

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

Others present: John and Anne Tappan, Paul and Annie Gasowski, Katrinka Pellecchia, Ruth Eifert, Camellia Knightly, Peg Dolan, Town Administrator Julie Glover and Town Secretary Denise Duval.

1. Chairman Bugbee opens the meeting at **6:31 pm** and turns it over to Annie Gasowski, Library Trustee Chair who begins with a short presentation. The Trustees want to work directly with the Select Board and take an active role in planning the renovation and addition to the Library. The Library is the center of the community and an integral part of the Town Center Project. The Trustees have been involved with it since its beginning in 2006. The Trustees have experience developing plans and budgets with an architect and construction firm. The Library Director has experience with library building projects. The Library statistics speak for the need to improve the facility. She has handed out the report that they did for the TCVC for the Board to review at their leisure. The Trustees would like to work with the TA to prepare an RFP for an architect or construction firm to flush out the details for the renovation and for the addition. They feel that they can have the floors reinforced to accommodate both stacks and the increased usage that it will have. They also feel that they can identify what energy issues, ADA compliance issues and other enhancements they can work on while the addition is being planned. They feel that the expenditure of the Library Capital Reserve Funds, with additional fundraising by the Library Foundation and a future Warrant Article once plans are in place would suffice.

Selectman Brown wonders if we need to hire another architect since he thinks that maybe enough information has been gathered with the most recent work by the TCVC and hired architect. Ms. Gasowski states that they will at least need a construction firm to work on the addition and an engineer to look at the flooring and decide what is needed there. Selectman Brown agrees that there may be a construction firm that can do all of this without having a separate architect involved. Katrinka Pellecchia thinks it should be someone with Library building experience. Peg Dolan thinks that an architect should be consulted as well.

Selectman LaCourse asks the Trustees what they want from the Board. Ms. Dolan says she wants the Board to support them. He confirmed that the diagram in the handout is what they are looking to accomplish and it is according to Ruth Eifert. Ms. Eifert is looking to make the main building as energy efficient and comfortable as possible during this in between time. Doing things such as insulating the downstairs meeting room, shoring up the old school house floors and energy upgrades. Selectman LaCourse asks the TA if they can fix the flooring with the funds that they do have without going back to the voters. The TA says yes but there is a question of where the funding would come from. There is \$37k left over from the 2018 WA to do preliminary engineering and/or schematic design. The renovation of the Library and Town Hall were not in the WA this year that failed; therefore, the no means no does not apply to renovating either building because the voters did not say no to that. The Select Board is the agent to expend on The Library Community Capital Reserve Fund which is called something else now. The other Library capital reserve fund would have to go to the voters. Selectman LaCourse confirms that they could do work immediately should they choose. Selectman LaCourse confirms that the infrastructure would not be affected should the Library do any of these things. There is a conversation about the Library money. Donations go directly to the

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Library Foundation and they are solely in charge of it. Selectman LaCourse asks if they are going to try to raise all the money for the Library renovations. Ms. Pellecchia said no maybe \$300k. Selectman LaCourse would be in favor of using the left over \$37K funds towards the Library renovations. Chairman Bugbee asks if the Board is taking this part off of the TCVC list of things to do. Selectman LaCourse and Selectman Brown say yes. The Trustees will come to the Board should the infrastructure of the Town Center come into play. The Trustees will start this effort as soon as possible. TA Glover asks the Board if it is their intention to allow the Trustees to spend the entirety of the \$37K. Chairman Bugbee says he hopes not because the TCVC would like to have some of that money. TA Glover adds that even though the Library can do some of these things discussed tonight there will be a number of people in the community that are going to think “we said no.” She wants everyone to be prepared for having to explain the fine differences between what was said in the WA and wasn’t said. Ms. Gasowski wants to focus on those who said yes. The Board confirms that none of these funds will be used to do an addition. Ms. Pellecchia says they just want to plan for the addition while these renovations are going on. TA Glover adds that they can study and design new buildings and additions, but no actual building can take place.

Selectman LaCourse asks the Trustees for a Statement of Work for what they are proposing for the hired person to do, keeping in mind that they want funds left over for the TCVC. Work will include engineering re-design of the floor, insulation and energy upgrades.

John Tappan, Trustee of the Trust Funds, the \$37k came from two different sources. 30% was from the Library Fund and 70% was from the Town Buildings Capital Reserve Fund. Mr. Tappan wanted to clarify that you can’t expend capital reserve funds for anything that is truly classified as maintenance. Everything that they have talked about so far sounds like capital improvements. Capital expenditures are ok, but no maintenance.

- 2. The workshop ends at 7:04pm
- 3. TA Glover asks to close the Select Board’s office at 3pm tomorrow in order for the Town Secretary and herself to attend the Finance Officer’s mother’s wake in Massachusetts. The Board is ok with this.
- 4. Chairman Bugbee moves to adjourn at **7:05pm**. Selectman LaCourse, seconds. All in favor. **Motion Carries.**

Minutes transcribed by:

Denise Duval, Town Secretary

4/22/19
Date

Minutes accepted by The Lee Select Board:

Scott Bugbee, Chairman


John LaCourse


Cary Brown