

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

**Others present:** Art Guadano, Jamie, Peg Dolan, John and Anne Tappan, Annie Gasowski, Pat Barbour, Phyllis White, Denis Hambucken, Jan Allen, Pat Jenkins, Laura Gund, Liz McCaffrey, Cord Blomquist, Erika Hunter and Town Administrator Julie Glover

**Absent:** Dave Meeker

1. Chairwoman Schanda calls the meeting to order at 6:42 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. Chairwoman Schanda states that the Heritage Commission, Historical Society and Library Trustees are here tonight to discuss funding sources such as grants. Peg Dolan speaks for the Library Foundation and gives a summary of accounts. They have \$77,908.42 pledged and/or collected based on Bricker property plan, \$10-14k has been pledged for a fireplace, donor wants \$4k back. \$40k, \$25k towards various rooms, \$10k for an adult reading room. Many are contingent donations. The Foundation is ready to resume when there is a plan in place.

Chairwoman Schanda asks if people will donate to a renovation. Peg Dolan does not know. They looked into grants but did not find any for municipal buildings.

Pat Jenkins, Heritage Commission, will try to have the town center buildings put on the historic register so they can apply for grants. Town Hall definitely but trying for all the buildings. They have not submitted yet. They are looking to submit at the end of February. Art Guadano questions what the limitations will be if they are on the historic register. Pat Jenkins does not know. Chairman Bugbee says that they will discuss at the Heritage Commission tomorrow and they will not file if it ties the town's hands.

Phyllis White says that the Historical Society has no funds. Chairwoman Schanda asks if there are grants available for Historical Society. Ms. White says they assumed they would stay in the same building. Jan Allen says there are grants available for interior work such as for displays but not for "brick and mortar".

5. Wayne Lehman moves to approve the February 1, 2017 meeting minutes. Chairman Schanda, seconds. All in favor. **Motion Carries.** The February 8, 2017 minutes are tabled. Wayne Lehman leaves.
6. Art Guadano reviews the PowerPoint Presentation for 2/22/2017. He is trying not to duplicate the previous public presentation. They discuss and decide not to separate the costs for ADA/Code compliance for the Town Hall and the Annex. Next meeting is 2/15/2017. Discussed who to have at next meeting. Chairman Bugbee says to correct the dates on the Library slide.

Erika Hunter asks if there archival books that need special HVAC. Annie Gasowski says that the NH Collection needs special HVAC but they don't have it now.

Chairman Bugbee says that the Historical Society and Library will lose space if buildings are made ADA/Code compliant. Selectman Brown says that if they were integrated then some of the issues would be resolved such as the need for 4 bathrooms.

Chairman Bugbee asks the audience if the presentation is clear so far. Jan Allen says that the costs for the Town Hall and Annex should be separated to be consistent. Art Guadano says that they need to add a summary slide of costs for all of the buildings and include slides for expansion needs. Cord Blomquist says that they can't just do nothing. He thinks that by just doing ADA/Code it will make the buildings worse (smaller). Art Guadano says that the summary should include the risk of doing nothing. Liz McCaffrey wants to explain that functional space will be diminished. There is a discussion regarding adding a basement to Town Hall. Chairman Bugbee states that a claim could be made against the town for non-compliance re: ADA issues. They are still presenting a phased approach.

John Tappan states that all programs have to be ADA compliant i.e. meetings, but not all meeting rooms have to be accessible. (As long as you offer a way to accommodate a person with a disability.) Art Guadano says that anything done after 1991 has to be compliant and making accommodation does not mean compliance is not necessary. If there is a timeline in place to correct the non-compliance then a plan can be worked out.

Mark Nelson thinks that a slide should be added to the beginning detailing what the committee has already done and how they got to this point.

Art Guadano reviews presentation material: site design options 1, 2, 2D and 5. Option 1 – no phased cost. Reviewed matrix and how options were eliminated. Library and Historical Society should discuss if they want to be combined. Will provide 8 ½ x 11 copies of plans. Comments on Option 5 phased cost slide. Discussion on tool shed name. Summary of costs for 2D + 5. Recommends including tax impact. Discussion on why 2-D is chosen.

TA Glover suggests breaking out the cost for Town Hall renovation.

Mark Nelson thinks 2-D will be easier to maintain with one elevator and not 2. Option 2 has a new building attached to an old one which is problematic.

Chairman Bugbee says that it will cost \$800-900k to fix the Historical Society and he can't recommend that to the public. Option 2D eliminates expansion to Historical Society and has them using Town Hall with attached tool shed aka freight depot.

Cord Blomquist asks if consideration has been given to future maintenance costs. How will the town choose which option? Chairman Bugbee states that at some point the committee will decide which option and work it into the next budget, including process for purchasing property.

TA Glover thinks that a single story is best for the public. Chairwoman Schanda thinks the committee needs to do a deeper analysis of space needs not wants. TA Glover points out that


the Selectmen's office did not ask for anything extra or outlandish, just the basics. Dwight Barney reminds every one of the school costs coming up. John Tappan says that the town needs police, fire, highway, TC/TC and Administration. It does not need a library or historical society, but it depends on what we want the town to be. Selectman Brown says we need to find a way to reduce costs.

Discussion regarding tax impact, term between phases and bond costs.

Public Presentation is February 22, 2017 at 6:30 pm.

7. Chairman Bugbee moves to adjourn at 8:56 pm. Selectman Brown, seconds.

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