

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

Others present: Art Guadano, John and Anne Tappan, Annie Gasowski, Peg Dolan and Town Administrator Julie Glover

Absent: Selectman Brown and Dave Meeker

1. Chairwoman Schanda calls the meeting to order at 6:30 pm.
2. Chairwoman Schanda opens the meeting up for public comment. There is none.
3. There were no minutes to approve at this time.
4. The committee prepares for the February 22nd presentation. Chairwoman Schanda wants to be clear on the purpose of the public forum and how they present the cost analysis. She asks “How will they know if the public forum is a success?” They need to keep the public engaged.

Wayne Lehman says they have immediate needs issues, ADA and code compliance.

Mark Nelson states that the public might ask ‘what has changed’ from previous town center committees.

Dwight Barney asks isn’t the Town Hall top priority? There are pressing needs to address in the next year. Chairman Bugbee states that we need to transfer knowledge to the public. Mark Nelson adds that we need to share our concerns. Chairman Bugbee wonders if the public will want to do anything about it; i.e. spend the money.

Chairwoman Schanda asks what is different from the previous presentation. Art Guadano says we have costs now. Guadano distributes information on ADA/Code repair issues.

There is a discussion on how to present costs shown for adding basement and elevator.

Art Guadano states it will cost \$1.1 million to bring buildings up to code. He discusses design options, added Option 2-D and re-worked 2-C (church property). Buildings are all 1 story (except Library basement elevator). He reviews phasing costs.

Chairwoman Schanda is concerned that 2-D has existing Town Hall just sitting and not getting repaired. There are lots of questions about the historical society. Chairman Bugbee believes that if a new Town Hall is built then old Town Hall must be renovated at the same time in order to get public support. He agrees with Chairwoman Schanda that the price tag on the historical society is too high. There is a discussion on having the old Town Hall named to historic register to obtain grants.

Dwight Barney asks if the committee thinks that the public will agree to spend \$5-6 million.

Chairwoman Schanda states that at some point they will need to rationalize wants vs needs and identify funding sources. There is a discussion about the unassigned fund balance and state revenue stream.

Dwight Barney says that the Town has not been willing to spend money on buildings, but might support funds for ADA & code compliance issues.

Chairman Bugbee will check with Heritage Commission and their consultant to see where they are with historical grants for buildings. Chairwoman Schanda asks to invite the Heritage Commission and their consultant to the next meeting.

There is a discussion with regards to doing all the work at once vs phasing due to construction costs increasing and bond rates increasing over time.

Art Guadano says they need to go back to the space needs program to see if there are ways to reduce costs but the needs they stated were not extravagant. The committee needs to make decisions so the public has a recommendation. Chairman Bugbee wants to present all the Options on February 22nd. Art Guadano distributes draft PowerPoint presentation for February 22nd. Chairman Bugbee says he needs to clearly add the contingency, design fee and site engineering costs to the total for each option.

There is a general discussion relating to language such as renovations vs repairs vs maintenance.

Chairman Bugbee asks if we should include the slides regarding the January 11th public session for the people that weren't there. He prefers Options 2-D or 5.

Mark Nelson prefers 2-D so that Stevens Field can be available for future use.

Art Guadano goes back to the original decision matrix and reviews the scores of both of these Options.

Chairman Bugbee says Option 5 can be 'fallback' if we can't buy church land. There is a discussion related to cost estimate for purchasing church property. Mark Nelson agrees with Chairman Bugbee's Option choices. There will have to have an appraisal done of the Church property. Chairwoman Schanda asks how this is different than the Library project that failed. John Tappan talks about how the Library presented a project with a stone fireplace and large community room. There is further cost discussion.

Chairman Bugbee states that a \$1 million bond would be a \$80k payment per year.

John Tappan says costs are expressed in today's dollars. If phased over 5 years then we need to consider inflation.

There is a general discussion regarding previous surveys.

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Chairman Bugbee asks if the committee is ready to make a recommendation. There is a discussion regarding costs especially those surrounding the historical society and grants.

Art Guadano reviews the costs. Probably not going to do all at once and not include historical society. Further discussion about the unassigned fund balance and Library Foundation Funds. They need to consider costs to furnish and increased maintenance costs.

5. Next meeting is 2/15/2017. Discussed who to have at next meeting.
6. Meeting adjourned at 8:58 pm.

Minutes transcribed by:



Denise Duval, Town Secretary

3/8/17

Date

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



Scott Bugbee, Chairman



Deborah Schanda, Chairwoman