

Board members present: Chairman LaCourse, Selectman Brown and Selectman Bugbee

Others present: Bill Booth, Larry Kindberg, Caren Rossi, Martha Fuller Clark, Randy Stevens, Roger Rice, Warren Hatch, Kristen Cisneros, Paul and Annie Gasowski, John and Anne Tappan, Katrinka Pellecchia, Chuck and Laurel Cox, David Shay, Deborah Schanda, Clay Mitchell, Sharon Meeker, Jana Petrikova, Louis Grondin, Ricky Stevens, Chief Tom Dronsfield, Chief Scott Nemet, Town Administrator Julie Glover and Town Secretary Denise Duval.

1. Chairman LaCourse calls the meeting to order at 6:30 pm.
2. Chairman LaCourse opens the meeting up to public comment.

Katrinka Pellecchia, Wiswall Road, states that she does not believe that the town should be frugal right now with regards to the Town Center project; however, she does believe in fiscal responsibility. She is not in favor of spending more for a consultant at this time. The Board has all the information that it needs. The next stage would need an RFP.

Paul Gasowski, Lamprey Lane, says he took exception at the Facilities Committee meeting the other night with tonight's agenda item #7 being presented to the Select Board before it was presented to the Facilities Committee. He thinks that the Select Board establishes the advisory committee so that they can advise. He means no disrespect to Randy Stevens but he thinks it should have gone to the FC first.

3. Chairman LaCourse opens the Public Hearing on the Discretionary Preservation Easement for 11 Randall Road Map 2-3-0. Town Administrator updates the Board on the particulars on this Barn Easement and refers to the presented documentation. The Board does not have any questions. Chairman LaCourse moves to approve Sheltering Rock, LLC's application for a Discretionary Preservation Easement on the barn for a ten year term and a 75% reduction in assessed value and to authorize the Town Administrator to work with Town Counsel and the property owner on drafting the easement document. Selectman Bugbee, seconds. All in favor. **Motion Carries.**
4. Dave Shay, Oyster River Local Advisory Committee Representative, is looking for permission from the Select Board and the Highway Supervisor to post Protected River signs for the Oyster River on Route 4 and 155 going in both directions. Randy Stevens does not have an issue with this. The State will not put them up that is why it is up to the towns to do it. Chairman LaCourse moves to approve the installation of 4 signs along the Oyster River, 2 located on Route 155 and the others located on Route 4. Selectman Bugbee, seconds. All in favor. **Motion Carries.**
5. Senator Martha Fuller Clark gives an update on what has been going on in the legislature up until this point. Last week was cross over week meaning bills that passed out of the House will go to the Senate and bills that passed out of the Senate will go to the House. As of last Thursday for the first time in historic memory the House did not pass a budget. Today the Senate finance committee met and tomorrow the Senate will begin developing a budget for the State using the framework of the Governor's budget but not having a budget from the House to work with. Senator Clark states if there are any critical items that the Board would like to see

go forward in the Senate budget, now is the time to speak to her. The Senate passed a bill last week to say that the process would be that the State would ratify the election of your local officers and then the Selectmen would hold a public hearing for any commentary on the votes that were taken on non official election day and then the Selectmen would be in the position to ratify the various warrants and other initiatives that came forward. There will be a committee that will look at how we will deal in the future if there is a national emergency or another weather situation, etc. This bill goes to the House next week. Selectman Bugbee asks about school building aid that was taken away years ago. He would propose that this would be something that she looks into for Lee. Senator Clark says that they are working very hard to get some relief for school building aid. It is critical for communities such as Newmarket. They want to make it retroactive so if the community has already voted to go ahead and spend money for renovations or a new school building that they will be eligible for any school building aid that might come forward in the future.

6. a.) Clay Mitchell was contracted by the Town to update the Energy Report. All of the files are now in the possession of the Energy Committee which may be constantly updated. He recommends getting a student at UNH to do this work as an intern. The biggest challenge was updating the data. They coordinated the data and created a master file. They have done a lot of the smaller projects i.e. insulating pipes. The larger projects have not been tackled yet. The challenge was to identify which projects to do. The last time they did this project was in 2010 when propane was \$3.27. The price now is \$1.79. Oil was \$3.80 and it is now \$1.84. With fuel prices this cheap it is very hard to justify the economics of a particular projects. That eroded one of the pillars for pursuing some of the thermal projects. The electric side; however, is still valid. A substantial amount of funding has been freed up for towns to secure to do these types of projects. The first and most important projects to do deal with the health, safety and comfort of the employees and staff. Next are the town's goals in reducing its own emission footprint as well economic costs stability. These are the types of things that are mapped out in the report. Energy use in the buildings has been consistent since 2010. Their recommendations are to develop protocols for data management. Mr. Mitchell wants to transfer all of the data to the Town's software. There are a lot of projects that the town can do on its own with town staff and volunteers. They have identified those and kept them separate. Putting money away into capital improvements account for these projects for when they make economic sense to move on. Start building up grant applications for CDFA funds and/or REGGIE funds. Mr. Mitchell presents a hand out listing projects, costs and savings. The committee would like to focus specifically on the projects at the Transfer Station. The compactors use vats that can be insulated to get a significant benefit. Underneath the two major compactors there is a room that houses electronic equipment and oil vats as well that is completely open to the outside. All of this uses electric heat. The 2nd is moving the swap shop. Right now it is off to the side using electric heat. If it was moved closer to the maintenance shed and could share the heating element then a significant amount of electric use could be saved. The maintenance shed uses waste oil.

