

Lee Facilities Committee Minutes of Meeting of July 26, 2017

Present Members: Deborah Schanda (Chairwoman), Dwight Barney, Scott Bugbee, Wayne Lehman, David Meeker

Visitors: Anne Tappan, John Tappan

Call to Order: 6:35 pm

Approval of Previous Minutes: Minutes of meeting held on July 12, 2017, approved as written.

Updates and Announcements:

Purchase of Church Property: S. Bugbee reported that, while the Church group may have met, there is no new information concerning a sale of land to the Town.

Report to Select Board: The Board has asked the Committee to report to them at their August 28 meeting.

OLD BUSINESS:

Building and Renovation Cost Estimates: W. Lehman presented Building Valuation Data (BVD) from the International Code Council that he obtained from Caren Rossi. There was considerable discussion of the various estimates it provides. S. Bugbee noted that the BVD estimates did not, specifically, apply to building renovation projects. That initiated a long discussion of cost estimates for the renovation of the current Town Hall. D. Barney reviewed the major options for the renovation and noted that there remain many very important unknowns. It was noted that the current floor is, essentially, "floating" as it is supported from below by supports placed by R. Stevens. D. Meeker asked if a floor replacement would be possible using the original flooring and maintaining the current stage remaining from the building's years as a schoolroom. Both D. Barney and S. Bugbee spoke in support of maintaining the stage and noted that the Historical Society is planning future displays that include it. It was, eventually, agreed that the estimate of renovation costs in the current estimate spreadsheet is acceptable.

Estimates of Landscaping Costs: W. Lehman reported that he was unable to obtain reliable estimates of costs for the landscaping of the Town Center area because accurate estimates would be too unreliable without detailed landscaping plans.

Estimate of Additional Operating Costs: S. Bugbee presented a spreadsheet analyzing the operating costs of the Town's buildings. From this analysis, he estimates that the increase in annual operating costs due to the proposed construction and renovation would be \$35,520.85. (And if it is 0.86, we will complain!)

NEW BUSINESS:

Non-Town Funding Sources: S. Bugbee reported that the Heritage Commission is proceeding with its plan to enroll the Town Center buildings in the NH Historical Register which is a pre-requisite for an application to the NH sources of financial support for historic renovations. W. Lehman presented information concerning a recent grant of \$15,000 awarded to Rochester for historic building preservation.

Developing and Encouraging Public Support: It is recognized that educating and eliciting support of the Town's citizens for the eventual plan is of vital importance. There was some discussion of this problem and possible activities to address it. W. Lehman presented information on developing community support from UNH Cooperative Extension. S. Bugbee will scan it and distribute to the Committee.

Planning the Presentation to Select Board: D. Schanda presented an outline for the presentation. S. Bugbee suggested that the history and earlier activities of the Committee should be minimized and the bulk of the presentation focus on options presented and the methods used in the process of their evaluation. D. Barney spoke in support of the K.I.S.S. process and suggested the presentation should be short and succinct. S. Bugbee volunteered to prepare estimates of the Town's various funds and modes of financial support available for the various components of the Town Center project.

Next Meetings: It is felt that additional meetings may be needed before the presentation to the Board. Meetings are scheduled for August 9, 15, and 23.

Submitted By _____

David Meeker