

Library Trustee Meeting
Tuesday, August 23, 2016, 10:00AM

Trustees: Jane Ramsay, Beverly Heyduk, Ann Butler, Duncan McNeish, Miller Lovett.

Absent with Notice: Paul Eldridge, Pam Coburn✓

Others Present: Erin Apostolos (director), Matthew Gunby (head of circulation), Ron Lamarre (architect, consultant), Jim McFarlin (MPL Planning Board)

Meeting called to order at 10:01 AM

Update on sites from Ron Lamarre.

- Visited three sites, current library site, Barnard Ridge site, and Robertson property.
- No changes to current library site. Two potential properties willing to sell. Baptist Church still not on library's timetable.
- Mark Billing has yet to contact the Board of Trustees with regards to Barnard Ridge site following meeting with LCHIP.
- Barnard Ridge
 - Current curb cut at one point on Barnard Ridge site, most likely site for library, though a fair amount of trees would need to be cut down for sight lines. A second curb cut would likely be required.
 - Further up on the site possible visibility issues.
 - Predeveloped farm land, vernal pools, etc. previously discussed.
 - Cost would be determined from appraisal of fair market value.
 - Land's value can be determined two ways, as recreational land usage or as developed land.
 - Timetable of the Conservation Commission still an unknown.
 - Barnard Ridge would require even greater commute from Meredith Center.
 - Access to Barnard Ridge site a definite concern.
 - Water and sewer would potentially need to be extended to Barnard Ridge. Available at Pleasant Street.
- Robertson Property:
 - Site clearly demarcated though there is possibility of expansion.
 - Two current existing curb cuts.
 - Multiple possible locations for curb cut.
 - Current owner seems to be willing to work with library.
 - Historic barn could be used as potential outdoor space.

- High visibility.
- Parking would be buffer between site and new developments moving forward.
- Site would require well and cistern.
- Apx. \$300,000 acquisition costs at current site for expansion. Also, Robertson property. Need to determine apx. cost for Barnard Ridge.
- Assume building costs to be the same for Barnard Ridge and Robertson property.
- Development costs: potential need to upgrade sewer line at Barnard Ridge or create septic system. If Barnard Ridge site is off of town water there would also be a need to create a well and cistern.
- Robertson property already has commercial level sewer line, but as noted no access to town water. Wetland and habitats potentially much more significant at Barnard Ridge.
- Expansion of the town beyond the Main Street area.
- \$300,000 asking price for current parcel.
- What downtown is now may be very different in twenty-five to fifty years.
- Need to determine both value and cost of a site.
- Goal to have meeting between library, Conservation Commission and town.
- Trustees to have a recommendation at this time.
- Need to determine if Conservation Commission wants the library on conservation land.
- Potentially creating a ranking of sites.
- Having a single charrette after the library has created this ranking.
- Strong sentiments about staying in current site.
- Dollar value of three options, poll of community in third mailer.
- Determining if there is a need to widen the road on Parade Road, a necessity?
- Find estimated cost of ranked sites.
- Some things will remain unknown, because a costly survey would be required to determine these factors and doing so for multiple sites likely not the best way to spend funds.
- Potentially begin negotiating a purchase and sales agreement.
- **Motion made by Ann Butler, seconded by Jane Ramsay, to conduct straw poll of the Trustees about their top preference for a new site. After discussion Robertson property was selected. Vote: 4 yea- Duncan McNeish, Jane Ramsay, Ann Butler, Beverly Heyduk; 1 nay- Miller Lovett. Motion carries 4-1.**

- **Purpose: to select the top ranked site for the Architect/Consultant to undertake a feasibility study of that site, the Robertson property, to determine if it is a suitable location for the new Library.**
- Next steps:
 - Go to Select Board.
 - Erin Apostolos will email Phil Warren to have Board of Trustees present to Select Board again.
 - Go to Planning Board.
 - Go to CIP in fall.
 - Meet with Greater Meredith Program and Conservation Commission.
 - Fundraising can begin in earnest once the Board has met with these town entities.

I. Old Business

- a. FAQ's-vote to accept with changes. Motion to accept made by Ann Butler. Seconded by Miller Lovett. Motion carries.
- b. Lavalee Brensinger Extra payment. Motion to pay made by Ann Butler seconded by Jane Ramsay. Miller Lovett had some comments he will email to the Board. Tabled until next meeting.

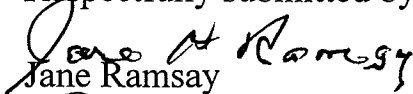
II. New Business

- a. Meeting with American Legion September 6 at 7PM. Beverly Heyduk, Jim McFarlin, Ann Butler and Erin Apostolos will attend.
- b. Time Line and Goals-Tabled to September 13, 2016
- c. Other Business
 - Shirts created to be sold initially at Book-It 5k.
 - **Motion to sell t-shirts for \$15 made by Ann Butler, seconded by Jane Ramsay. Motion carries unanimously.**

III. Adjournment--Next meeting: Tuesday, September 13, 6:00PM

Motion to adjourn made by Ann Butler seconded by Jane Ramsay.

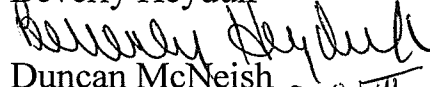
Respectfully submitted by Matthew Gunby

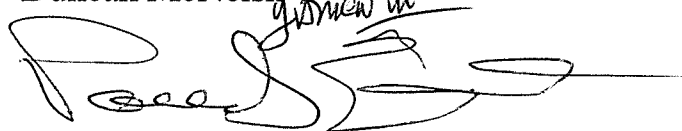

Jane Ramsay


Ann Butler

Miller Lovett


Beverly Heyduk


Duncan McNeish


Matthew Gunby

