

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

Others present: Art Guadano, John and Anne Tappan and Town Administrator Julie Glover

1. Chairman Bugbee calls the meeting to order at 6:30 pm.
2. Chairwoman Schanda opens the meeting up for public comment. There is none.
3. The committee approve the meeting minutes from January 25th.
4. The question is proposed if this committee is going to present anything at the Deliberative Session on Saturday, February 4th. Chairman Bugbee states that regarding the Capital Reserve Fund the town building deposit has changed from \$35k to \$100k.

5. Chairwoman Deb Schanda turns the meeting over to Art Guadano.

Art Guadano distributes the revised site design options.

Option 1 is stay at Town Center. Option 2 is buy church property. Art Guadano moved the parking closer to the buildings and moved the tool shed to back of site. Option 5 is to build at Stevens Field. Guadano has moved the Town Hall more forward which leaves the field open and suggests picking up the existing Town Hall and moving it on the Town Center site.

Guadano talks about Mark Nelson's desire to revisit Option 2C. It would be more difficult to phase if Library and Historical are together. Mark Nelson has an aversion to renovation.

Guadano came up with Option 2D to build a new Town Hall on the right, move everybody and then renovate the old Town Hall. He discussed some logistics re: phasing.

Review Zoning compliance for Option 1. Dealing with the drainage will be very difficult with Option 1. Septic under the parking lot is more expensive. Renovating library is a lower cost than building a new one. Reviewed estimated costs and phasing. Reviews pros/cons. No room for tool shed.

Chairman Bugbee asks Annie Gasowski about a 2 story library. Annie Gasowski states that they might need to increase staff although Portsmouth doesn't have staff on their 2nd floor. Guadano assumed that stack areas would be on 2nd floor. Chairwoman Schanda asks what was the cost to build the library on the Bricker property. Annie Gasowski states it was \$3.1 million.

There is a general discussion regarding phasing and basements.

Guadano moves on to Option 2. The Zoning adherence is better. Guadano discusses acquiring more land from the church and related zoning issues for church. (better for church to get rid of undevelopable land.)

Chairman Bugbee points out that for Option 1, the tool shed has to be moved and added to phasing.

Guadano reviews costs of Option 2. Costs are similar to Option 1 but additional cost to buy church property. Reviews phasing and costs for library and historical. Reviews pros/cons. There is more room for drainage. Option 5, Stevens Field, is good from a zoning perspective. Reviews parking situation.

Chairman Bugbee states that the leach field seems to be where the ledge is.

Art Guadano moves on to other options. The Town Center design moves the Town Hall and gives it to the Historical Society. Guadano reviews phasing.

Chairwoman Schanda is having hard time figuring out costs. Art Guadano reviews pros and cons and discusses phasing. David Meeker questions phasing plan.

TA Glover presents problem with spending \$750,000 on a private museum. David Meeker states that Towns have their own museums. Dwight Barney thinks the taxpayers won't spend this much money, needs vs. wants. Chairwoman Schanda agrees especially since the Library Community Center was *only* \$3.1 million.

Chairman Bugbee asks Guadano if he has a ballpark figure for the ADA renovations. Guadano says not yet. The floor needs to be fixed at some point, so they really should put a basement in.

David Meeker says that the staff still has to be moved out. Chairman Bugbee really wants to know the cost to do ADA compliance renovations. He wants to know the difference in cost. Chairwoman Schanda doesn't understand how we can phase the project if buildings are not ADA compliant or how we can push things for 3-4 years. Chairman Bugbee says even without historical society the cost of \$3.2-3.8 won't fly with the taxpayers. Cary Brown says we can renovate existing Town Hall, add on 1000+ sf and then do Library. Art Guadano says we can do that. Still questions whether they divvy up existing Town Hall. David Meeker asks if we are excluding Stevens Field.

John Tappan says that Library made big appeal for grandiose Library but never made appeal for Town Hall. A good case for future needs hasn't been made yet. He thinks the Board should talk about the need at the Deliberative Session. Cary Brown agrees, but asks what they are going to tell them. David Meeker says they need to at least fix the code issues.

6. David Meeker has lost track of what they are presenting on February 22nd.

Anne Tappan says to use the Deliberative Session to advertise the February 22nd session. Chairman Bugbee states that on February 22nd they should have the costs broken down by phase. Dwight Barney says there is enough money in the CRF's to fix ADA issues and do some renovations. The Historical Society is not a high priority. Art Guadano agrees that ADA and code issues should be done 1st then Town Hall and add 2nd floor to Library which means an elevator.

Wayne Lehman asks about naming the buildings 'historic'. Chairman Bugbee states that the Heritage Commission is looking at it, but once a building is on historic registry what can & cannot be done is restricted along with what grants are available etc.

Mark Nelson states that doing ADA renovations do not get us a better building. Chairman Bugbee says it will cost \$500k just to 'fix' Town Hall. Dave Meeker says there are code issues that are critical at the Library.

Art Guadano states that in terms of breaking this down, we need to establish priorities. Chairman Bugbee states that we need to simplify the information to present to the voters. Art Guadano states that we need to re-establish the vision. Cary Brown thinks that the Town Hall should be first. John Tappan thinks the Board should make an appeal to the voters beyond 'just our next tax bill'. Chairman Bugbee reiterates that it comes down to cost to the taxpayers. Dwight Barney reminds everyone that the ORCSD will be looking to build a new middle school. Cary Brown thinks that the surveys already showed that the taxpayers don't want to build a new Library or a Town Hall.

Art Guadano says they need to calculate tax rate impact.

Chairwoman Schanda says they need to address two critical areas: Administration and Library.

Chairman Bugbee can't sell \$750,000 for Historical Society. Chairman Bugbee moves that the Facilities Committee assess the Town Hall as #1 and cost out the phases accordingly. Dave Meeker moves to include the crucial code issues for the Library. Dwight Barney seconds. Chairman Schanda says they need to be smart about the decision. All in favor. Motion Carries. (by unanimous vote)

Ta Glover asks if Steven Field is off the table since costs are high and existing buildings still need to be renovated.

Anne Tappan says not yet especially if we can get grants to renovate Town Hall.

The committee consensus is that all the Options are still viable.

Chairman Bugbee asks how much it would cost to move Town Hall to Stevens Field. Art Guadano says approximately \$60,000.

7. The meeting adjourned at 8:54pm.

Minutes transcribed by:


Denise Duval, Town Secretary

Date

2/15/17

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


Scott Bugbee, Chairman


Deborah Schanda, Chairwoman