

**Board & Committee members present:** Selectman 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, Paul and Annie Gasowski, Pat Dolan and the Town Administrator Julie Glover

1. Selectman Bugbee calls the meeting to order at 6:30 pm.
2. Public Comments

John Tappan says he has made sharp comments about wants vs. needs regarding the library and that was a mistake. He reads from RSA 202 A: 1 (libraries) and from RSA 202 A: 2:4 with regards to raise and appropriate adequate funds. Mr. Tappan says that the library *needs* a serious upgrade for ADA and it *needs* a small expansion.

Paul Gasowski comments regarding needs vs wants and says that Lee has a rich history of frugality. He says it is not much to ask to spend \$200+/- a year for this project. He thinks that the notion of frugality in Lee needs to be modernized and they need to consider the social needs and environment.

3. Wayne Lehman moves to approve the meeting minutes from 3/22/2017. Mark Nelson, seconds. All in favor. **Motion Carries.**
4. Chairwoman Schanda states that tonight's agenda was intended to spark a discussion regarding what the Committee's goals are, is the Committee in agreement and how is the Committee going to fulfill the goals. It was determined that this Committee did not have goals and so she suggested using the goals from the previous Town Center Committee which were the following:
  - a. Preserve Town Center
  - b. Preserve Town Buildings
  - c. Repair buildings
  - d. Bring up to code and ADA
  - e. Mitigate risk
  - f. Provide additional space for each building
  - g. Build additional parking for programs

Selectman Bugbee says that they need to be clear on what buildings to preserve. Is it the consensus of the Facilities Committee that the Annex goes away?

Dwight Barney says that there is one group that wants to keep it. It was the former fire and police department; it was built by volunteers with lumber from Town lands. He says the Town should decide. There is a group of people that want to get rid of the hobo shed.

Chairwoman Schanda says the State has decided that it is historic.

Dwight Barney asks who decides. Selectman Bugbee says it's the voters. Dave Meeker says there is a history with the Annex but it is not historic. The other buildings have a historical importance outside of Lee as well so he would leave out the Annex. Selectman Bugbee states that Option 2D + Option 5 do not have the Annex in them. Dave Meeker adds that maintaining the Annex conflicts with expanding the parking lot. Selectman Bugbee says ok to consult with historical people but it will be up to the voters. He hasn't heard from anyone who wants to keep it. There is a discussion re: warrant article, public meetings, cost to move, refurbish and maintain the Annex. Art Guadano did parking analysis which resulted in 10 administration; 15-20 planning and 30 town clerk/tax collector.

Chairman Schanda reminds everyone that this Facilities Committee charge ends June 30<sup>th</sup> and asks what the committee thinks about this. There is no comment.

Larry Kindberg is not looking to spend another \$50-70k. Larry Kindberg moves that the Facilities Committee strongly recommends to the Select Board to not approve any additional contracts or funds to AG Associates or any other engineering firm until the following conditions are met:

The completion of two plans to present to the Lee taxpayers:

1. A plan with approximate costs to bring the maintenance, condition and ADA compliance up to the minimum standards for the Town Hall and Library.
2. An artist's rendering of plan 2D with approximate costs.

Larry Kindberg wants to present both plans to the taxpayers for a vote to determine which expenditure will be supported then engage an architectural engineering firm to proceed with plans to move forward. He says that this town can no longer spend hundreds of thousands of taxpayer's dollars in consulting fees on proposed projects that are rejected by the taxpayers. This money could have been used for the maintenance and repairs of town buildings so that they would not be in their present condition. Chairwoman Schanda 2nds.

Dave Meeker says that they are not prepared yet and that this needs more leadership than the motion indicates. They need a better developed plan with options clearly stated. This seems premature according to Meeker. Larry Kindberg states that the town has spent \$180k in consulting fees. He states that Randy Stevens is working on a drawing. They need to stop hemorrhaging money until they know what voters want. Chairwoman Schanda asks how Randy Stevens' drawing addresses their goals. She says she does not understand. Mr. Kindberg says that the Board is voting on Art Guadano's contract on Monday.

