

**ROCKPORT SELECT BOARD
MEETING MINUTES
MONDAY JULY 18, 2016
7:00 P.M.
ROCKPORT OPERA HOUSE**

Present: Chair William (Bill) Chapman, Vice-Chair Kenneth McKinley, Geoffrey Parker, and Owen Casas. Brendan Riordan was absent. Also present: Richard C. Bates, Town Manager, Ben Blackmon, Library Director, Ann Filley, Chair Library Committee and Jan Rosenbaum, Chair Ad Hoc Library Planning Committee and members of the public.

I. CALL MEETING TO ORDER – Bill Chapman, Chair called the meeting to order at 7:10 a.m.

II. AD HOC LIBRARY PLANNING COMMITTEE PRESENTATION

Jan – this presentation is to bring the public up to speed on where we are with the plans for a new library. We have a slide presentation to show you. Please note that anything that I say as fact is fact. The rest is my own opinion. In December the Select Board chartered us with a mandate to find an architect, to get a design, goals of what the library should look like using the present site, the park or a combination of both. Eleven architects applied to our advertisement and six were chosen to make a presentation to us. Reed and Company was chosen and here is the progress report. The floor plan doesn't really mean anything until people let us know what they think about it. For the past seven months we have been meeting with the architects frequently and held meetings with focus groups. There are three key areas – the site, the building interior and the building exterior. The existing site is the appropriate site. We have paid attention to the approaches, the corridor will be reworked, and there will be a pickup and drop off site. The front entrance will be on Limerock Street, there will be a children's garden, the monuments will be brought forward up front, the crosswalks have been changed and the island will disappear. Russell Avenue will be slightly narrower, Limerock will be one way and parking will be available on both streets creating a calm entrance. We have not talked to the neighbors yet.

There are things to come. The building and location does not depend on the rerouting of Limerock Street. Union Street is a State road. The interior footprint will be 4,500 sq. ft, which is a larger footprint and it will be built further away from the neighbors and the setbacks. It will be a two story building with the upper level coming in on Limerock Street. The bottom level will be the children's area and for young adults. It will open to the garden. It will be soundproof, but visible. In the lower area we will be able to host movies with about thirty seats or it could be a reading area. It will be very flexible. For the collection on the upper level, the stacks will be five feet tall. There will be no need to expand for at least twenty years. We are in good shape for a long time.

The exterior shows that the roof is almost flat, and has decking with plants. Movies could be shown from here. The elevator will go to the roof. Further expansion of 2,300

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square feet to the roof is available without impacting the roof patio and could be used to be a third story. It will have a steel canopy open to the elements. Another option is to have a regular roof. The exterior is still open for discussion. It will be brick and clapboard. The building speaks of strength, it is vintage residential and the roof adds an ambiance.

The cost for the building, site work and furnishings will be under \$4 million. The road redesign will cost \$303,500. There will be a cost of \$121,500 for improvements to Memorial Park. The approximate cost for all of the work would be \$4,480,000. What this means to an average taxpayer is if the bond is for \$1 million it would be \$18.00 a year and if the bond is \$4 million it would be \$72.00 more a year on their annual taxes.

I have been blessed with the best committee to work with. They are smart, hard workers with great integrity.

Owen – the parking on Limerock Street is that only for library patrons?

Jan – I would think that it would be during library business hours, but that others could park there when it is closed.

Bill – we will need signage for the handicapped and some spots designated for 15 minute drop offs.

Rick – the design is by making the street one way, it will feel like you are driving into the library area. It would be safer than it is now.

Bill – it doesn't show any parking on the opposite side of Union Street.

Jan – we do not want to encourage people to park there.

Geoff – at the meeting Wednesday, will you be presenting both the roof deck and the enclosed roof?

Jan – yes. It changes the look from more civic to less civic.

Geoff – will patrons be watching movies outside?

Ben – yes under the roof (decking).

Ken – the roof deck is an option? Has the committee seen any further renderings?

Jan – yes the deck is an option and no to your other question.

Ken – questioned the chimney?

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Jan – this is where the elevator shaft will be. The piston is necessary for either two or three floors.

Geoff – if we have to use the roof space and have to take of the roofing in twenty years, what is the projected cost?

Jan – it would disrupt the library services and they would have to close during any construction.

Rick – we would also have to build a staircase.

Owen – what would be the additional maintenance cost to decking on the roof versus closed?

Jan – I don't have the answer to that question. The decking will be a marker for the Rockport Library. It should be a substantial building. Clapboard does not last like brick will.

Bill – what would the cost of all brick be?

Jan – I am sure that the architect could give us a figure on that. The brick is actually red brick that has been lime washed.

