Smith states that Durham was artificially constrained. We are looking at a robust community center program. The other compared towns have a much smaller program. Patience Jackson report did not account for circulation numbers. There is a comment in Durham that the library is already too small. Chairman Cedarholm adds that Durham was constrained by a dollar amount; they didn't want to spend too much.

Selectman Bugbee went to Stratham which has about 7200 people. The library which is a renovated school building has about 10,000 sf and it was very nice. There is a kid's reading room and a teen center. The numbers in Stratham would call for a 15,000 sf library but the Town would not support that cost. Selectman Bugbee asks how the library would cut \$500,000 from their budget.

Zach Smith indicates that they looked at square footage reductions, efficiencies, material changes and made sacrifices. They can be more aggressive but they need to know from the Town and the BOS what they want.

Selectman Bugbee asks Mr. Smith as an architect, using Milestone, are their estimates high or low? Mr. Smith indicates that their costs are in the middle.

4. Selectman Bugbee reads agenda item #4. Audience says “we already did this”.

Chairman Cedarholm states that Wisconsin is a very different state from NH and in the introduction for the Wisconsin standards it states that these standards are meant to guide local libraries of Wisconsin. Chairman Cedarholm called a few libraries in Wisconsin to find out more. Wisconsin is a farming state made up of many small communities that do not have libraries. The libraries are located in the cities. One of the libraries that he called was in Columbus just north of Madison with about 5000 people with the Township of Columbus which has about 1700 people. The librarian there said that the library supports 10 towns and 3 counties. One third of their budget is money from the counties. Chairman Cedarholm asks how appropriate is it to take these standards for space if the funding mechanisms and library systems are so different.

Sharon Taylor states that the Wisconsin standards were accepted as National Standards and libraries across the United States use them. She feels like the meeting is getting off track again. She does not understand why Chairman Cedarholm is calling librarians in Wisconsin when you have one right here or at UNH or Durham. Ms. Taylor wants to stay on track and states that the square footage was looked at very carefully and if the BOS or the Town says they would rather we work with a 10,000 sf library then tell us that.

Chairman Cedarholm says this is very germane for the last agenda item. The average of the 13 surrounding community libraries is 1.6 sf and Lee is proposing 2.8 sf. That drove Chairman Cedarholm to call Wisconsin.

Janet Allen thinks that someone needs to ask whether there is a middle school with a library or a high school with a library in that town. Our kids need to go to Durham to get facilities for research. Lee has a community center within a library in a very small building. Ms. Allen comments on the traffic going in and out of the parking lot. There are signs all the time for either knitting programs or pre-school reading programs. The church has some things going on but not everyone belongs to the church. Everyone is welcome to the library. The library is very important to this Town. According to Ms. Allen, it is our present and our future and it needs to be called Lee Community Center Library. (Applause)

Shirley Walker states that the library is from birth to death. It can be used for our whole life. She is very proud to live in this community and she thinks we should support the library.

Selectwoman Dennis thanks everyone on the building committee and loves the passion. Selectwoman Dennis makes a motion to continue the Library Community Center Building Committee for the purpose of overseeing and recommending the final plans for the new Lee Public Library Community Center. To be built on the bluff overlooking Little River Park, these plans will meet the needs of the Town of Lee, be sustainable and energy efficient and fiscally responsible. Selectman Bugbee, seconds.

James Duprie aims this specifically at the Selectmen and states that they should be ashamed of the fact that fifty percent of that committee has a conflict of interest. They are either on the Library Trustees, they are married to a Library Trustee or they work in the library. No committee that is putting together this kind of project should have more than 10% conflict of interest. That is purely the Board's fault. It is an absolute short coming and Mr. Duprie is appalled that the Board would even let this committee go this far with those numbers.

Zach Smith would like to motion for more specifics and more guidelines.

Tom Dolan agrees that it should be more specific with regards to intent. Regarding Mr. Duprie's comments, he questions the conflict of interest. No one would willingly subject themselves to this process.

Paul Gasowski says there isn't a conflict of interest and he has been a public servant since 16. This is part of who he is.

Selectwoman Dennis asks the Chairman to list who is on the committee.

Katrinka Pellicchia states that the committee advertised publically for committee members and they met people that they had never known such as Zach Smith. Tom Dolan is married to a Library Trustee. Lee is a very small town so it is going to be hard not to find these interpersonal relationships in the staff, select board etc. Sharon Taylor as the Library Director is a non-voting member. Paul Gasowski is a member and married to a Trustee. Lou Ann Griswold is on the committee. She was on the Planning Board and is married to a former selectman. Leslie Martin was on the committee and had no relationships with the trustees. Chuck Cox is on the committee and he and his wife are involved with Town things. Tobin Farwell was on the committee but resigned to avoid a conflict of interest so he could do work for the Town. If they go forward, they plan to advertise again and encourage everyone to apply.

Chuck Cox heard that there were people that were uncomfortable about speaking out about the library and he suggests that they join the committee.

