

# Mont Vernon Library Building Committee Minutes

March 6<sup>th</sup>, 2024

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

Name	Role	Present
Bill McKinney	Chair	✓
Christine Hamilton	Member	✓
Mike Jungers	Member	✓
Cindy Raspiller	Advisor – Library Trustee	✓
John Quinlan	Advisor – Selectmen	✓
Anne Dodd	Advisor – Daland Trustee	✓
Jill Weber	Advisor – Daland Trustee	✓
Penny Dickson	Advisor – Landscaping	✓
Bonnie Angulas	Advisor – Library Director	✓
Adrienne Penkacik	Advisor – MV Con Comm	Absent
Larry Breckenridge	Advisor – MVLCF	✓
<b>Guests</b>		
Scott Foster & Jane-Holly Weintraub – Daland Trustees, Amanda Young – Mont Vernon Library Charitable Foundation Volunteer, JoAnn Kitchel – Library Staff, Jane King and Amy White – Library Trustees		

- II. Public Comment – None
- III. Review Minutes – McKinney moved to accept the minutes from the 02/21/2024 meeting as written and Jungers seconded the motion. The motion carried.
- IV. Raspiller thanked the group for their dedication to the project and noted that they have met more than 25 times since September of 2022.
- V. Jungers thanked Hamilton and Young for their efforts in spearheading development of the LBC's Library Project Website and continuing to monitor social media for opportunities to point community members to the appropriate FAQs when questions arise, or inaccurate information is posted, on the various Mont Vernon Facebook groups. There was consensus that they've done a great job of maintaining a positive and

# Mont Vernon Library Building Committee Minutes

March 6<sup>th</sup>, 2024

professional tone in responding to questions and to correcting misinformation.

- McKinney agreed to be more active on social media in the remaining time before Town Meeting – as a potentially more authoritative voice as the LBC chair.
- Dodd also plans to post to remind voters that the Daland Trust covers all maintenance and utilities in the current building and will do so in the future building as required under the terms of Sophia Daland's will. She also plans to address recent comments that claim that all municipal projects go over budget. McKinney, Jungers and Hamilton agreed that in their professional experience, this is actually very rare due to tight scopes, reasonable contingencies and professional construction management and oversight.

## VI. LBC Project Info Website Update

- Hamilton and Young gave a brief overview of some of the new questions that have been sent to the LBC email address and added to the website. New questions are highlighted.
- Young has been able to turn on web traffic tracking. The website has had 36 independent users since tracking started a few days ago.

## VII. MVFD/Building Inspector Follow-up - McKinney

- McKinney had a very positive meeting with the interim Building Inspector. Although they have not finalized anything yet, he was open to the phased permitting process for the roof trusses suggested by McKinney and supported by DSK and Turnstone. The inspector is reviewing the pros and cons of the door swing on the Children's Room exit into the corridor to the north exit.
- Unfortunately, only one of the sprinkler design/build firms suggested by MVFD responded to McKinney's request for pricing and their proposal was incorrect and incomplete. As a result, Dodd recommended leaving the current \$350K estimate in the project through Town Meeting. Should more detailed cost information be available before the Town applies for the bond, the bond amount could still be reduced if warranted. McKinney reminded the group that the need for a sprinkler system could still be appealed to the State Fire Marshal.

## VIII. Town Meeting Presentation and Handout

- Raspiller reviewed the draft Town Meeting Handout that had been shared previously but noted that the Moderator had not yet agreed that a handout would be allowable. Consensus was that the handout should be reduced to one page and limited to the library project to

# Mont Vernon Library Building Committee Minutes

March 6<sup>th</sup>, 2024

avoid any more confusion between the road and library projects. Dodd had several specific suggested changes that should be incorporated if use of handout is approved.

- Raspiller is using the presentation from the 1/31/24 Budget Committee meeting as the basis for a very simple overview presentation for Town Meeting. There was consensus that the presentation should be very brief and focus on what has changed since last year. The slide showing the library budget and projected bond payment as a % of the overall tax burden is very effective and should be included.

## IX. Select Board Updates

- Quinlan plans to introduce both the Capital Improvement Plan and the New Library Project at Town Meeting from the stage to provide historical context and to help voters understand that performing well on the NEH grant can help the town achieve grants for future projects while walking away from it could negatively impact the current application for federal \$ for the fire truck and future grants to renovate Town Hall.
- King asked what would happen if the library project is passed at Town Meeting but the access road is not. Quinlan, Dodd, and McKinney discussed options including using contingency funding to create a construction access to allow the library project to break ground and begin construction. The finished road is needed when the library is complete, which would allow it to be built in 2025, if necessary. This possibility isn't considered likely since the connection between the two projects is well understood and the two articles are sequential in the Town Warrant.
- Quinlan reported that two cost questions that have come up regarding the road have been answered. The annual cost to maintain the catch-basins in the road is less than \$4K, which will be included in the DPW budget when the road is complete. Preston Excavating estimated that the additional cost of the road project related to the library parking is less than \$40K total.

## X. Contractor support at Town Meeting

- Erin Cusker of DSK, Sean Malone of Oak Engineering, Spencer Tate of Meridian Land Services and Stacy Clark of Turnstone will all be at Town Meeting to respond to questions about both projects as necessary.

# Mont Vernon Library Building Committee Minutes

March 6<sup>th</sup>, 2024

## XI. Con Comm follow-up

- Quinlan and Raspiller have both followed up with the Conservation Commission and believe that all outstanding issues have now been addressed.

## XII. Town Meeting Capacity Concern Update

- Quinlan shared the plans the municipal government has worked out to assure that all voters can be accommodated at MVVS for Town Meeting. MVPD has developed a detailed parking plan, including shuttlebus service to off-site parking. The Select Board has worked with SAU 39 to assure that there will be Zoom capabilities to the Kindergarten and School Library if they are used to house overflow from the MPR if the fire capacity in the MPR is exceed. He clarified that the priority will be to assure that no one is turned away or even discouraged from attending.

## XIII. Specification Update – Deferred to 4/3 Meeting

## XIV. New Action Items

- If the Moderator agrees to a Library Project Handout for Town Meeting, Raspiller will work with Dodd to incorporate her suggested edits to the earlier draft.
- Raspiller will confirm that Breckenridge is willing to serve as the primary spokesperson for the project at Town Meeting – with support from the LBC and advisors as needed.
- Raspiller will circulate an updated draft presentation for comments over the weekend.
- Raspiller will suggest that the Moderator request that MVFD provide a fire watch during Town Meeting to assure voter safety.

## X. Future Meeting Schedule

- Meet the Candidates Night – March 7<sup>th</sup> 6:30 @ MVVS
- Mont Vernon Town Meeting – March 13<sup>th</sup> 7:00 PM @ MVVS
- Library Trustees – March 19<sup>th</sup> 7:00 PM @ the library
- Library Building Committee – April 3<sup>rd</sup> 7:00 PM @ the library

## XI. Agenda Items for Next Meeting

- Town Meeting recap
- Potential sprinkler system requirement appeal

## XII. The meeting adjourned at 9:20 PM.