Sharon Meeker states that the Energy Committee plans to present a well thought out plan to the Board at a future meeting. They were not expecting to present it tonight. Selectman Bugbee reminds Sharon that the Board put money in the operating budget for the Energy Committee to complete particular projects. He asks if those will projects will start in July. Sharon says they will be ready to present a plan and spend that money as soon as it is available.

Sharon Meeker presents the project they are current working on called Energize 360 which is a coalition of private companies and public groups who are getting information out to homeowners on how to capture funds available to assist them in making their home energy efficient. On Earth Day, April 22nd, Energize 360 will be at the Lee Safety Complex 10am to noon. Sharon asks if the Board will sponsor this event. There is no cost to the Town of Lee. Town Administrator Glover asks why the other municipalities did not sponsor this event. Sharon Meeker thinks that the event just came up too quickly. Caren Rossi adds that back in March the Town amended its sign regulations and one was that there are no signs allowed on any Town property. The only time that can be waived is if it is a Town event since the Town is exempt from its own regulations. Selectman Bugbee moves to make the Energize 360 event a Town sponsored event which is occurring on April 22, 2017. Chairman LaCourse, seconds. All in Favor. **Motion Carries.** Sharon Meeker presents a new member application for the Energy Committee for Lou Grondin. Chairman LaCourse moves to approve a full 3 year membership appointment to Louis Grondin to serve on the Energy Committee. Selectman Bugbee, seconds. All in favor. **Motion Carries.**

7. Randy Stevens was a former member of the Town Hall Committee in 2005. He shows drawings of the proposed building from that time. Mr. Stevens has no intentions of stepping on any toes on the Facilities Committee, but after hearing how much money has been spent over the years he was upset so he started to put pencil to paper and it ballooned from there. Then he found out that the Selectman were considering spending another \$117k on going further on a plan that 40 people picked at the public hearing from the choices that were offered, but all of the choices were \$5 million. He does not consider that a choice. He does not think that Stevens Field has had a fair shot so here he is. The history behind Stevens Field is that a small soccer group and the Rec Commission asked the Board of Selectmen permission to make a soccer field back in 1997. They were granted to make a temporary field. The Highway Department with the help of volunteers built the field. There was no irrigation. Randy Stevens goes over his list of pros and cons.

Pros: Room for future expansion, no trees need to be cut, site is all graded so would need very little site work, site is begging for a building to be put on it, takes care of many ADA issues, back up parking possible for PSC, relatively low cost basic design, keeps majority of town services together in one place, less traffic on George Bennett Road than 155, way less disruptive than other proposed plans, frees up Town Hall and Annex for office or meeting space or Library programming, office space with doors and walls for better security, privacy and productivity, Planning, Code Enforcement, Town Clerk, Town Hall and Town Hall staff all in one building, no more cold feet and space heaters for office staff, frees up parking for Library, allows time to inspect and fix existing Town Hall, plan incorporates a much needed vault for town records and doesn't disturb any 'historic structures'.

Cons: Another building to maintain, more utility bills to pay, another parking lot to plow, takes a playing field out of service (can be replaced by one at LRP), would need to negotiate with DOT for another access onto George Bennett Road, cost money to build, Library staff would have to drive to site instead of walking over, address change, and change for residents who have been going to the old site for many years.

Mr. Stevens say it's been 12 years that they have been trying to get better working conditions for the employees and he thinks that it is embarrassing that it hasn't been done yet.

Mr. Stevens has spoken to the builder who built the transfer station and the mini mall at the Lee Circle. He thinks that the transfer station was one of the smoothest projects that he's ever seen happen. This builder says it would cost \$170/sq. for a single story office and they always come under their quote. This does not include the parking lot or a leach field. Randy Stevens shows his floor plan. He says that when he showed it to the employees that they were thrilled to see a floor plan. There hadn't even been one produced this far into the project. This is a very simple boring building that can be built inexpensively and meets the needs of the town's staff. Mr. Stevens presents a CAD drawing donated by a local builder and walks the audience and the Board through the building. Then there a variety of pictures showing different angles at which the building can rest on Stevens Field.

Mr. Stevens says that before this idea can go much further they would need to check the ledge and check with DOT regarding the entrance and exit onto George Bennett Road.

