

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

TCVC members present: John Tappan, Bambi Miller, Ben Genes, Patricia Jenkins and Cord Blomquist

Others present: Ruth Eifert, Anne Tappan, Paul and Annie Gasowski, Katrinka Pellecchia, Chief Nemet, Chief Dronsfield and Town Administrator Julie Glover.

1. Chairman Brown calls the meeting to order at 8:00am.
2. Chairman Brown states that this is an open discussion between the TCVC and the Select Board concerning the proposal for the Town Center Project which was received at the last Select Board meeting. The question presented is how the Board would like to proceed with the \$4.8 million proposal.

Selectman Bugbee starts with a recap. They received a cost proposal for the programmatic requirements that the departments heads and commissions provided. The architect costed this out at \$4.8 million. In the TCVC charge this is what the Board charged them to do so now they are seeking direction from the Board in terms of how to proceed with this project. At the last Board meeting the TCVC gave the Board a couple of options. The Committee would like to find out what the Board is comfortable with.

Chairman Brown states that the Board also received from Paul Gasowski some estimates that he did by doing some projections and changing the square footage requirements and pricing. John Tappan received these as well and incorporated them into the updated spreadsheet. This version now has a 3rd page that shows the Bond requirements and what the other funding sources are and what effect the Bond would have on the tax rate and immediate house values.

Mr. Tappan states that the TCVC believes that the whole project should be put forward at one time. The total cost must appear reasonable to at least 60% of the voters and they should decide on a reasonable cost before they try to trim the project in small stages. The total cost at the deliberative session was \$3.376 million which included a 10% contingency. He reviews the new spreadsheet with the Board. Option 2 is what Mr. Gasowski suggested and that included not doing the renovations to the historical buildings. The Town would be in a better position to get grant money if these were not included in the bond. In this option the museum and the annex get moved and uses the reduced cost of \$270/sq ft. The library addition gets reduced by 1/3. Soft costs are reduced. The contingency is 10%. This all results in a reduction of \$1.27 million. The 3rd option uses the Annex for Planning and Zoning still which reduces the new space need and uses the reduced cost of \$270/sq ft. The library area is reduced to 1600 sq ft.

He discusses the differences in final costs, bond payments and tax implications.

Selectman LaCourse agrees with Paul that there are some things that we may not be able to do and reiterates the need for a municipal building that has all the facilities in it meaning he does not agree with breaking out the Annex for planning and zoning. This better serves the public. At the same time there is a need for a better library. He agrees with getting grants down the road for renovating the other buildings. He does not want to cut space and quality.

John Tappan explains that the reason he suggested leaving the Annex is because on multiple occasions he has heard Caren Rossi say that they like it in the Annex and are happy there. When she talked to the architect she asked for a separate entrance in the building so they could function as if they were in their own building. She wanted to have contractors coming in through their own entrance. Mr. Tappan believes that renovating the Annex would save \$460k. TA Glover states that what one individual likes or wants now should not hold so much weight towards the long term and how is this best going to serve the public in addition to making sense to Town staff. Security would be an issue as well with a separate entrance.

Selectman LaCourse states that as a tax payer he wants something that's sustainable and that's going to be there for a long period of time. He does not see the Annex that way. Even if it is renovated he does not see it that way. First he thinks that they need to sell the project as a package and then sell it as what is good for the over population of the town. He feels that everyone together in one building serves that purpose rather than moving and renovating and doing additions.

Bambi Miller wonders what dollar amount would change someone's mind and if people are going to think we need to wait.

The TCVC is looking for that sweet spot from the Board. Does the Board want a \$4 million project or a \$3 ½ million project? Chairman Brown would like to get a recommendation from the TCVC. The Committee does not have a recommendation. They have opinions. John Tappan states that the TCVC has not had the chance to discuss Paul Gasowski's option, but he would like to discuss it now. He likes his idea to take the historical buildings out and starting funds to support those. He thinks he's correct that this will get you the most grant money. Selectman LaCourse feels that they need to sell the vision of a municipal building with everyone in there and the Library renovation and addition. The historical buildings will be taken care of. Ben Genes agrees with Selectman LaCourse and likes his vision. As an engineer and a tax payer he wants to know that the Town has thought ahead enough (50 years) to not need an addition in 10 years. He wants to hear that this is what the Town needs and we've sized it for some growth as well as storage and everyone is together. He agrees that cutting the building size is a bad idea.