Rick – we are trying to blend a residential area with the municipal area.

Owen – the space is being very flexible, the reading space, nonfiction area, the fiction area and the children's space.

Jan – no space is wasted. All of the walls can be moved, the stacks can be moved as they are on wheels and the chairs are flexible and stackable.

Ken – Wednesday night, I would suggest that you toggle back and forth with the slides of the roof deck and the regular roof.

Owen – Ben has been involved with the whole process and I wonder if you are comfortable with the design.

Ben – yes. With the two story as presented, we shouldn't need more staff. We will have additional safety features and room for growth. I am very excited about it.

Charlton Ames – is in charge of the fund raising. Eliza Haselton and Joan Welch is helping him with that project. There are three basic goals for a successful campaign. The first one is that it is an "important" project which is the library. The second one is that it has to be an "exciting" project. Dick Reed is the most capable library architect in the State of Maine. There is no better person in my opinion. The third one is that the citizens have to want to have this library. Support for the bond is fundamental. It is the basic ingredient for success.

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Joan – the funds will be coming in over time, three to five years. We will not receive all of the donations all at once. We will have some pledges up front. This is a Capital Campaign.

Bill – when will you have the pledges?

Charlton – it is going to take a lot of good hard work.

Joan – it will take some time. It could be as much as five years. Having a concrete plan is a big step in the process. You need a good strong bond start.

Geoff – is there anything about our time table? Is it compelling to have a vote in November or should we wait until June?

Charlton – if we promote the bond we will be okay. The Select Board, Library Committee, the Ad Hoc Committee and Campaign Committee has to be behind this bond. We have to get to work. The big question is who will be promoting the bond?

Bill – we need a plan to push the information to the public and to knock on doors and speak to the residents.

Joan – the citizens are not fully informed, yet.

Ken – the final report is due in August. Will we have enough time to inform the public or should we wait until June?

Ben – it is my personal feeling that no we should not wait. Turn out will be the best in November. We have momentum now. If we don't go the voters in November, I see it as a setback. I think that people are excited about the project.

Bill – what is the result of a negative vote? Then what?

Geoff – Likewise, if it goes down, the question will be, “Is it the money, the design or that the residents just don't want a new library?”

Owen – between now and November we have to prep for the bond vote.

Charlton – we need a donor database. It is important what it will cost the residents. A group of volunteers need to go out to get the money.

Rick – when should this be done, before the bond or later?

Charlton – now.

Rick – Brendan wants to know the total percentage that should be raised by donation versus the amount of the bond or public funds?

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Charlton – we are thinking that it should be one half or 50-50. We haven't come up with a firm recommendation.

Owen – it should be a bond not to exceed \$3 million and you should raise the rest. How much should it be for?

Rick – it has to be less than what you get for funding.

Bill – We should know by August 8th to be able to get it on the ballot.

Rick – the road construction may qualify for some state funding. There may be grant money available. The intersection change will benefit us all. We may want to pull out the cost for the road construction.

Bill – we need to know if we can use TIF monies for the demolition and maybe the road work.

Owen – we need to know specifically what grants there may be.

Rick – Will Gartley has been talking to DOT for the last few months.

Ken – the library can be built without the road reconstruction.

Ben – we will need the two stairwells or it would be frowned upon us using the deck space without it.

Eliza Haselton – what about the inconvenience to the neighbors?

Jan – we have not talked to them yet.

Bill – the roads and sidewalks will be done last.

Jan – Limerock Street will be a little narrower and there will be 15 new spaces for parking.

Geoff - a Clerk of the Works would be a very valuable person to have.

Jan – we could definitely hire one.

Helen Shaw – have the terms of the clapboards having problems with mold been taken into account?

Rick and Jan – yes they have been. We will put brick around the back of the building.

Rick – is it included in the fees? Brendan doesn't have any more questions.

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Geoff – the cost for a “construction manager” is included in the line of \$350,000 which is administrative costs.

Bill – thank you all. You have been very helpful.

Jan – what more would you like to know by August the 8th?

Ken – public input, how is it being received and how do they want to move forward.

Jan – often when the building goes away they prefer it that way.

Ken – do we want to redo that intersection regardless if we have the new library or not?

Owen – we need to get a grant now.

Rick – since there is a Construction Manager there is no need for a Clerk of the Works. They are basically the same thing.

III. COMMENTS FROM THE PUBLIC

IV. ADJOURNMENT

Kenneth McKinley moved to adjourn the meeting at 8:45 a.m. Geoffrey Parker seconded the motion. VOTE: 4 FOR – 0 OPPOSED

Respectfully submitted,

LINDA M. GREENLAW
TOWN CLERK as RECORDING SECRETARY