

DRAFT

Library Exploratory Committee Minutes 10/5/2021

Cornish General Store

Committee members in attendance: Kathi Patterson, Caroline Storrs, Susan Chandler, Heidi Jaarsma, Dillon Gallagher, Larry Dingee

Community members in attendance: Colleen O'Neill, Judith Kaufman, Stuart Hodgeman, Stephanie McAndrew, David Aguiar, Chris Surunis

1. Meeting called to order by Kathi Patterson at 6:02 pm

Reviewed agenda.

2. Approval of 9/7/2021 Minutes.

Caroline made a motion to accept the minutes as written. Heidi Seconded. Motion passed.

Reports

A. Implementation Sub-Committee

The implementation Sub-Committee has gathered as much information as possible for Counsel. Matt Decker expects to have answers by Friday.

The Sub-Committee sent information about the creation of the Library to Tom Donovan of Charitable Trusts. (See Report)

Heidi read Warrant Article 12 of 1910 Cornish Town Meeting.

Heidi reviewed the 5 scenarios posed to Mr. Donovan.

Caroline asked if there was an option to do what the Selectmen had done with the old Town Office for the Historical Society.

Heidi said in that scenario Cy Pres would be required.

Caroline said that way the Historical Society would pay for maintenance, etc and it would not cost the town.

Heidi mentioned the Library Trust Fund. It can only be used to support a library at the GH Stowell Free Library building.

Susan asked if the Trust could be used for maintenance of the GH Stowell Free Library building if it was not a library.

Heidi read the GH Stowell gift bequest of \$10,000.00

Susan asked if a Cy Pres was difficult to obtain. Also wondered if there was precedent in other towns. Kathi asked if the relocation could be temporary while Cy Pres was pending. Caroline asked if the old building was an annex and loaned space to the Historical Society would Cy Pres be required. Colleen asked if the Historical Society had a 100-year lease with the Town. Stu Hodgeman was unsure. The old Town Office building is still a Town building. Caroline said Jim Atkinson might know if there was a lease. Judith suggested the Library could use The GH Stowell Free Library building for occasional events. Kathi mentioned Newport where one building is used for displays. Heidi said the Library should have a comprehensive plan. Larry asked what happens to the building if the Library is not there. It becomes a Town building under The Selectmen's control. Larry said that in this process all I's should be dotted and all t's crossed, no matter how long it takes. Colleen asked how much money was in the Trust. The Trust has the principal of \$10,000.00 and available funds of \$1,056.00. Colleen asked if there was Cy Pres can we spend the principal?

Heidi mentioned the Library Capital Reserve Fund which was established by Warrant Article 14 at the 2000 Cornish Town Meeting. The Fund does not specify a building. It does not name an agent, so its use must be by a vote at Town Meeting. Kathi reported that it is \$2,000.00 per year, and the balance is approximately \$69,000.00. Larry remembered the Selectmen anticipated the need for handicap access, and wanted to build savings to that end.

Caroline asked if it was up to the Trustees to vacate the GH Stowell Free Library building. She said the Trustees need a plan to move as fast as possible to meet the January 15 Committee deadline. Kathi said Trustees can't until questions are answered. Stephanie said the Trustees should hold a meeting as soon as possible. Larry said these decisions should be made after Town Meeting. Caroline said the Trustees are autonomous. Heidi stressed the importance of the Trustees and Selectmen coming to an agreement. She cited difficulties in Kingston, N.H. Kathi said Trustees need to hear from Counsel to know the ramifications. Caroline said we are not rushing. Susan asked about finances if the GH Stowell Free Library was an annex. Judith stated that Lempster has a similar situation and that the Library works with the Historical Society.

Heidi referenced the Meriden Library which was not created by donation. Donated libraries have more legal challenges to relocating. Colleen asked if The GH Stowell Library was discontinued could the Town rent or lease the building to another entity. Caroline reported many people have assumed that the building would go to the Historical Society. Stu said that the Historical Society was much happier with the original plan to improve the GH Sowell Free Library building. He said the Trust Fund is not enough for the Historical to take on an old building. He doesn't think the Historical Society would support using

the building. He said if the Trustees were still involved and shared responsibilities there might be interest. He said Laird does not want another building.