John Tappan states that the space in the municipal building is not very elastic. The library space needs are incredibly elastic. In 2010 when the plan for a library community center on the Bricker property came to the Deliberative Session it was a 12,000 sq. ft. library. It's been a 12,000, 10,000, 8,000 and the previous committee ended with it being a 6500 sq. ft. library. When he was handing out brochures at the Transfer Station, a gentleman said he was against it because he believed that if you give government any extra space they will just fill it up by hiring more people. He has not seen any guidance from the Select Board as to what they think is an appropriate size library. Ruth Eifert states that there are standards and recommendations for a library size based on community size. That recommendation is between 1.5 sq. ft. per capita to 3.0 sq. ft per capita. They are at 3600 sq. ft. and there is a population of 4400. So at 1.5 it would be 6000 sq. ft. Paul Gasowski gives some local examples: Epsom is at a population of 4566 with a library at 7100 sq. ft; New Boston is at 5300 with 6840 sq. ft; Brentwood is a 4486 with 9664 sq. ft.

Pat Jenkins says that she has been talking with people in town with regards to plans for the future and there are groups who are not in favor of breaking this up. She likes the idea and plan of having money to fall back on but she is not sure if it will sell.

TA Glover it makes sense to wait a bit on renovating Town Hall to be able to try to get grant money. Chairman Brown agrees. Cord Blomquist adds that if the renovation is taken out of the bond but at the same Deliberative Session we suggest creating a fund for the restoration of the Town Hall because we are seeking out grant money. In a way it is all being voted on at once but it still allows the Town to get grant money.

Ben Genes and Pat Jenkins leave at 9:06pm.

The Board chooses Option 2 with the \$270/square foot but no reduction in the Library square footage. It would be best to have all of the power drawn from the NH Co-op instead of crossing utilities. John Tappan states that this will make the project \$4.1 million before the 10%, \$4,517,936 after the 10% contingency. This figure includes the moving of 2 buildings and the basements, but not the renovations. The bond would be \$3.75 million after taking off what we have available. This would make the median house cost \$168.

TA Glover states that if the intent is to create a new capital reserve fund then that needs to be its own article. The Board says yes it is.

Selectman LaCourse moves to accept the project price of \$4,517,936, based upon \$270/sq. ft., a \$3.75 million bond, which is approximately \$168 per house hold based on the average house price, municipal building is at 4865 sq. ft, and the Library addition is at 3700 sq. ft. Selectman Brown, seconds.

Architect will have a 3-D CAD design available at the Deliberative Session.

All in favor. **Motion Carries.**

Katrinka Pellecchia states that in the past when the previous library bond failed the Select Board did not support the warrant article. She doesn't know if that would have made a difference but it is important that all 3 support this next project. She is thrilled to see that this Board is supporting it.

Pat Barbour asks if public sessions have been scheduled. Selectman Bugbee states that the Select Board has instructed the TCVC to come up with dates.

Cord Blomquist states that renderings may be put on online or printed out at Town Hall.

There is a short discussion on the possibility of when the public sessions will be.

The TCVC part of the meeting is completed.

3. There is a short cemetery discussion with regards to a burial on November 13th. TA Glover reads an email that was sent to Marianne Banks from Jan Neil with regards to what was

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supposed to take place. TA Glover reiterates what she recalls being decided at the Select Board meeting on 11/5/2018. The Select Board approved the highway department to contract with someone to do burials. Randy Stevens if appointed Sexton would do all the layouts and the supervising. According to the highway supervisor Pelzar is planning on doing the digging on 11/13/2018. The highway department is going to continue to do the maintenance and continue to do the cremation burials. Randy and Steve were going to meet with the Cemetery Trustees to discuss what was going to happen and then they were going to come forward to the next Board meeting to say what they were doing. TA Glover will confirm that Pelzar is digging the hole on 11/13/2018. The Board states that the highway is digging and if not they are hiring out. Chairman Brown wishes to put this procedure in writing to clear up any misunderstandings. Selectman LaCourse states that this falls under the highway supervisor now and TA Glover is out of the picture other than to communicate.

- 4. Chairman Brown moves to adjourn at 9:33pm.

Minutes transcribed by:



Denise Duval, Town Secretary

12/17/18

Date

Minutes accepted by The Lee Select Board:



Cary Brown, Chairman



Scott Bugbee



John LaCourse