

Community Center/Library Committee
Meeting Minutes for Tuesday, September 27, 2022

Mike called the meeting to order at 5:01 p.m. upstairs in the Town Hall.

Members present were Mike, Paul, Rich, Roger, and Audrey. Attending the meeting by virtual video were John, Will Hess (Sitework Engineer), Peter Stewart (Architect), and Bryant Lehr (Construction Manager).

The first order of business was a discussion with Will who had revised plans for the project site. The good news was that we will not need an Alteration of Terrain Permit (AOT) which, if had been necessary, would have added considerably to the cost and would have delayed the start date. The septic has been moved to the north east corner of the lot and the stone walls on the west and north side of the lot have been pushed out to allow for more snow storage in the winter. After a discussion it was also decided to lower the 12' wall in that location so as to allow snow to be pushed over it and down the bank in the winter if necessary. The water well has been moved between the utility box and the building where it will not only be secure but hidden. Dig Safe will be on site to mark underground power in the next week. Projected asphalt will be 12" of crushed bank run, topped with 6" of crushed gravel, then 2" of binder topped with 1" of finish. Mr. Hess will be meeting with Department of Transportation (DOT) on site Thursday morning, committee members were invited to join. The Hess plan will include grading, site work, and utility conceptual drawings and will be submitted to the Architect by Friday., October 14, 2022. He will share plans with Bryant (CCI Construction Manager) then cost analysis and building design will progress. Hess left the meeting at 5:20 p.m.

Discussion with Peter (Architect) ensued. He agreed with the date on which Hess will have plans finished and submitted. Mike requested that he join our Monday, October 3rd meeting virtually for a discussion with Jennifer LaRoche representing the Library Trustees regarding redesign ideas the Trustees have for the library. At that meeting we will also discuss furnishings for the new building. A determination will have to be made as to whether those items be included in the project budget or whether the library will take on that project. The kitchen was mentioned and the architect will look to see if he has the plans the committee submitted for the final, smaller kitchen. If not, the kitchen designer will be contacted for a more detailed plan to include not only design but suggested equipment. Peter signed off the meeting at 5:32 p.m.

Further Committee discussion brought forward several items:

1. John: How will the project be divided financially? Cost analysis of the new construction vs moving the old fire station to the Public Safety Building site. Mike felt they would be two separate items under the same budget overseen by the Construction Manager. It will be an item for discussion at the Oct. 3rd committee meeting. John also asked Paul if we had heard from Misty at USDA regarding possible financing? Paul will contact her before the next meeting.
2. Roger: The fund-raising plan is still a few months out but he is organizing a committee. He is also concerned about the possible implications of the current Hebron-Bridgewater School District formula change this coming February which could mean up to a 40% increase in the Hebron Tax Rate. The general committee consensus was not to worry about possibilities but to move forward as planned.

3. Paul: Brought up the subject of fueling the new building. Should it be gas, oil, electric, or solar. We decided it would be discussed at the Oct. 3rd meeting.

A motion was made and seconded to adjourn the meeting and the committee unanimously voted to adjourn. The meeting adjourned at 5:50 p.m.

Respectfully submitted, Audrey Johnson, Secretary