

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

Others present: Art Guadano, John and Anne Tappan, Katrinka Pellecchia, Annie Gasowski and the Town Administrator Julie Glover

Absent: Dave Meeker

1. Chairman Bugbee calls the meeting to order at 6:30 pm.
2. Public Comments
3. Chairwoman Schanda asks for comments on March 8, 2017 minutes. There are none. Larry Kindberg moves to approve the meeting minutes from 3/8/2017. Dwight Barney, seconds. All in favor. **Motion Carries.**
4. Agenda item #4: Review survey.
Art Guadano reviews each question. Chairwoman Schanda and Larry Kindberg question #5: Historic Registry. Larry Kindberg asks what the ramifications are for being on the registry. Art Guadano says that we can confirm what the restrictions are before putting the survey out. Mark Nelson asks what the advantages vs constraints would be. Chairwoman Schanda asks why we are even asking this question. The Heritage Commission is pursuing this, not the Facilities Committee. Chairman Bugbee suggests taking this question off and everyone agrees.

Art Guadano reviews #8 and references Dave Meeker's email re: energy. The question is do you design to a minimum and balance costs because there is a cost associated with building more energy efficient. Larry Kindberg has a problem with this question. Selectman Brown says it is hard to quantify. Art Guadano says they need to try to gauge how important energy efficiency is. Chairwoman Schanda suggests using a scale of 1 to 5, 5 being most important.

Dwight Barney says that without costs, it is hard to compare. Larry Kindberg says everyone is going to answer yes. He asks why spend \$1600 on this survey and why do this if we know we're going to get a low response.

Art Guadano states that they eliminated all questions regarding cost at the last meeting. Decisions with regards to efficiency need to be made at the start of the project because energy considerations are built in from the beginning. Chairwoman Schanda asks what the payback is in terms of years. Art Guadano says they need to get a sense of how the Town feels about energy efficiency. Mark Nelson says the question needs to be rephrased. It is important to ask the question. They discuss how to rephrase the question. They are willing to invest in increased energy efficiency that will have a 2-5 year payback. Chairman Bugbee thinks we can't put enough information on the survey about this so it would up to the Committee to decide the question. Larry Kindberg asks where the payback goes. Art Guadano says to lower maintenance costs. Mark Nelson talks about LEED standards. Art Guadano asks how the committee wants to move forward. Chairman Bugbee asks what do we want to find out. We want to find out if the Town wants to move forward. Chairwoman Schanda says then the costs

should be on the survey, more specifically the question "Are you willing to spend \$5-6 million on the Town Center buildings?"

Larry Kindberg discusses how much has already been spent on surveys, studies, etc. The TA provided that cost of \$187,380 which she received from the Finance Officer.

Chairwoman Schanda asks how you resolve the fact that ADA renovations will reduce the SF of the building.

Larry Kindberg thinks that the voters didn't reject a new library, but the cost of the new library. John Tappan thinks the building was 'too fancy'. Anne Tappan spoke with a lot of people who rejected the idea because of the location, too fancy, etc.

Art Guadano states that there were several bond votes in the region: Durham PD for \$1.9 passed, Rye (multiple warrants) failed, Newmarket School passed and Raymond (2 projects) failed. Chairman Bugbee states that the Select Board needs to bring something forward to the voters.

Larry Kindberg says that money is getting pissed away. He mentions Art Guadano's proposed new contract. Chairwoman Schanda states that voters are more willing to accept doing something to Town Hall. She agrees that going for \$6 million will not pass. Selectman Brown agrees 100%. Larry Kindberg asks about using unassigned fund balance.

Chairman Bugbee discusses Moody's rating which will be reduced if we use fund balance and bond rate would be higher.

Larry Kindberg says we don't have the funds to do it all at once even though it would be a better *business* decision. We need to fix the buildings so they are safe and code compliant. The town still has 2 outstanding bonds. Art Guadano states that it would cost \$1-1.3 million to fix the ADA/code issues. Mark Nelson says that would not give us better buildings.

There is a discussion on remaining bond costs.

John Tappan talks about budget and warrant articles that just passed. He asks if the Select Board will use the unassigned fund balance to reduce taxes. Chairman Bugbee says that they can use the FB to reduce taxes and save some for the buildings.

Chairwoman Schanda asks what has prevented the Select Board from fixing the buildings already. Chairman Bugbee says the practice has been to fix things when they are broken and this Board is trying to push to get voters to say what they want. He asks how we get the majority to say what they want. He suggests passing surveys out at the Transfer Station. Selectman Brown says there are 3000 voters and only 745 voted. Last surveys got poor response. Dwight Barney says there was nothing controversial on the ballot. Chairman Bugbee adds to hand out at Town Hall and Library in addition to TS instead of mailing. Art Guadano says that a survey collects information that is helpful to the committee and gets information out to the people.

John Tappan says that everything that Art Guadano has presented has been wants and not needs. The Town Hall floor should be fixed, but it doesn't need to be nice. Mr. Tappan says that Lee doesn't need a library or historical society. There is a discussion on what is required for libraries.

TA Glover reads the statute regarding Library RSA 202-A:4 – “raise money to provide adequate public library services”.

There is further discussion about putting costs into the survey. Art Guadano suggests doing it by how much people are willing to spend per year. Chairman Bugbee says he needs to know what he is getting for \$200/yr. Art Guadano says Town Hall will be \$1.9 – 2.4 million; Library \$900k - \$1 million. He reviews the costs to build new.

Larry Kindberg says that at the last Town Center Committee discussed a cost of about \$300k to put an addition next to Town Hall. Selectman Brown says that plan did not include the Library and fixing the Town Hall. Chairman Bugbee still thinks that we need to present to the voters what needs to be done.

Katrinka Pellicchia says that the committee is getting away from the vision of the Town Center. There is no parking, need a vision. Should ask the voters if they want to buy land. Option 2D does not happen unless the town buys land. This should be made clear.

Chairman Bugbee says we need to propose what we want. He suggests putting the costs on the back of the survey. There is more discussion on how to ask the cost question. The group agrees to only present the entire Option 2D.

Art Guadano continues to review the rest of survey. Mark Nelson suggests adding a line at the bottom for people to add email addresses. Advertise in community newsletter. Art Guadano says the due date should be after Foster's runs Mark Nelson's press release article.

There is a discussion on design. Mark Nelson says they should explain somehow that 'renovate' means ADA + code compliance.

The group reviews Mark Nelson's article. Larry Kindberg does not like the word 'thrifty' because we've been negligent. There is a discussion about what picture to send to Foster's. They agree on old picture of Town Hall. TA Glover will send article to Fosters once she receives from Mark Nelson.

Chairwoman Schanda continues the rest of the agenda until the next meeting.

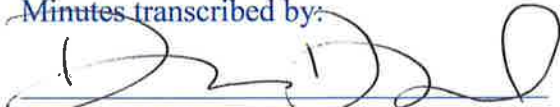
The next meeting will be April 5th. Chairwoman Schanda adjourns. Chairman Bugbee moves to adjourn. Selectman Brown, seconds at 8:45pm.

SELECT BOARD & FACILITIES COMMITTEE MEETING MINUTES

March 22, 2017

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Minutes transcribed by:



Denise Duval, Town Secretary

4/5/17
Date

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



Scott Bugbee, Chairman



Deborah Schanda, Chairwoman