

**Peterborough Library Trustee and Budget Committee Meeting**  
**January 31, 2018**  
**6 – 7 PM**

**Attending:**

**Trustees:** Marcia Patten, Laura Hanson, Jeanie West, Ron Bowman & Karen Struthers

**Budget Committee:** Roland Patten, Bob Hanson, Ed Henault, Carl Mabbs-Zeno, Mandy Sliver

**1833 Society:** Audrey White & Tina Kriebel

Nicole McStay (Assistant Town Manager) & Corinne Chronopoulos (Library Director)

Corinne opened the meeting by thanking the Budget Committee for attending this special meeting and explained that in preparation for the town's budget meeting scheduled for February 13, the library was seeking feedback from the committee about their expectations and the depth of information that the committee needs for their deliberations.

She reviewed the deficiencies of the building and offered a project history going back to 2004. Recognizing the serious problems of the building, the town's CIP budgeted \$2.6 million in 2006 for a library renovation that never happened. She cited the team of volunteer consultants who have been offering advice to the 1833 Society building committee.

Corinne presented the details of the \$8.5 million budget, including construction and soft costs. The architects have completed 75% of the final construction documents which will enable the library to have a Gross Maximum Price by Town Meeting. She also reviewed the money raised to date with information on dollars pledged vs. money "in-hand." She talked about the 1833 Society's preparation to date, from the purchase of the FairPoint land to the final conceptual design. To illustrate the project is "resident driven," she told the committee that 10,852 volunteer hours had been tallied which translates to an "in kind" investment of \$260,448.

After Corinne's presentation, the meeting was opened to questions from the committee. Ed Henault asked "What happens if the bond doesn't pass?" Corinne responded that the campaign committee has discussed this possibility and that it will depend on how many votes it loses by. If it's a small margin, then the 1833 Society would request that it be put on the ballot in 2019.

There was a question about the cost estimate for fixing the deficiencies, such as a new heating and fire system, windows, roof, etc. Corinne asked Harvey Construction, the library's construction manager, for cost estimates and it totals approximately \$1 million.

A question was asked about the tax impact of the bond. Nicole said that the town is working on a S&P bond rating which they should have soon. She said it is a high priority for the town and the goal is to have the tax impact before the deliberative session in April. The town meeting is scheduled for May 9<sup>th</sup> at 6 pm. In March the town will decide the order of the Warrant Articles.

Ed asked what the library will do for parking when large events are held. Corinne said the parking lot will remain about the same size which is adequate for day-to-day traffic. If additional parking is

needed, the library has agreements with the Concord Street churches to use their parking lots, including the new Episcopal Church parking lot. The community parking lot and other downtown parking lots are also available and street parking is available on Concord Street.

Discussion about rental revenue. Corinne estimates that the revenue from the new library would be about 50% more than the current revenue or about \$19,000 a year.

Question about additional staffing. Corinne has done some staff modeling for the new building and feels they wouldn't need an increase in staffing.

Bob asked about the temporary move. Corinne has toured EMS and the Guernsey Building. She's very enthusiastic about the space at the Guernsey Building, easy access, and the downtown location. She's also going to look at the SDE building. As far as the actual move, she would hire a professional library mover for the collection and get local help for the furniture. She plans to put the collection move out to bid.

Adjourned: 7:00 pm

Respectfully submitted, Laura Hanson