

SELECT BOARD MEETING MINUTES

February 20, 2024

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Board members present: Chair Kasper, Vice-Chair Hawthorne and Selectman Bugbee

Others present: Paul Gasowski, Pat Barbour, Jim Brady, John and Anne Tappan, Deborah Schanda, Hayley Van-Gils, Caren Rossi, Town Administrator Andy Robertson and Asst. Town Administrator Denise Duval

I. Chair Kasper calls the meeting to order at **6:00 pm**.

II. Public Comment

Pat Barbour, Wednesday Hill Road, would like to clarify the status of the lease with Daley. She thinks it is unclear as to how long the lease actually goes. After going over it with Asst. TA Duval today, it looks like the lease ends in 5 years. She has heard 9 years thrown around. Chair Kasper says it is a total of 9 years. Ms. Barbour thinks that this should be clarified for the voters. She asks how many of the Select Board members have gone to see the Barrington Town Office yet. Chair Katrin has. Vice-Chair Hawthorne has seen all of it online. TA Robertson has seen it and says that Barrington, specifically the TA and Inspector, are happy and satisfied with the work that Careno has done. There were a few contractors that had to come back to fix a few things.

III. a. Deb Schanda gives an update on the library renovations. They are ahead of schedule. The interior painting is complete. The wood floor has been refinished. The restroom and craft area are done and have been outfitted with ADA compliant fixtures. The interior lights are up. The exterior lights have been installed. The exterior door is being refurbished. The old power lines have been taken down. The open house is scheduled for 2/27/24 at 6pm. After this, they will move to the next phase of the renovation. They are aware of the rust that is showing up on the nails of the clapboard. The company has been contacted and will return in the spring to fix.

IV. a. 1. TA Robertson tells the Board that Paul Gasowski has volunteered to do the media work for the public to see regarding the new Town Office project. There are 2 presentations. One is of the new Town Office Building and the second one is a walkthrough of the new Barrington Town Office. Vice-Chair Hawthorne would like to add the words that they put into the Voter's Guide into the presentation. TA Robertson moves through presentation number one. TA Robertson says he has left a message for DOT to get back to him regarding the end of Wednesday Hill Road. Vice-Chair Hawthorne thinks that an 's' on the end of Town Office may confuse people into thinking there is more than one building. Chair Kasper wants to take the words "Select Board" off of the meeting room in the conceptual plan. This meeting room will not be used for Select Board meetings. Chair Kasper and Vice-Chair Hawthorne love the presentation.

TA Robertson goes through the Barrington slides. The Board wants to move forward with this project and get it out there on the website and social media.

Vice-Chair Hawthorne would like to see the tax impact added to the information for the public; like the bar graph, they did for the Middle School project. Chair Kasper would like to see the increases in the lease added to the presentation and Vice-Chair Hawthorne would like to add when the current lease is up. The answer to whether or not the lease can be renewed is unknown at this time. Paul Gasowski, Lamprey Lane, says that the slide show will mount easily onto the Town's website and he has made the new Lee building presentation into a movie and can easily be uploaded to Facebook with links to the website for more information. Selectman

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Bugbee would like to see an explanation as to why we are showing Barrington. For example, using the same construction company and the buildings are very similar.

Mr. Tappan, Stepping Stones Road, states that the presentation points out that there will only be one well done for the new town office. He says that this implies that there will be the need for another well and the Town is making no plans for that. Chair Kasper agrees with this and Mr. Tappan says that the Board agrees that this is a bad plan. Chair Kasper says that is not what she is saying. She was only confirming that they are only looking at doing one well right now. This doesn't mean that at some point the plan doesn't change. Mr. Tappan then challenges the idea that the new building will be ideal for solar. He says that it is approximately 30 degrees east of south so he would like to know how they think that this is ideal. Chair Kasper has asked that same question and has not received an answer. She asks TA Robertson to look into this and wants to know if they can move the building around. Mr. Tappan says it may be reasonable for solar but saying that it is ideal is misleading. He continues that he is concerned about the analysis of renting vs. buying the building. He says that the analysis presented at the Deliberative Session was abysmal. It left out the \$400k cost out of the CRF and put an emphasis on equity. The only advantage it gives the Town according to Mr. Tappan is a small difference in the cost of insurance. He thinks that a better way of analyzing this would be to look at the rate of return. He put together a spreadsheet that does this. He says that you don't get to a reasonable rate of return until 30 years or more, which is way past the term of the bond. Therefore, this building needs to be all the Town is going to need for 3 or more decades.

Selectman Bugbee says that ultimately he thought the well would provide water to all the buildings. The other two board members said that this was not the plan they had discussed. Selectman Bugbee says that he was not at the meetings when this was discussed. He thinks that a caveat should be added to say that there might be a need to add another well. Also, if Daley decides he doesn't wish to extend the lease or sell the building then the Town could be in a predicament.

2. TA Robertson informs the Board that the Red Cross would like to apply to use a meeting room in the PSC but the Red Cross needs the language 'and claims for worker's compensation whether or not any of the above arises from the negligence of the Town' removed from the application. The attorney agreed that this would be ok to remove this language and the attorney looked at this for free since it was for the Red Cross. Chair Kasper moves to accept the changes to the meeting room application form as presented. Vice-Chair Hawthorne, seconds. Selectman Bugbee asks to make sure that the new revision date is added to the bottom of the form. All in favor. **Motion Carries.**

A new building presentation will be held on Saturday, March 2nd at 10am; meeting in the Library parking lot.

V.b. Chair Kasper moves to accept the Consent Agenda as presented. Selectman Bugbee, seconds. All in favor. **Motion Carries.**

Chair Kasper will be conducting her last manifest review on March 1st. Someone else will need to pick it up after that.

V. 1. No Old Business

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VI. New Business – Selectman Bugbee asks if Catherine Fisher to take the umbilical part of the tree to use as a teaching prop. Selectman Bugbee asks to have Steve Bullek cut this part off and bring it to its destination. The Board is ok with this.

VII. Chair Kasper moves to enter into a non-public session RSA 91-A:3-II (a) and (l) at **6:43pm**. Selectman Bugbee, seconds. **Roll Call Vote. Vice-Chair Hawthorne, yes. Chair Kasper, yes. Selectman Bugbee, yes. Motion Carries.**

The Select Board returns from non-public session at **6:58pm**.

Chair Kasper moves to release the Town's Right of Way (map 20 3 200) that runs over the Wolfe's property and all costs borne by the Wolfe's. Selectman Bugbee, seconds. All in favor. **Motion Carries.**

b. Chair Kasper moves to seal the nonpublic minutes. Vice-Chair Hawthorne, seconds. **All in favor. Motion Carries.**

The Board reviews upcoming dates. On March 4th, the Board will be going to Madbury to meet with the Madbury Select Board to discuss merging police, fire and/or public works.

Selectman Bugbee asks if it would be possible to scan the manifest and send it to them. There was a discussion on how difficult that might be to do and who is going to take it over from Chair Kasper. They will work on it. Chair Kasper will do March 1st.

2. Chair Kasper adjourns at **7:04pm**. **All in favor. Motion Carries.**


Minutes transcribed by:


Denise Duval, Asst. Town Adm.

Minutes accepted by The Lee Select Board:


Katrin Kasper, Chair

Rebecca Hawthorne, Vice-Chair


Scott Bugbee, Selectman

3/11/24
Date