I. CALL MEETING TO ORDER – Ken McKinley, Chair called the meeting to order at 7:00 p.m. on a snowy evening.

II. PUBLIC COMMENT

Ken – I have outlined that we should give each person 2 minutes to speak and that the total time for public comment will not exceed 40 minutes. I am asking the Board if they agree with this as it is your decision.

Owen – since there are only fourteen people here that would be twenty-eight minutes total.

The Board agreed to those terms and that if after everyone had an opportunity to speak, a person could speak again if they wanted to.

Bill Freeman – “it seems like we have been here ten years on this subject. “No, maybe five years.” It has been voted on twice to have the location at 1 Limerock. Not long ago, about 11:30 at night with about five of us left in the room the previous Board made a decision 4 – 1 for 1 Limerock Street. The reason being that the RES site would be a multi-year process. One of the reasons by two of you was that we need to stop renting and make a decision on what to do with the RES property.

III. ROCKPORT PUBLIC LIBRARY – WHAT HAS BEEN DECIDED

a. Total budget: no more than $3 million (SB vote at meeting of 11/13/17)

b. Budget to be funded by 50/50 mix of public/private funds (SB vote at meeting of 11/13/17)

c. Reed and Associates has withdrawn as project architect (November 2017)

d. 1 Limerock Street site selected (prior SB vote spring 2017)

Ken – at the last meeting it was voted on to have a budget of no more than 3 million dollars and a mix of 50/50 (bond and donations).
Owen – we would not release any funds until we have a certain percentage of funds raised.

Mark - a total of 3 million is to be budgeted and a clear contingency fund should be built in so we don’t go over that amount.

Ken – usually the contingency is built into the budget.

Doug – if we receive private funding from fundraising does the amount for the bond go down?

Ken – if that happens then I would suggest that a significant amount of the bond would go back to the taxpayers and would be a possible enhancement to the project.

Doug – the survey was for the project to cost no more than 3 million dollars.

Owen – in the prior plan there was going to be substantial work done to the intersection. Is that part of the conversation?

Ken – we need to keep the two projects separate. It is a MDOT issue. It would be wise to have as parallel tracks.

Tom – I know that there were a number of conversations on determining the site, but would like to know how that decision was reached? Point one is my concern that in November of 2014, from what I have heard from the community the vote was defeated. I am asking for some history.

Ken – In November of 2014, there was a question to primarily consider the former RES site (Article 9) and another question (Article 8) if residents wanted a new library. Both articles failed. Because of serious safety issues, it was decided to move to a temporary location. The current building was not structurally sound. I like to listen to the voters so it changed my mind after we had a vote and they said “no to a new library and not at RES.” At my second term for election, I asked voters if they had changed their mind and they said that they had not. I asked many times and felt that the populous had not changed their mind.

Tom – it helps a lot to have the information. I have no doubt that it was all thoughtfully done for the best results.

Owen – sometimes we don’t like a decision. I think that you have to heavily weigh above and beyond the fact that the voters had not changed their mind.

Ken – Reed has withdrawn as our architect. 1 Limerock was voted on by the previous Board and that vote has not been rescinded

IV. ROCKPORT PUBLIC LIBRARY – HOW TO MOVE FORWARD

a. Role of Select Board and Library Committee
Ken – previously we had an ad hoc committee. The November 2016 vote for a 4 million dollar library at 1 Limerock was defeated by nine votes. It is the town that owns the building and the Select Board that needs to supply a library for the voters to vote on.

Ann – Ben and the Library Committee thinks that their role intertwines with the architect. The Select Board has a strong responsibility to the voters.

Doug – the Select Board has ownership of the building and then the librarian and the committee has ownership of the programs. Ken summed it up well. I see it as a partnership.

Tom – Ben do you feel strongly for a one floor building?

Ben – I am pushing for a way to get the most bang for our buck. I can be swayed either way. It is whatever works best for the flow of the building.

Owen – it has more to do with floor space and not hallways, stairwells or an elevator. Reed sent him a copy of the flow of the building and then it was sent to the committee. They set the interior first and then the outside of the building.

Ken – that could have been the way Reed worked. I see this as a partnership.

