

SELECT BOARD MEETING MINUTES

December 18, 2017

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

Others present: Bambi Miller, John and Anne Tappan, David and Sharon Meeker, Thomas Murdoch, Paul and Annie Gasowski, Toby Van Aken, Lou Ann Griswold, Barb Wauchope, Katrinka Pellecchia, Chuck and Laurel Cox, Lou Grondin, Deb Schanda, Karen Cannizzaro, Chief Nemet, Town Administrator Julie Glover and Town Secretary Denise Duval.

1. Chairman LaCourse calls the meeting to order at 6:31 pm.
2. Chairman LaCourse opens the meeting up to public comment.

John Tappan, Stepping Stones Road, repeats a statement from someone he did not identify, "The people who built our town hall 170 years ago constructed something that outlasted them and their children and probably all their grandchildren." This someone also stated that they were puzzled that the Town never secured adequate land to go with the town hall. Mr. Tappan thinks that the opportunity to add almost 5 ½ acres to the town center land should not be lost for the next generation.

David Meeker, Wadleigh Falls Road, seconds what Mr. Tappan has said and adds that he thinks the town should be planning for the future. With the added land the town could have a real town center with the town hall, library and historical society. He states that it is too important for the future of the town for the Selectmen alone to make the decision. He feels that this calls for a warrant article and vote.

Bambi Miller, Sherburne Road, thinks that the price is fair and believes that not taking this opportunity to buy this land is poor management. She would ask that the Board reconsider.

Paul Gasowski, Lamprey Lane, would like to provide safe and comfortable places for the town's employees and citizens to work and visit. He states that the town is trying to build out a town center not just a town hall. There are 2 options; 2D and 5. He thinks that with either one the town needs to purchase the church property.

Deb Schanda states that the Select Board is supposed to carry out the Master Plan as they ratified it in the last year. She thinks that this is a huge opportunity and agrees that this should be a warrant article for the people to vote on. She accuses the Board of not adhering to what the Facilities Committee recommended in August by making a decision to vote this down.

Anne Tappan, Stepping Stones Road, states that pursuing purchase of the church property preserves options for the future of the town. A larger parcel is not a mandate for the location of the town hall though the Facilities Committee and most of the citizens attending public information meetings did recommend the new town hall at the town center. She urges the Board to resume discussion with the church to pursue the larger parcel option. This option will not come around again. She asks the Board to do their homework, inform the citizens and give the voters a voice.

Katrinka Pellecchia, Wiswall Road, agrees with everyone so far. She feels that this is something that should go to the town to decide upon.

Chuck Cox, Captain Smith Emerson Road, states that he was disturbed that the town had refused to buy this land. He says after being on several library and town center committees and it always came down to if only we had that land there it would open up everything. Then it came and disappeared and Mr. Cox is appalled. He does not think that this is a way to run a town and there has been a lot of energy put into the studies and the best options and he says it looks like we threw the baby out with the bath water. Mr. Cox does not think we should lose one of the playing fields that we have in town. He thinks that the price is reasonable and it is his understanding that the Selectmen never did a site walk. He hopes that the Board will reconsider and that there is something on the warrant to purchase this land.

Sharon Meeker, Wadleigh Falls Road, states that the LRAC has some government money to spend on land protection with the main method of protection being easements. She was chairperson of the land protection subcommittee and there were many times that they helped save land in Lee. Ms. Meeker would like to see the town employees have more comfortable quarters to work in.

The Board asks the Town Administrator to read the two emails that were received relating to this matter.

Patricia S. Jenkins
9 Harvey Mill Road

After study and considering the interests of the Town of Lee both now and perhaps more importantly in the future I would like to speak in favor of revisiting the Lee Church Congregational offer to sell to Lee the piece of land between the Church driveway and the present Lee Town Center land. There are several problems this would ease or solve. Namely: At present the Church property wraps around and behind Lee buildings. Set back requirements for lot lines, state right of ways, and wetlands further reduce useable land. Lee Town Center buildings are crowded with little to no room to expand. Parking space is severely limited. These problems coupled with a growing population propose an increasing space problem. Adding the Church land to the Lee land is a solution for now and long into the future. This opportunity is unlikely to come again. Now is the time to act. This is not a perfect solution. Acquiring the Church property comes with short term problems of its own. The Church parsonage is included on the land. Lee does not need an additional house especially one in unusable condition; however, there are avenues to explore with viable solutions for this issue. Having the additional land greatly outweighs what is involved in acquiring it. To conclude, I urge the Board of Selectmen to once again with open minds study the church offer.

Janet Allen
85 Tuttle Road

As a resident of Lee, member of the Lee Historical Society and past member of the Town Center Committee, I urge the Board of Selectmen to reconsider the latest offer from the Church as regards buying the property, including the Parish House, adjacent to the Town Property. I understand that there are issues that will need to be resolved but feel this is the best option for the present and future, so that the Town of Lee can move forward with this project.

