

1. Call to Order & Seating of Members

The Chester Library Building Committee held a special meeting on Wednesday, December 3, 2014, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance were Denny Tovey, Bob Gorman, Pat Holloway, Ed Meehan, Lois Nadel, Peter Harding, Linda Fox and Dick Harrall. Others in attendance were Cary Hull, Drayton Fair and Kathy Bartels from LLB. Chairman Tovey called the meeting to order at 7:00 PM.

2. Approval of Previous Meeting Minutes

Motion by Nadel, second by Harrall, to approve October 22, 2014 Minutes as written. Unanimously approved. Motion Carried.

3. Discussion of next steps for library project and other North Quarter Park issues

Chairman Tovey noted the State Library Grant for \$1 million had been approved. Bob Gorman noted the Library Board of Trustees (LBOT) has invited a professional fund raiser to their next meeting. Tovey indicated this person would just discuss ways of raising money and answer questions.

Chairman Tovey noted at the last Building Committee (LBC) meeting there was discussion regarding "all" of North Quarter Park (NQP). Bob Gorman noted there are several projects going on in town and the only way is to group some of these together. He felt the Board of Selectmen (BOS) should come up with a way to approach all these projects. There was discussion regarding combining NQP and LBC. Meehan noted perhaps these could be combined with the design and cost phase.

Chairman Tovey asked what all the projects were. Ed Meehan gave a review of these projects. He noted the Master Plan for the Town Center was approved in July 2013 that included 5 phases. He reviewed Phase 1 in detail noting the scope of work has been reduced to be from Laurel Hill Cemetery to School Lane. Meehan reviewed two letters from the State OPM approving \$450,000 and reallocation of \$330,000. The Board of Finance has to approve the release of \$378,000 at its next meeting. Meehan noted another project is the Main Street Bridge Replacement being done by ConnDOT for \$3.3 million. The final design has not been done as there still remains rights-of-way issues with abutting neighbors and environmental permits to be obtained. The D.O.T. noted at the stakeholders meeting held November 17th that they have not applied yet for the

environmental permits and the project could be moved off until 2017 which may or may not be good for the town. Meehan reviewed the next phases which included from Simons to Maple & Main, Water Street/Route 148 to the Fire House and improvements to the Water Street and Maple Street parking lots. There was discussion regarding the intersection of Route 148 and Main Street and the Bridge project. Meehan noted the major cost of these projects is from Laurel Hill Cemetery to Middlesex Avenue and from Simons to Maple Street.

It was noted there was discussion at the last meeting about geo technical work and the survey. Meehan noted now that the Grant has been approved, he recommended going to Jacobson and asking for anything they have in their files as to environmental testing on the site and then go to the BOF to hire a geo tech consultant to do test borings and a civil engineer to evaluate grading.

There was discussion regarding combining the Library and North Quarter Park with the Main Street Project.

There was discussion regarding bonding. Meehan noted combining the Library and NQP makes sense and potentially could be a bonding package.

Meehan noted to start this project there should be some soil and geo tech information. Maybe \$20,000 should be spent in the next 90 days to make sure the soil is okay to put a building there. Then as the LBOT puts their budget together maybe \$200,000 for drawings, cost estimates and discuss what could be done for fund raising.

There was much discussion about how much to ask the Board of Finance for at this time. Meehan reviewed the process for requesting money – request goes from LBOT to the BOS to the BOF and then to Town Meeting. Tovey noted the money would cover test borings, survey and design. The scope of design would have to be defined – is it just the Library or Library, drainage, playscape and parking lot.

Motion was made by Holloway, second by Harrall, that this Committee recommend to the Library Board of Trustees they go to the Board of Selectmen and request they go to the Board of Finance requesting \$150,000 to do test borings, surveying and schematic design. Discussion followed. It was noted

architectural drawings have already been done. It was noted this money would be simply to get to the next phase in this project. Gorman suggested defining the scope of work. Drayton Fair reviewed what a schematic design would entail. There was discussion regarding the hiring of a construction manager and a geo tech person. Much discussion followed. **Vote on the motion – Unanimously Approved. Motion Carried.**

4. New Business – none.

5. Audience of Citizens – none.

6. Adjournment

There being no further business, the meeting adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown". The signature is written in black ink and is positioned below the text "Respectfully submitted,".

Judith R. Brown, Recording Secretary