

SELECT BOARD & FACILITIES COMMITTEE MEETING MINUTES
January 4, 2017 **PAGE 1**

Board & Committee members present: Chairman Bugbee, Selectman Brown, Chairwoman Deb Schanda, Wayne Lehman, David Meeker, Mark Nelson and Dwight Barney.

Others present: Art Guadano and Town Administrator Julie Glover.

1. Chairman Bugbee calls the meeting to order at 6:42 pm.
2. Chairwoman Schanda is not prepared to approve the meeting minutes presented. She turns the meeting over to Art Guadano to review the draft PowerPoint.

The Committee offers critique on the presentation.

Selectman Brown thinks it should include cost containment as a Goal. There is a general discussion on how to state this. Change purpose to include 'comprehensive cost effectiveness'.

Chairman Bugbee gives Art Guadano report of the History of Town Center Buildings and he will send it to him electronically.

Town Administrator reminds the group that the water is undrinkable at town center due to arsenic. This could be stated as "water quality compromised."

Art Guadano will add a transition slide between each building.

Selectman Brown states a "devil's advocate position" that these building issues are very fixable, just need new windows, insulation etc.

David Meeker states that it is very expensive to replace historic windows.

There is a discussion regarding current library usage. Is it trending up or down?

Chairwoman Schanda checks font size. She wants to make sure that the slides can be read from the back of the room.

Art Guadano presents a great deal of data on the Library and its usage, standards for number of volumes and square footage based on town population. There is a discussion re: program needs slides and existing space vs. needed space. Art Guadano will change how this is presented.

Selectman Brown says that the Energy Committee hasn't completed their report yet.

Art Guadano says we need a summary slide for data analysis. David Meeker emphasizes the need to fix the code violations.

Chairman Bugbee speaks about how to do the presentation. He says they need better photos of the church property, Bannister and Stevens Field. He suggests using recent aerial photos and will forward to Art Guadano. The Matrix won't be visible on a slide but they can tell people that it is available on the website or at Town Hall. Chairman Bugbee would like to add some slides that provide analysis of the options. For example, why were 7 options rejected?

Art Guadano points out that Option #1 is ranked 9th, but is the least expensive.

Chairwoman Schanda thinks that the Committee rejected Option #6 to build a library on Stevens Field because the previous vote failed. (Library vote 404 (35%) yes and 748 (65%) no.

Art Guadano thinks that the reasons were because the library survey said to leave the library where it is was and it is more expensive to build a library than a Town Hall.

Art Guadano speaks on after the matrix was created (options were ranked) then there was discussion and consideration of costs which eliminated some options. There is discussion re: not meeting zoning regulations at existing site. They review site options.

Chairman Bugbee states that they want to make sure they let the people know they are looking for public input early and they don't have costs or fully developed plans.

Selectman Brown says they need to be prepared to answer why we are looking at this again. Already had many committees look at this and have already spent thousands of dollars.

Dwight Barney says the Town can't continue to delay addressing the building problems.

Chairman Bugbee says not looking to put forward a warrant article this year, maybe a referendum.

TA Glover reviewed what the NHMA attorney said about a referendum vote; doesn't like the idea but you can do it, it is not binding, but you may have a 'no means no' problem.

David Meeker asks what they hope to get out of the February 22nd public meeting. There is a discussion and the group hopes to pick one option and develop it for a warrant article in 2018.

Art Guadano recommends just getting schematics so you don't spend a lot of money in case the voters turn it down.

Art Guadano plans on having the costs for the options at the February 22nd public meeting.

There is a discussion re: how the project will be funded and reducing the number of slides.

TA Glover suggests changing slide re: Security at Town Hall and brings up point that the Historical Society is not part of the Town Government.

There is a discussion around who will do the presentation. The group decides that Art Guadano will lead the discussion and Chairman Bugbee will present the history and introduction. Chairman Bugbee wants to invite people to the next meeting to get their input before the public presentation on Jan. 11th.

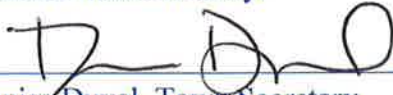
3. Chairman Bugbee moves to adjourn the meeting at 9:22pm. Selectman Brown, seconds.

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Minutes transcribed by:



Denise Duval, Town Secretary

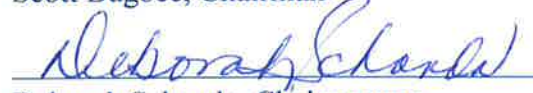
Date

1/25/17

Minutes accepted by The Lee Select Board and
the Facilities Committee:



Scott Bugbee, Chairman



Deborah Schanda, Chairwoman