

# Mont Vernon Library Building Committee Minutes

January 3<sup>rd</sup>, 2024

- I. The meeting was called to order at 7:10 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 – Daland Trustee, Amanda Young and Spencer Lovette		

- I. Public Comment
- II. Review Minutes – 12/14/23 – Deferred to the next meeting
- III. Library Video Request – Amanda Young is coordinating a second informational video related to the library project. She described the first video and shared plans for a second video covering additional library user demographics. She shared that the producer is a fan of the project and donated the first video to the project. The second video is being done at a deep discount, which MVLCF has agreed to fund. Anyone interested in helping defray the \$1500 cost is invited to donate to MVLCF and note on their check (or in a follow-up email for online donations) that their donation is intended to support production of the video. Several attendees have already agreed to participate in the video. Young shared that the Samuel P. Hunt Foundation just awarded MVLCF a \$20K grant to support the project. With the NEH match, the full value is \$25K.

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## IV. Info Night Video – Spencer Lovette

- Lovette filmed the December 6<sup>th</sup> info session at the request of Bill McKinney. He has now edited the material into a video that can be shared on the LBC web page. He offered to share the YouTube link with the LBC for review prior to potentially posting it. Lovette added some new visual content to help explain some material. This would need to be reviewed and approved. He suggested that those participating in the video production on 1/8 review the Info Session draft video to see where answers to typical questions could have been better done – allowing the Info Session to serve as a dry run for the 1/8 video. Hamilton suggested that before posting the video from the Info Session, it would make sense to adding clarifying text in places where in retrospect it's clear that the question and answer didn't line up exactly.

## V. Landscaping Review – Penny Dickson shared that she will be reviewing the landscape plans to clarify the aspects that can be deferred until after the building is constructed allowing for the option of additional fundraising.

## VI. Info Night Q&A / Infographic development

- Raspiller clarified that the intent is to create a series of infographics that address some of the common questions we hear about the project from residents and explore how to post them on the LBC webpage on the Town of MV website so that it's clear these are "official" answers from the LBC as opposed to the opinion on an individual. Ideally this will allow someone addressing a question or comment on social media to link directly to the appropriate infographic, so the questioner doesn't have to go search for the answer. The focus will be on making the infographics simple and visual where possible. The lengthy list of questions from FB prior to the Info Session will help identify which infographics to create and include.
  - Breckenridge suggested developing a chart that shows what percentage of the Mont Vernon tax burden supports the library budget or project.
  - Dodd suggested reviewing the distribution of assessed property values within the town to verify that using a property assessed at \$300,000 as an example when describing the tax impact is appropriate.
  - Jungers agreed to create a better visual of the library building design as it sits on the whole site.

## VII. Landscaping Review – Penny Dickson shared that she will be reviewing the landscape plans to clarify the aspects that can be deferred until after the building is constructed allowing for the option of additional fundraising.

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## VIII. Turnstone Meeting Review

- The LBC voting members met at Turnstone's offices prior to the meeting. Turnstone has polled subs and reviewed the design spec and determined that the overall project cost from last year can be held through Town Meeting 2024. They also offered a number of other cost saving opportunities that could potentially reduce the overall project cost further. Dodd mentioned the tremendous amount of work that Turnstone has done to support the project without any compensation and Hamilton noted that even when the project is successful, their profit margin is very lean. Adopting some of these opportunities was already assumed in order to achieve the \$5.95M total project cost. The LBC will finalize a recommendation to the Trustees at the next meeting before 2024 Warrant Articles are due.
- Turnstone has provided a verbal ROM estimate of \$300 to \$350K for a compliant sprinkler system for a building of this size and occupancy type.
- Turnstone has provided a verbal ROM estimate of \$50K for a cistern to supply an onsite source of water to address MVFD water supply concerns.

## IX. Building Permit Review Update – McKinney

- McKinney updated the group on the planned meeting on 1/11 with the Fire Chief and the Building Inspector to review their comments on the building permit application. He shared some statistics about fire protection systems, noting that the advent of early warning systems like smoke and heat detectors resulted in a dramatic decrease in the number of fatalities, whereas the advent of sprinklers systems did not result in significant decreases. Detection systems save lives. Sprinkler systems are more focused on limiting structural damage.

## X. Road Project Update – Quinlan

- Quinlan shared that the Select Board has received one bid for the road project. In response to a question from Hamilton, he noted that the road must support emergency vehicles whether it is to both the cemetery and library or just to the library. Quinlan does not favor considering a gravel or dirt option. Raspiller reminded the team that any road would require state permitting and that the wetlands and the required drainage provisions don't depend on the surface materials.
- Dodd noted that Turnstone asked about the status of the road project, noting that their schedule requires at least construction access.

## XI. Action Items

- Raspiller – Share the actual Info Session PDF, including slides that may not have been used.

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- Raspiller/Hamilton – Develop infographics as noted above.
- All – Review the YouTube video prior to discussing posting it at the next meeting.

## X. Future Meeting Schedule

- LBC Meeting – @ 7:00 on 1/17/24 at the library
- LBC will now meet on the 1<sup>st</sup> & 3<sup>rd</sup> Wednesdays of each month through Town Meeting on 3/14.

## XI. Agenda Items for Next Meeting

- Final Warrant Article recommendations – may include shifting some things between the Turnstone scope and the soft costs. It is important to make sure that things that can affect Turnstone schedule are best in their scope, whereas things that are after the fact additions like the rug in the Main reading Room and Book Buggies for the Children's Room may be better moved to the soft costs.

## XII. The meeting adjourned at 8:30 PM.