Dwight Barney reminds everyone that the plan relies on the church selling the land. He asks if the church has received a proposal yet. Selectman Bugbee indicates that the church knows of this plan and is waiting to see a proposal. There is a discussion about bond cost, operating costs, model, land purchase cost, schematics, funding costs.

Art Guadano says that the next proposed phase answers a lot of this; it develops a floor plan and elevations. Part of the process is to refine the scope of work. Katrinka Pellecchia says the original RFP in 2014 and the most recent in August did not include a design. She thinks we should be responsible and issue a new RFP. Selectman Bugbee states that Art Guadano's

contract is finished and he is here tonight as a freebie. He thinks that there is almost enough to present to the voters. Selectman Brown asks what buildings would they present, all of them? Selectman Bugbee says it would be a phased approach. There is a discussion on how to structure the warrant articles. They would need multiple warrant articles. Chairwoman Schanda asks how they will address all the goals. Larry Kindberg says they first need to fix the buildings. Discuss how to present issues to voters. Mr. Kindberg thinks we need to tell the voters the baseline of what we need to do i.e. ADA and code stuff. Dave Meeker says best solution is to have one warrant article to include new building. Dwight Barney reminds everyone that Rye has an issue with passing something and they are offering 3-4 warrant articles. Selectman Bugbee thinks that we need to offer 3 WA's (Town Hall, Library and Historical Society) to give the voters the ultimate choice. We have the information that we need. He wants to put Art Guadano on hold for now and engage with him again later after town vote. Paul Gasowski says that if the vision is Town Center and only 1 passes then the vision will fail. Chairwoman Schanda agrees. Art Guadano says we need to define what the buildings are, floor plans and elevations.

Selectman Bugbee says that Randy Stevens was at the last Select Board meeting. He was upset so he worked up a floor plan, reviewed it with staff, spoke with Budell Construction, narrowed down a cost to \$170/sf and will be presenting it at the next Select Board meeting.

John Tappan says it appears that Option 2D is off the table, HS is off the table, the library people pointed out that less space is ok and he asks why are we still talking about a \$6 million plan? This committee is not suffering from a lack of participants. Chairwoman Schanda keeps asking to recruit people with expertise from past committees. John Tappan says that 13 years did not result in anything. Wayne Lehman is concerned that would be starting over with new people.

There is still a motion on the floor. Larry Kindberg reads his motion again. There is talk about amending the motion, but no agreement. Selectman Bugbee says he does not think that the Select Board wants to move forward with a new contract with AG Architects. Art Guadano is attending meetings and Selectman Bugbee thinks that we should pay him for these extra meetings.

Selectman Brown says that Randy is presenting his plan to the Board at the next meeting. Paul Gasowski says that Randy's presentation should be brought to this committee first and that this committee should decide on AG's contract. Larry Kindberg rescinds his motion.

Chairman Schanda wants to move forward with church. Selectman Bugbee says that we need to engage an appraiser to determine the worth and work up a proposal for the church. There was a discussion regarding how much acreage will be needed.

Chairman Schanda asks what is on agenda for next meeting and where do we go from here? Dave Meeker says that if Select Board says no to Ag Architects contract then have Randy present his plan. Selectman Bugbee explains what Randy is doing for a presentation. Selectman Brown says that he is a citizen bringing his thoughts to the Board. He is a valued citizen of this town and his opinions are highly thought of. Selectman Brown believes that Mr. Stevens has a lot of influence in this town. Wayne Lehman adds that it would be foolish not to listen to him.

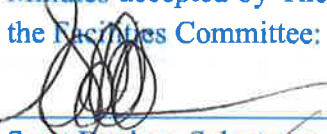
The next meeting will be April 19<sup>th</sup>. Chairwoman Schanda adjourns at 8:32pm.

Minutes transcribed by:

  
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Denise Duval, Town Secretary

4/19/17  
\_\_\_\_\_  
Date

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

  
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Scott Bugbee, Selectman

  
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Deborah Schanda, Chairwoman