3. Sgt. Don LaLiberte introduces Jason Ruggiero to the Select Board as the newest hire to the Lee Police Department. Officer Ruggiero comes to Lee from the Farmington Police Department.
4. Lou Grondin, Energy Committee Representative, hands out a new ReVision Energy Power Purchase Agreement (PPA) for the Public Safety Complex (PSC) and introduces Karen Cannizzaro from ReVision Energy and Lee. There is a discussion surrounding the details of the proposed PPA. Mr. Grondin hands out his points in favor of going with Solar Array. The Energy Committee is requesting a warrant article to get the Solar Array approved for the PSC. Mr. Grondin goes over the benefits with moving forward with this agreement. Ms. Cannizzaro explains the costs savings and process. She explains that solar will not 100% offset the PSC as it stands now but if the lights are changed over to LED it will come very close to offsetting it 100%. There are no upfront costs for the Town. They discuss the buyout option after the 5 years. They refer to the appendix which breaks all the numbers down.

Chairman LaCourse asks how the company knows if the roof is structurally sound to hold all of the panels. Ms. Cannizzaro states that a PE stamp is part of the process once the warrant is passed and the Town agrees to move forward. ReVision works with the roofing manufacturer to maintain the warranty that exists on the roof.

Selectman Brown asks what the maintenance costs are on the panels. ReVision does offer a plan; however, the panels are pretty low maintenance according to Ms. Cannizzaro. She states that the only thing that the Town would be maintaining is replacing the inverter which has a warranty of 12-15 years. The cash flow shows this and plans for this maintenance.

There is a discussion with regards to net metering.

Selectman Bugbee asks for the calculations of how much the Town would save should it purchase the panels outright. Ms. Cannizzaro said she could provide this calculation.

Chairman LaCourse asks the Town Administrator to contact the department heads and the employees who work in the PSC with regards to this project. He also would like her to get this last calculation from Ms. Cannizzaro.

5. Toby Van Aken, Transfer Station Manager, is requesting a new open and closed container for the transfer station. The closed container quotes were all at \$9000. Mr. Van Aken likes Atlantic Recycling because they have worked with them in the past. They are hoping to reuse the old open container for metals. The quotes for the open containers are all close. Mr. Van Aken would recommend Atlantic Recycling again. After a short discussion the Board decides to purchase both the open and closed containers. Chairman LaCourse moves to grant the Transfer Station Manager permission to enter into a contract with Atlantic Recycling Equipment to purchase an open container at a cost of \$6550 and a close container at a cost of \$9000. Said funds to come from the Transfer Station Equipment CRF. Selectman Bugbee, seconds. All in favor. **Motion Carries.**

Mr. Van Aken updates the Board that the Swap Shop will be closing for the winter as of December 29th.

6. The Board decides to table the ABC Presentation since Alice MacKinnon is not present tonight to comment on it on behalf of the committee.
7. Selectman Bugbee hands out material and informs the Board that after the last Select Board meeting where the Board voted to reject the church's offer he met with Bill Duval and Jim Banks from the church to discuss (as a citizen not a board member) another possible idea or offer. They agreed to take this idea back to the church.

Selectman Brown has a problem with the parsonage. From what he hears it is in bad shape and could cost a lot of money to tear down due to environmental hazards. He does not have a problem with the land. He has a problem with not knowing the cost of the parsonage.

Selectman Bugbee discusses the layout in the drawing that he had handed out earlier.

Town Administrator Glover reminds the Board that the 1st Public Budget Hearing is January 2nd. The 2nd Public Budget Hearing is January 16th. Any appropriations have to be revealed during a public hearing. The deadline for Petition Warrant Articles that do not include a bond is January 9th. If it includes a bond it's January 5th. If the Board decides to purchase the property, it has to go to a Warrant. This would have to be pulled together within a month to 6 weeks. At this time there is nothing on the table.

John Tappan, Stepping Stones Road, states that the some of the companies that he found on line provide free estimates.

David Meeker, Wadleigh Falls Road, seconds what Mr. Tappan said and adds that the cost with regards to the building should be known by the church and should be part of the bargaining process. Mr. Meeker has served on 2 if not 3 different committees discussing these issues and he thinks that at least the last committee should be involved in these discussions. He asks the Board to get estimate on the demolition and use it in their negotiation with the church.

Selectman Bugbee wants to talk to the church to see if they will allow them to tour the parsonage and invite someone from EnviroVantage or someone else to come give an estimate. He would also like to bring Caron Rossi and Bill Booth for their opinions on the building. The church is working on something because it is in their best interest. They have financial issues that they need to address. Chairman LaCourse states that after the public comment it makes sense at this time to acquire this land. He wants to open this up to the committee more and appreciates the passion and hopes it continues past this meeting. The Board agrees to have Selectman Bugbee move forward on the inspection of the church as soon as possible and to get the opinion of Town Center Vision Committee (TCVC) on whether to offer the full amount or offer a smaller portion which does not include the parsonage. Selectman Brown is very interested in the cost to take down the parsonage.