Ann - I would like to remind you that in August of 2015 we had a conceptional engineering study done by Gartley. In February of 2016 we had a geo engineering study with borings and probes at Memorial Park. Keep in mind space. We need to take out the intersection portion for now. Also keep in mind that parking is still an issue.

b. Discussion regarding site

Ken – earlier this year we heard from a panel of experts. According to the contractors, we would be able to build on either site. The Planners felt that the RES site is larger than what we need and that there is a value to keep the library at 1 Limerock Street. So I decided that it is in our best interest to stay at 1 Limerock Street. It was not an easy decision. It is important that the survey results showed that 74% feel that this is important to the community, and they want to spend no more than $3 million dollars. They were pretty evenly divided on the site. The survey was a 50-50 shot. I still support 1 Limerock Street and feel that it is in the best interest of the Town. I think that is what the citizens want and that they will support it.

Owen – on the process of 1 Limerock versus RES, some people didn’t think that we gave it an even process. They felt that there were some flaws and felt that we only did a fair job. There are benefits on both sites and some deficiencies on both. Again they felt that the process was flawed. We have had three long meetings on deciding the location.

Mark – I respect the vote for 1 Limerock. The survey results are very hopeful. I lean to 1 Limerock.
Tom – I am not concerned about the location. My perspective has been that the process has been pretentious. I feel that the Board has done their best. After the survey, it is almost impossible to feel that it will be defeated because of the location if we stick to the present site. We have an unconventional situation. We should have three choices on the ballot. I think that it will help make the Town move forward.

Mark – by the time we do that it will take years and some of us will no longer be on the Board.

Owen – we have to have a total design of the total property.

Doug – Tom does raise an interesting question. When we do make a decision on the site, we need to move forward with a positive attitude. Personally I am willing to take a chance on defeat and putting the question to the voters. If the Library Committee and the Select Board are happy with the process and sells it to the voters, then we can do it. I do have a personal bias on the site. My decision was solidified before my election. A panel of independent planners felt 1 Limerock Street was right as well as the Town Manager and the Town Planners felt that it is preferable.

Ken – I would like to address a three pronged vote. I am concerned that we would not get a majority for any of the questions. I have come to learn that bond counsel feels that it would be a problem. If one of the choices received less than 50% of the voters, it may be a problem. We would need another vote after that vote.

Tom – on the ballot, we could have one non-binding question and one regular question.

Rick – there are two problems with multiple choice questions. It is really difficult to know what the voters want. Town counsel advised against it and the Bond Bank will not agree to it.

Tom – again, you could have a binding article to approve the budget portion and a non-binding question on the site. The Select Board would then make that decision for the site based on the non-binding question results.

Ken – I fear that we will get results as the survey has predicted. It will make it difficult to get funding. As the Select Board, we need to put forth what is the best proposal. The design needs to “hit it out of the park.” We won’t convert everyone. A building that it “expandable is key.” We need to come up with a proposal. In the survey 33% said “no”, 19% said RES and 19% said 1 Limerock.

Doug – when we make a decision we need to show leadership with all of the Select Board and the Library Committee.

Ben – I applaud you all. We need to be about having the best library and services and not the location. We need to move past that. “It is about what we do and not the location. Some days, it is difficult when all you hear is about the location. We should work together to build a beautiful library.”
Tom - I would ask that everyone consider a multiple question. What has been in the past has not been successful. I want it to be successful.

Mark – does anyone in the audience want to say anything?

Bonnie Gibbons – “please make a decision and get everyone behind you.”

David Barry – in his view no one has considered the financial impact of the sites. 1 Limerock will cost more money or less than what we get for revenue for developing the RES site.

Owen – what we attempted to do with the survey was very much a citizen process. The unconventional thing was to take the bull by the horns.

Tom – I am not advocating that we don’t take a leadership role. In general before an election, people don’t give it much thought until about a month before. I don’t want to prolong this process, I just feel that a three pronged or two tiered question is best.

Bill Freeman – I have kept a tally on how much money we have spent during the last five years. We are paying “$35,000 a year for rent.” Last time the Board did not go out and campaign. We were pushing and working as hard as we could. The past month, I have spent long hours talking to voters.

Ken – we didn’t do a good job. The process may have been imperfect. All I can say is “I think we have done the best that we could.”

