

Mont Vernon Library Building Committee Minutes

January 17th, 2024

- I. The meeting was called to order at 7:05 p.m.

Name	Role	Present
Bill McKinney	Chair	✓
Christine Hamilton	Member	✓ Via Zoom
Mike Jungers	Member	✓
Cindy Raspiller	Advisor – Library Trustee	✓
John Quinlan	Advisor – Selectmen	✓
Anne Dodd	Advisor – Daland Trustee	✓
Jill Weber	Advisor – Daland Trustee	✓ Via Zoom
Penny Dickson	Advisor – Landscaping	✓
Bonnie Angulas	Advisor – Library Director	✓
Adrienne Penkacik	Advisor – MV Con Comm	Absent
Larry Breckenridge	Advisor – MVLCF	✓
Guests		
Scott Foster & Jane-Holly Weintraub – Daland Trustee, Jane King – Library Trustee		

- I. Public Comment – None
- II. LBC Recommended Warrant Article Discussion
- Draft Warrant Articles are due to Town Hall at the end of next week on 1/26/2024.
 - Raspiller updated the group on the Trustees plans for a 2024 Warrant Article for the library project. She has drafted suggested language for the Select Board and reviewed it with a local attorney with expertise in NH municipal law in the hopes of having simpler language than presented last year. Unfortunately, the language from last year was in line with language commonly used in similar situations. She mentioned that he suggested that the Select Board specifically ask Town Counsel about whether to include information

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about the first year's bond payment in the Warrant Article since it is not due until fiscal 2025.

- Raspiller also reported that the Mont Vernon Library Charitable Foundation has voted to support the project with a minimum contribution of \$2.6M this year. They will update their commitment periodically through Town Meeting as additional gifts and pledges are collected. The \$855K and \$42K from the Sophia G. Daland Trust and the Friends of the Daland Memorial Library, respectively are that same as in 2023.
- Raspiller has requested updated information from the Trustee of the Trust Funds on the funding available to support the project in the Library Capital Reserve, including both funds voted by the town historically and matching funds provided by the Daland Trust. She also requested the details on other funds held in trust for library purposes – including the balances and any limitations on use of the various funds.
- The group discussed the feedback from Turnstone on their feedback from subcontractors on the changes between their initial 2023 proposal and current estimates.

III. Review Minutes – 12/14/23 and 01/03/24

- Dodd requested that the draft minutes from 01/03/24 be edited to clarify that she had requested a graphic that showed the distribution of assessed property values across Mont Vernon. Jungers moved that the minutes from both 12/14/23 and 01/03/24 be approved with the suggested edits. McKinney seconded the motion and it carried unanimously.

IV. Building Permit 01/18/2024 Meeting Update – McKinney

- The long-awaited meeting with the MVFD and the Building Inspector has been rescheduled to 1/18/24 at 7:00 PM at the Town Hall. The current cost estimate is holding at least \$50K to supply an on-site cistern. The meeting is intended as a working session so while everyone is welcome to attend, only invited attendees will be allowed to participate. LBC attendees are Bill McKinney, Anne Dodd, and Mike Jungers. Erin Cusker from DSK will be attending at the request of the Trustees to answer any design-related questions.
- McKinney clarified that we've asked for phased approval from the Building Inspector to allow for construction of the foundation, with truss approval to happen after Town Meeting if the project is approved, since funding for the design/build aspects of the project

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would then be in place. This is common in commercial construction, particularly in municipal projects where voters must weigh in before a project is definite.

- McKinney discussed the fire code requirements, the volume of water available at the fire pond, which is located ~800' from the library site, and various options available to MVFD (as the Authority Having Jurisdiction "AHJ") to approve the project without sprinklers. Sprinklers are not required by code but are one avenue available to assure adequate water supply. DSK and Turnstone have both estimated full sprinkler system and associated cistern at \$350K.
- The group discussed whether or not to include the sprinkler system in the library project warrant article, but ultimately concluded it made more sense to make a final decision after the issue is resolved with MVFD, if it can be done before the Warrant Article deadline.

V. Infographics

- Hamilton reported that progress continues on developing infographics to disseminate potential voter information. She mentioned that Amanda Young, MVLCF volunteer, is looking to include the same information in the updated video that they are currently developing.

VI. Road Update

- Quinlan reported that the Select Board received one bid for the road project. The lone bidder was the bidder who was selected the last two years. Dodd commented they the firm does have a very good understanding of the project. The town will be pursuing a Warrant Article to cover the cost of the bid plus a reasonable contingency for unforeseen circumstances.

VII. Other Action Items

- YouTube Video Discussion – Dodd watched the entire video and suggested that the sound quality is so low, that it may not make sense to post it. The group concluded that it makes sense to wait until the professional video that recaps many of the questions is complete and then discuss whether to post both.
- House Parties – The LBC is participating in a series of informal library project sessions hosted by individuals from within the community as a follow on to the December Info Session at MVVS.
- Project Costs for Warrant – After reviewing the cost improvement opportunities developed by Turnstone and the current soft costs estimates, the group agreed that the overall product project cost

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could be adjusted below last year, pending a decision on whether sprinklers will be required in the project or possibly an additional warrant article like last year. The Library Trustees are meeting prior to the Warrant Article due date and will need a final recommendation.

X. Future Meeting Schedule

- MVFD / Building Inspector – 1/18/24 at 7:00 PM @ Town Hall
- Budget Committee Warrant Review – 1/31/24 at 6:30 PM @ Town Hall
- Public Budget Hearing – 2/5/24 at 7:00 PM @ Town Hall
- Public Bond Hearing – 2/12/24 at 7:00 PM @ Town Hall
- LBC Meeting – at 7:00 on 2/7/24 @ the library
- SAC Meeting – at 6:30 on 2/8/24 @ MVVS
- LBC Meeting – at 7:00 on 2/21/24 @ the library
- LBC Meeting – at 7:00 on 3/6/24 @ the library

XI. Agenda Items for Next Meeting

XII. The meeting adjourned at 8:35 PM.