8. a) TA Glover presents the bids results for the surplus truck. John Fernald, Jr. from Nottingham was the highest bid at \$4500. It would be the recommendation of the Highway Supervisor to take the high bid. Chairman LaCourse moves to authorize the Town Administrator to sell the Town of Lee's 1985 International dump truck to John T. Fernald, Jr. at a price of \$4500. Selectman Bugbee, seconds. All in favor. **Motion Carries.**

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b) TA Glover asks the Board where they would like to take the money from for the Town Center Vision Committee expenses. Selectman Bugbee requests \$200 for the committee at this time. Selectman Brown suggests increasing that amount. Chairman LaCourse suggests starting up to \$2000 from the Contingency Fund so they don't have to return so quickly to request more.

c) TA Glover reminds the Board that the Selectman's office employees have their lunch with the Town Treasurer tomorrow. Town Offices will be closed on Monday, December 25th for the Christmas holiday. The Town Administrator will be on vacation the week of Christmas.

9. Chairman LaCourse moves to accept the Consent Agenda as presented. Selectman Bugbee, seconds. All in favor. **Motion Carries.**

Selectman Bugbee asks to put the discussion about the CIP linking to the Master Plan on the agenda for January 2nd.

TA Glover presents the Board with a committee application from Richard Jeffrey which was received late on Friday afternoon after the agenda had been distributed. Mr. Jeffrey is applying to be on the TCVC. Selectman Bugbee moves to approve Richard Jeffrey's appointment to the TCVC. Chairman LaCourse, seconds. All in favor. **Motion Carries.**

10. Chairman LaCourse moves to enter into Non-Public Session per NH RSA 91-A: 3 II (a) Personnel x3 at approximately 7:49pm. Selectman Bugbee, seconds. Roll Call Vote. **All Agree following Roll Call Vote. Motion Carries.** The Board returns to public session at 9:05pm.
11. Chairman LaCourse states that there are no non public meeting minutes to be sealed.
12. Selectman Bugbee reviews the tabulations of the training session voting that was collected from the department heads. Selectman Bugbee will ask the trainer for some dates to present to the department heads.
13. Chairman LaCourse moves to adjourn at **9:08pm**. Selectman Bugbee, seconds. All in favor. **Motion Carries.**

Minutes transcribed by:



Denise Duval, Town Secretary

Date

1/21/2018

Minutes accepted by The Lee Select Board:



John LaCourse, Chairman



Cary Brown



Scott Bugbee

SELECT BOARD NON-PUBLIC MEETING MINUTES
December 18, 2017

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

Others present: Town Administrator Julie Glover

1. Chairman LaCourse motions to enter into Non-Public Session at 7:49 pm per RSA 91-A: 3II (a) The dismissal, promotion, or compensation of any public employee or the discipline of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a public meeting, and (2) requests that the meeting be open, in which case the request shall be granted. Selectman Bugbee, seconds. Roll Call Vote to enter into nonpublic session. All Agree following Roll Call Vote.
2. The Board discusses merit raises and the available funds. No motion made.
3. Minutes recorded by Chairman LaCourse.

Minutes typed by:

Denise Duval, Town Secretary

Minutes accepted by Lee Select Board on 1/2/2018.



Chairman John LaCourse



Selectman Cary Brown



Selectman Scott Bugbee

SELECT BOARD NON-PUBLIC MEETING MINUTES
December 18, 2017

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

Others present: Town Administrator Julie Glover and Toby Van Aken

1. Chairman LaCourse motions to enter into Non-Public Session at 7:49 pm per RSA 91-A: 3II (a) The dismissal, promotion, or compensation of any public employee or the discipline of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a public meeting, and (2) requests that the meeting be open, in which case the request shall be granted. Selectman Bugbee, seconds. Roll Call Vote to enter into nonpublic session. All Agree following Roll Call Vote.
2. The Board discusses the process for requesting raises for himself and his personnel.
3. Minutes recorded by Chairman LaCourse.

Minutes typed by:

Denise Duval, Town Secretary

Minutes accepted by the Select Board on 1/2/2018.



Chairman John LaCourse



Selectman Cary Brown



Selectman Scott Bugbee

SELECT BOARD NON-PUBLIC MEETING MINUTES
December 18, 2017

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

Others present: Fire Chief Nemet

1. Chairman LaCourse motions to enter into Non-Public Session at 7:49 pm per RSA 91-A: 3II (a) The dismissal, promotion, or compensation of any public employee or the discipline of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a public meeting, and (2) requests that the meeting be open, in which case the request shall be granted. Selectman Bugbee, seconds. Roll Call Vote to enter into nonpublic session. All Agree following Roll Call Vote.
2. Chief Nemet informs the Board that a part-time fireman is leaving for a full-time position elsewhere.
3. Chairman LaCourse moves to leave nonpublic session and return to public session. Selectman Bugbee, seconds. All in favor. **Motion Carries.** The Board reconvenes to public session at 9:05 pm.
4. Minutes recorded by Chairman LaCourse.

Minutes typed by:

Denise Duval, Town Secretary

Minutes accepted by Lee Select Board on 1/2/2018.



Chairman John LaCourse



Selectman Cary Brown



Selectman Scott Bugbee