**Douglas Cole moved that the current Select Board reaffirm and independently support the February 2017 vote of the Select Board designating 1 Limerock Street as the site for the future library construction. Mark Kelley seconded the motion. VOTE: 4 FOR – 1 OPPOSED (Gray)**

   c. Determine procedure to select a new architect for the project

Ken – we have four architects that have expressed an interest in the project. We should look at the previous livestream interviews (six hours) to help us make a decision. We will decide at our next meeting. Steve Smith was the manager’s second choice.

Doug – I have looked at the livestream and feel that they are all qualified candidates. One thing that impressed me was that people in the audience were clapping for Steve Smith. Steve has done a lot of work with Gartley & Dorsky. I hate to see this process dragged out and am prepared to make a decision.

Mark - the Town Manager informed us that Dick Reed was the first choice and that Steve Smith was the second choice. I am ready to go with it based on a recommendation from the Town Manager.

Ken – I feel that we would be doing a disservice without looking at the livestream interviews.
Owen and Tom agreed.

Ann –served on the ad hoc building committee and personally thought that Steve was good according to the concept he presented. Thinks that if you haven’t seen the interviews you really should, but fast forward to get to the more interesting parts of the interviews. She feels confident in what their decision will be.

Ken – I like Steve and feel that he can do a terrific job. I feel that we would be shirking our duty if we didn’t watch the interviews.

Ben – it was pretty clear who the two top candidates were.

Board decided to meet next Monday the 18th at 7:00 p.m.

d. Preliminary thoughts regarding fund raising efforts

Ann – make sure that you are working towards a plan. I look forward to working with Ben and we will see what grants may be available. The capital campaign should be put together.

Doug – I will put Bill Leone on the spot and ask his opinion on fund raising.

Bill Leone – the first thing is that you will need a very good product to sell. People really want to see what they are buying into. Donors are visual and they need to be wowed. I think now that you have chosen 1 Limerock, it will be very helpful and make it easy to sell. It is a new project with a one-time donation or maybe over a period of time. You need a professional fundraiser. You have to have some very substantial people in town who want to donate money. What you need is donor of $100,000 or $50,000 not just $50 or $100 donations.

Pat Messler – everything Bill said is on target. It takes time and is important that you hire a professional.

Bill – they need to be very well organized.

Ken – a professional fundraiser has the whip. They have to have a team to go get the money.

Ann – we will work with Jamie to see if there are any grants available.

Ken - I am willing to ask Charlton.

Ben – I don’t believe that it should be a town’s person.

Ken – I will reach out to him for some suggestions.

Richard Anderson – five or six years ago we went and saw Tom Putman. You will need a point person from the building committee on the fundraising committee.
e. Preliminary thoughts on advertising/marketing effects

Ken – we need a citizen’s informational committee.

Rick – there are a bunch of firms that we could look at.

Doug – we need a professional. Do you think that we can do it tonight?

Ann – you ought to make a decision on tearing down the library and put up a sign “Home of the Future Library.”

Owen – that is a future agenda item.

Ken – “point well made.”

Owen – I am not opposed in spending a modest fee informing the residents, but we would not use taxpayer dollars to advocate a new library.

Select Board – it is not a campaign to pass or fail, but to inform the residents of what is happening. We should not spend money on it, we can put a recommendation on it and then put out a letter of support. We cannot spend money on a campaign. We need to get out there and promote a new library.

V. ROCKPORT PUBLIC LIBRARY – NEXT STEPS


Tom – it should be a “June vote.”

The Board agreed.

Ken – “keeping our feet to the fire.”

b. Discuss general time line to accomplish goal in “a”

We need to make a selection of an architect and get ready to go to the voters.

Ben – we should meet with them and we should promote a new library.

c. Schedule next workshop or meeting

Monday, the 18th at 7:00 p.m.

d. Schedule any subsequent meetings or workshops

Ken – we should meet every couple of weeks. “Plan on seeing a lot of each other.”
Ben – just a heads up, but the ad hoc committee met one time a week.

Doug – I will be a liaison.

Ken – we should be ready to make a selection by next week. Some of the meetings will be workshops.

Ben – the location and funds have already been discussed.

Owen – we have Ben. We worked on it at the last meeting.

ADJOURNMENT

Owen Casas moved to adjourn the meeting at 8:55 p.m. Mark Kelley seconded the motion. VOTE: 5 FOR – 0 OPPOSED

Respectfully submitted,

LINDA M. GREENLAW
TOWN CLERK as RECORDING SECRETARY