Deborah Schanda, Hale Farm Road, personally is very concerned that if they don't put together a proposal that addresses all the ADA issues that we have in the town that they will be done piece meal which could mean the library patrons might not have the potential of enjoying the renovations for 5-10 years from now. Deb Schanda invites Randy Stevens to become a member of the Facilities Committee. She says they need his input to bring together a Town Center whether it's on Stevens Field partially or not and to come in with something that will pass and that does address all the concerns they have. She lists her concerns: preserving the historic buildings; doing the repairs that are mandatory; providing space and meeting the ADA compliance. Randy has a plan for the library too but he will hold off until he goes to a Facilities Committee meeting. He thinks that this plan of his is doable and next year they could break ground. Some of the ADA issues can be very easily fixed. The biggest issue will be the downstairs at the library. His big concern is that the project is so big that nobody is going to vote for it and then you're right back to square one after 12 years. Randy Stevens will attend the next Facilities Committee meeting which is a week from Wednesday. Randy Stevens asks the Select Board to approve the highway department probing the ledge now. The Board approves this. Chairman LaCourse suggests that if people have further comments or interest in this subject that they attend the Facility Committee meetings and speak your mind at that time.

8. a) TA Glover confirms that the 250th Celebration Committee's charge ended December 2016. She reminds the Board that the funds given to the 250th reside in the Heritage Commission account.
- b) TA Glover presents the Board with AG Architects' new proposal in the amount of \$56,950 and this is just to address Town Hall. The previous iterations started at \$117k to address all the buildings. She reminds the Board that this proposal does not get us to construction drawings, design or model. Chairwoman Schanda thinks there is too much in flux to engage with Art Guadano and that they should go out for an RFP if they come to a consensus on what to address next. Selectman Brown is not comfortable with putting out another \$56k for an architect so he would like the committee to meet again with Randy to see if they can make progress. He sees the benefit with coming back to AG should they use some of their plans but he also sees the

benefit in a competitive bidding process to help lower the cost. Selectman Bugbee is not ready to spend any more money with AG but he would like to consider paying him for the extra meetings that he did attend. TA Glover points out that we never finalized the deliverable on the survey which was covered by his original contract. The Board asks if the TA could have a conversation with AG with regards to the balance owed. Chairman LaCourse moves to not enter into a contract with AG Architects at this time; however, the Board wants to make sure he is compensated for any work done to date outside of his contact. Selectman Bugbee, seconds. All in favor. **Motion Carries.**

c) TA Glover informs the Board that they have the opportunity to appoint a member to the Advisory Budget Committee for one year because the write in candidate with the most votes did not accept the position. Chairman LaCourse indicates that Thomas Murdoch approached him with regards to this position. He asks the TA to reach out to this gentleman to see if he would be interested.

d) TA Glover informs the Board that it is an option to program our meetings on You Tube. She suggests keeping the archived meetings where they are on the site because it would be about \$4-5k to migrate them over to You Tube. TA Glover informs that Board that there is no way to control or monitor what advertising content may show up on or around our You Tube page. The Board agrees to move forward with You Tube.

9. Chairman LaCourse moves to accept the Consent Agenda as presented. Selectman Bugbee, seconds. All in favor. **Motion Carries.**
10. Chairman LaCourse moves to accept the Public and Non Public Meeting Minutes from March 27, 2017. Selectman Bugbee, seconds. All in favor. **Motion Carries.**
11. Chairman LaCourse moves to accept the Manifest #20 and Weeks Payroll Ending April 9, 2017. Selectman Bugbee, seconds. All in favor. **Motion Carries.**
12. Chairman LaCourse moves to enter into Non-Public Session per NH RSA 91-A: 3 II (a) Evaluations, (c) Tax Deeds, (c) Elections, (c) Clarification) at approximately 8:10pm. Selectman Bugbee, seconds. Roll Call Vote. **All Agree following Roll Call Vote. Motion Carries.** The Board returns to public session at 9:11pm.
13. Chairman LaCourse moves to seal two of the subject matters in the non public session. Selectman Bugbee, seconds. All in favor. Roll Call Vote. **All Agree following Roll Call Vote. Motion Carries.**

Chairman LaCourse states that the other subjects are associated with providing raises and promotions in the police department and to transfer money to pay for said raises and promotions. Selectman Bugbee moves to move \$6153 from account 4199 to the police department budget for FY18. Chairman LaCourse, seconds. All in favor. **Motion Carries.**

14. Selectman Bugbee says that Anne Jennison's talk was nice last week.

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Selectman Bugbee asks that the Facilities Committee open position ad be taken out of the E-Crier. The Energize 360 information is already in the E-Crier.

15. Chairman LaCourse moves to adjourn at 9:14 pm. Selectman Bugbee, seconds. All in favor.
Motion Carries.

Minutes transcribed by:



Denise Duval, Town Secretary

4/24/17

Date

Minutes accepted by The Lee Select Board:



Scott Bugbee, Chairman



John LaCourse, chairman



Cary Brown