

**TOWN OF PETERBOROUGH
CAPITAL IMPROVEMENTS COMMITTEE**

**3:00 P.M. Tuesday
October 17, 2017**

MINUTES

Present: Roland Patten, Kim Rode, James Kelly, Leandra MacDonald, Bob Hanson, Alan Zeller, Johnathan Ericson and Carl Mabbs-Zeno

Also Present: Peter Throop, Director, and Laura Norton, Administrative Assistant, Office of Community Development.

Chair Hanson (Mr. Hanson) “Good afternoon” said Mr. Hanson as he called the meeting to order at 3:00 p.m. and introduced the members and staff.

Library Director Corinne Chronopoulos introduced James Brennan from Harvey Construction, Library Trustees Ron Bowman, Audrey White and Marcia Patten and the 1833 Society’s Ronnie MacIntyre. She also briefly mentioned the Building Committee and Advisors that have been involved emphasizing “we do not work in a vacuum.”

Ms. Chronopoulos told the members their goal was to become the center for literacy and learning as well as a supporter of economic development and a hub for community engagement.

She read a quote she thought suited their quest: “an updated, functional, and usable public library is an unmatched community resource.”

Ms. Chronopoulos reviewed the potential for economic impacts of using the Library as a venue as she pointed out the meeting rooms (one large, two small) with catering capabilities.

She reported that in 2016 “43 non-profit groups rented meeting space a total of 167 times” and reviewed the potential for increased revenues with an increase in their meeting space and quality. A brief discussion on rental rates and how they compared to similar meeting spaces followed.

Ms. Chronopoulos described specific areas of the new Library (including dedicated areas for children and families with lower stacks and appropriate site views and

teen gatherings), restoration of the reference room and the importance of preserving the historic elements of the structure. Her PowerPoint presentation showed examples of interior and exterior elevations (the exterior elevations showing respect to the residential zone the Library is located in) giving the members a good idea of what the Library will look like.

Ms. Chronopoulos then addressed accessibility “by the year 2020 twenty percent of our population will be over 65 (years of age), we have an aging population” she said adding “accessibility can no longer be overlooked.”

Mas. Chronopoulos continued with a review of the systems that were inefficient or no longer in compliance with code (fire alarm, electrical, heating and ventilation) followed by a review of what has been accomplished since the creation of their Master Plan in 2004 to present (energy study, 1833 Society created, community forums, capital campaign planning, pre-design services and beginning of capital campaign quiet phase and finally the submission of the schematic design by Ann Beha Architects to the Capital Improvement Program). She noted the hundreds of volunteer hours already committed and monies spent for architectural fees for pre-design and schematics (\$270,000), the purchase of the former FairPoint land (\$75,000) and the capital campaign expenses (\$200,000).

Ms. Chronopoulos concluded with a review of grants received (including a one million dollar challenge gift (match) when the campaign reaches 80% of their goal) as well as grants that will be applied for (Community Development Finance Authority (CDFA) and Land and Community Heritage Investment Program (LCHIP). She also gave a brief project timeline with demolition and construction slated for the summer – fall of 2018 with a grand opening in the winter - spring of 2020.

Ms. MacDonald asked about the construction of the Main Street Bridge with Ms. Chronopoulos reiterating the changes in the construction schedule of the bridge and the only potential interference would be the temporary pedestrian bridge. When Ms. MacDonald asked about the FairPoint lot that was purchased Ms. Chronopoulos noted the garage would be demolished to make room for enhanced parking flow.

Mr. Hanson asked about their temporary construction quarters with Ms. Chronopoulos replying “it will be a 45 Main Street, “which is good, it is still right downtown.”

Mr. Kelly asked about the status of the 5.5 million dollars the Library intended to raise. Ms. Chronopoulos noted they have raised 2.3 million in private fundraising. “A lot of hard work and lots of campaign activity happening” she said. Mr. Rode asked about heating the building with Ms. Chronopoulos replying “biomass, we will be using bio-chips at this point as they can be used in the pellet boiler to do the cooling as well.”

Mr. Kelly asked if there was a current income/expense chart for the current Library and what was expected from the new Library. Ms. Chronopoulos noted they had recently finished design development for energy loads and cost of running the building and added “we will be able to staff the building with the current staffing.” She also noted the reports she had mentioned earlier as well as a video on their website and a newsletter that is published for public outreach. “You can never do too much outreach” she said.

A brief discussion about the bond followed with Ms. Chronopoulos noting the bond would be voted on at the May 2018 Town Meeting. When Mr. Kelly asked if receiving the bond was contingent on the Library raising 5.5 million dollars Ms. Chronopoulos replied “well certainly the closer we get to the 5.5 million before town meeting the more successful we will be.” She also reiterated the public/private partnership with several participants making their donation contingent on the town’s financial participation.

In closing, Ms. MacDonald asked what sort of consequence would be faced if some sort of disaster were to postpone the bond. Ms. Chronopoulos replied “obviously project costs would be higher and many of the “shovel ready” grant opportunities would be lost. Ms. Chronopoulos also noted more importantly she worried the momentum may be lost. “Volunteers have already been working on this for two years” she said.

Mr. Hanson thanks Ms. Chronopoulos for coming in and asked Mr. Throop to email the PowerPoint presentation and the Library’s website link to the members for further review.

Mr. Throop told the members the DPW had removed the construction of a shed for storing equipment in FY 2020 “so a half million dollars had been taken off the spreadsheet” he said.

Minutes:

A motion was made/seconded (Kelly/Rode) to approve the Minutes of October 10, 2017 with all in favor.

Other Business:

None

Next Meeting:

Tuesday, October 24 at 3:00 p.m. at the Fire Station

The meeting adjourned at 4:00 p.m.

Respectfully submitted,

Laura Norton
Administrative Assistant