Kathi heard that the LFRF money could be used to do the well, septic, and ADA compliance. Heidi explained that the LFRF has only interim rules right now. She is not sure that would all be allowed. Judith said the Historical Society has three buildings and none are ADA compliant. She wants to know why the Historical Society won't help to improve them. Stu replied there is just enough money from the Trust Fund to cover maintenance and doesn't want to use it for capital improvements. Judith said Larry had been a Selectman for a long time. They knew ADA was coming. The Town should spend money to do all this stuff. Larry stated that we need to answer many questions and that we are a long way from done.

Heidi said if we move forward with this, voters will ask how much it would cost to fix the GH Stowell Free Library building. This needs to be answered and the Committee should get a cost estimate on improving the old building regardless of whether it is a library or a Town building. Kathi said they didn't know until last fall that they could get the land. She suggested if the Library moves then improvements should just be a ramp and a bathroom. It would be cheaper. Heidi asked how to go about getting prices from the plans. Caroline said that soon she will have four proposals from architects. If the move is too expensive or requires a Bond we can get prices on the old building. Heidi reiterated that we need prices on the old building. Caroline said Chris Kennedy could do it. Caroline said she would ask to give quotes on the old building from the old plans. Susan said she agreed with Heidi, we need prices for both. Caroline said prices per square foot. Kathi said there should be two prices for the old building one that includes the well, septic, and ADA compliance so its useable. Caroline said she could only get prices from the old plans already on file. Larry said that to have a reasonable comparison the price to improve the GH Stowell Free Library building should reflect what it would cost to be the library. Caroline said she would get a price on proposal C. Larry asked if the store offer hadn't come along what would the Library have done. Kathi said ramp, connection, and bathroom. Judith mentioned capacity comparison. Heidi reiterated the need for information for voters. David said the committee should compare and contrast the two buildings and costs.

B. Interior and Exterior Sub-committee Report

Caroline said the sub-committee put out RFP's. Chris Kennedy told Caroline it would be hard to have an estimate by January 15th. Said instead put out RFQ. The firms contacted include MA+KE, SMP, Bandwell, and Anzio Associates. Caroline will schedule interviews with the firms. Two one night, and two another night. Their deadline is October 8th. Caroline said time is of the essence if we are to meet the January 15th deadline. Heidi Stated that the Committee should review the proposals before meeting with the firms. Larry thought we should start with the four proposals meet again and choose who we want to meet with. Send all four to the committee and meet and discuss them in two weeks. Caroline said she would rather do it quicker than two weeks. She would have the proposals by the 8th and give the groups

until Thursday the 14th. David said the Committee should interview all. When asked about timing Caroline said that this is big for the firms. They will come whenever we ask them to.

Caroline referenced the report from engineer Miles Stetson of Engineering Ventures. (See report) Heidi asked if the books could only be stored in the hatched area above the slab. Caroline said the children's area could store books on shorter shelves. Larry pointed out that the engineers report showed that no books could be stored above the basement. Heidi asked what could be stored in areas above the basement. Caroline responded that her husband, Peter, told her that steel I beams could be added to increase the load in areas above the basement. Susan noted that to add windows the architect will need to re-enforce the wall. Heidi asked for clarification on book storage. Kathi said the entire building can handle 60lb/ft² load. David said stacks require 150lb/ft². Caroline said that the Interior/Exterior sub-committee will construct a question for the engineer. David said that he had wanted a structural analysis. Caroline said that there may need to be some structural work done when we know what we want.

C. Fire and Safety Report

Larry said he should have a report by next meeting. Caroline said that architects handle fire and safety code. Larry reported that final say comes from the Fire Marshall and Fire Chief. We should involve them first so that we have an idea of how to move forward. Caroline said that architects work with local officials. Heidi thought that free advice from the Fire Marshall was wise. Susan mentioned that there may have to be a firewall between the apartments and the rest of the building. Colleen said if there is an issue with the upstairs apartment that maybe it can be rented as an office to a lawyer.

D. Open Forum

Kathi said open forum will happen between November and December.

5. Other Business

Caroline discussed developing a budget for increased library hours. Kathi can do salary and phone costs. Colleen can provide utility costs from store. Kathi said lighting changes might reduce costs.

Colleen would like to invite a Committee member to Friends of the Library. The Friends want to help the Library regardless of which building it inhabits. She is confident she can get pledges and donations.

There was discussion of the next meeting date. Larry will get back to Caroline with available dates. Caroline wants to move forward. Colleen expressed her gratitude for the efforts of the committee.

Heidi moved, Caroline seconded, to adjourn. The motion passed.

Adjourned at 7:49 pm

Respectfully submitted,

Dillon Gallagher