Selectman Bugbee asks what the charge is regarding the size of the committee. Selectwoman Dennis indicates that the original charge was a minimum of 7, maximum of 11. Currently they have 7 members. Selectman Bugbee would like to see Town Building committee to take a look at all the facilities and how much it is going to cost to renovate them. Selectwoman Dennis asks that this be put on the BOS agenda for the next meeting. Selectman Bugbee thinks that the BOS needs to discuss what the Board wants from this committee and to be specific.

Lou Ann Griswold wants the Board to be specific and list out x, y and z.

Selectman Bugbee wants clarification from the voters as to what they would support. He would like to create a poll by possibly working with the UNH Survey Center. He wants to find out specifically what the people want up front this summer.

Pat Jenkins asks how are the people going to know what they want. This is what the committee is for.

Selectwoman Dennis thinks that the BOS can agree that the scope of the project is really larger than what they are comfortable with. She thinks that the building committee understands this. The overall project needs to be smaller and she thinks they are all clear on that. She also thinks that part of the charge should include the committee providing periodic summations to the Select Board and the Trustees. Selectwoman Dennis states that she does not believe that this Board has come up with any consensus on the Town Facilities. There have only been very brief discussions on that. They haven't had in-depth discussions on all Town Facilities.

Chairman Cedarholm thinks it is premature to formulate the committee's charge tonight. They need to work more on the charge. It needs more definition in terms of the budget, a clear definition on how much private funds need to be raised before they actually bring this forward. The goal was to raise \$850,000 in private funds. Chairman Cedarholm thinks that Selectman Bugbee's suggestion of a survey is a good idea. He also believes that whoever this committee is needs to look at both the Town Hall needs and the Library needs and that de-coupling these two projects was a big mistake and that this committee needs to be more of a Town Center Committee that will look closely at everything.

Carla Wilson, the President of the Lee Committee Center Library Foundation, states that it has always been their goal to keep the public informed. For example, they conduct neighborhood meetings and intend to continue with this.

Tom Dolan states that rather than try to access what the community thinks is a proper square footage, the committee should work off a budget. He asks the Board to give them a broad brush parameter of what would be an acceptable formulary. In terms of the deliverable, in his perspective all they want to do is avoid what happened last year.

Zach Smith wants to clarify that the building committee should not be responsible for the fundraising. Chairman Cedarholm clarifies that the Warrant Article shouldn't move forward until the private funds are raised so that the bond is not astronomical. This is the guarantee that the voters need. Mr. Smith states that he would be worried about wrapping the Town Center in with the Library Committee because then they are doing essentially two projects and he thinks that would be too much to do responsibly.

Lou Ann Griswold is encouraging the Board to let the committee start work so not to lose ground. They want other people to join them and get started.

Pat Jenkins just wants to comment on the survey that the Board is thinking about. It is very difficult to write a survey that isn't easily skewed whether intended or not. Ms. Jenkins thinks that they will get a much more realistic and believable answer with committee meetings rather than a survey. People will need to be able to choose. It is very difficult to make a survey fair.

Chairman Cedarholm states that is exactly why if they were to do a survey they would look towards the UNH Survey Center, a nationally recognized survey center. They specialize in this. Chairman Cedarholm adds the schedule has always been that this is a 2016 project. The big issue he has is this big rush. When did this change? We were supposed to break ground the year

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that we have our 250th anniversary, which means design it in 2015 and use 2014 to work through this process and answer all the questions.

Selectman Bugbee reminds the Board that a motion is on the Table. Selectman Bugbee, seconds. Selectman Bugbee adds that the committee wants more specifics. The Board needs to discuss the charge further.

Katrinka Pellecchia wants to leave tonight with the knowledge that they can continue working and the BOS can discuss the charge at a later meeting. Selectman Bugbee withdraws second and Selectwoman Dennis withdraws Motion.

Selectwoman Dennis makes a motion to continue the Library Community Center Building Committee for the purpose of overseeing and recommending the final plans for the new Lee Public Library Community Center to be built on the bluff overlooking Little River Park. These plans will meet the needs of the Town of Lee, be sustainable and energy efficient and fiscally responsible. The Board of Selectman will provide a Building Charge to the Committee within 30 days from today. Selectman Bugbee, seconds.

Chairman Cedarholm has an issue with the Motion because it references the location and it is not comprehensive. He still thinks that the original Warrant Article was illegal. The TA will get a legal opinion in writing and provide it to the Board.

All in favor. Selectwoman Dennis and Selectman Bugbee vote in favor. Chairman Cedarholm opposes. **Motion Carries.**

Selectwoman Dennis resigns from being the BOS Rep to the Building Committee. This will be discussed at the next meeting.

8. Selectman Bugbee motions to adjourn at 8:13 pm. Chairman Cedarholm, seconds. All in favor. **Motion Carries.**

Minutes transcribed by:

Denise Duval, Town Secretary

7/21/14

Minutes accepted by The Lee Select Board:



David Cedarholm, Chairman



Carole Dennis

Scott Bugbee