

Chester Library Building Committee
Special Meeting, May 6, 2015
Page 1 of 5

1. Call to Order & Seating of Members

The Chester Library Building Committee held a Special Meeting on Wednesday, May 6, 2015, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance were Denny Tovey, Bob Gorman, Pat Holloway, Steven Tiezzi, Peter Harding, Terry Schreiber, Doreen Joslow, Linda Fox, Dick Harrall, Chuck Mueller, Lois Nadel and Ed Meehan. Chairman Tovey called the meeting to order at 6:00 PM.

2. Approval of Previous Meeting Minutes

Motion by Holloway, second by Gorman, to approve April 1, 2015 Minutes amended as follows -

- Page 1, Under 1. correct the spelling of Tovery to Tovey.
- Page 1, Under 1. and 3. correct the spelling of McDonald to McDonnell.
- Page 1, Under 3. paragraph 2, correct 2nd sentence to read, "He noted the North Quarter Park Master Plan Committee in the summer of 2014 looked at various sites and the Master Plan and there were various things that influenced them."
- Page 1, Under 3. paragraph 4, in 1st sentence correct the word "they" to "North Quarter Park Master Plan Committee in the summer of 2014."
- Page 1, Under 3. paragraph 6, change "Peter Harding" to "Dick Harrall".
- Page 2, Under 3. paragraph 10, change "the committee" to "the North Quarter Park Master Plan Committee."
- Page 2, Under 3. paragraph 11, replace the 1st sentence with "Steven Tiezzi noted the North Quarter Park Master Plan Committee in 2014 established a program for North Quarter Park and identified the relationships that should be addressed in the continuing study for the library."
- Page 2, Under 3. paragraph 11, add a new 2nd sentence, "The Committee felt there should be an ease of connection from the building to the parking lot and from the parking lot to the other park elements."
- Page 3, Under 3. paragraph 17, 1st sentence, change the word "they" to "Library Building Committee in 2014."

Unanimously Approved with Nadel abstaining. Motion

**Chester Library Building Committee
Special Meeting, May 6, 2015
Page 2 of 5**

Carried.

3. Update on environmental study

Chairman Tovey noted Drayton Fair would not be present tonight but he wanted to hold this meeting anyway to update everyone.

Tovey noted Drayton is now under contract. A number of test pits have been done and are being analyzed. Tovey noted in his conversations with Drayton he learned they have not found anything yet that would be considered contaminated or regulated, but the actual soil analysis has not been completed. They are using Environmental Compliance Services (Jeff Brown) to do the test pits which were done last Tuesday.

Dick Harrall noted he was present for the test pits and the individual doing them did not feel there were any soil issues that might be a problem. There were a couple of things where soils were a different color. In two of the pits there was rushing water which Dick thought might be a leak of some kind or some sort of spring.

Ed Meehan noted he saw the same observation as Dick Harrall. He noted there is a new water main and a force main in that area. There was a brief discussion as to where this water might possibly be coming from. The Water Company will be coming back to test the lines. Ed further noted he was present in 2001 when the previous pits were done and basically the same thing was found.

Chairman Tovey noted the report should be completed next week. It was noted if anything unexpected was found, it will be brought back to this Committee and probably the Board of Finance. Steven Tiezzi noted one figures out what is there and then designs around it most of the time.

The next step was discussed which would be to advise the Boards of Selectmen and Finance and then given the go ahead to Drayton Fair.

4. Fund Raising

Chairman Tovey noted Pat Holloway has graciously volunteered to head a fund raising campaign. Pat Holloway noted she met with

**Chester Library Building Committee
Special Meeting, May 6, 2015
Page 3 of 5**

the Library Board of Trustees (LBOT) recently and discussed some thoughts as to what should be done. One suggestion was to fund raise for furniture and equipment which is much easier to raise funds for. The use of a professional fund raiser was discussed with the LBOT.

Pat Holloway noted she will be contacting some people about fund raising in this area and maybe some foundations that might be a good source of help. The LBOT discussion also included a campaign of contacting businesses in the area as well as civic organizations and individuals.

Terry Schreiber noted the LBOT will take responsibility for fund raising rather than the LBC.

There was much discussion regarding various aspects of fund raising.

Doreen Joslow noted she would be interested in helping Pat Holloway with fund raising.

There was discussion about Drayton Fair having schematic plans for November. Chairman Tovey noted at the June 3rd meeting Drayton will have a PowerPoint presentation showing certain options. Tovey indicated the Committee should give Drayton some direction with at least 2 schemes for cost purposes.

Chairman Tovey noted Drayton told him a two story building would be more energy efficient and less impact on the site. Drayton will present all the pros and cons. Tovey once again reiterated Drayton should be given some direction at the end of the June 3rd meeting. Drayton is also working in collaboration with Mike Cegan.

Dick Harrall suggested Drayton be asked to prepare some type of flow chart.

Chairman Tovey noted he spoke to Drayton about a vote in November. Harrall again noted Drayton should be asked to supply the Committee with a flow chart of the deliverables and a time frame. He felt a conversation between the Chair and Drayton was of no value to the Committee. Linda Fox noted it

**Chester Library Building Committee
Special Meeting, May 6, 2015
Page 4 of 5**

is 5 months to November. The Committee would have to finalize things in those 5 months and there's a lot that has to be done in that time. Chairman Tovey noted from a design standpoint it won't take that long.

There was discussion regarding Committee meetings. Steven Tiezzi noted all meetings are public meetings open to the public. He didn't feel there should be specific public presentations until the Committee looked at 4 or 5 options and decided on one.

There was discussion regarding school regionalization.

Dick Harrall noted the public should be aware this is more than just a library, its a community building. Its integrated with the parking area and will answer a lot of things the Town needs.

The relationship of spaces within the building was discussed. Linda Fox noted its important to find out what the different groups of people want and how they want to use a community room.

It was agreed to wait until after the June 3rd meeting to decide on when the vote will be held.

Peter Harding noted he would like more guidance from the Boards of Selectmen and Finance relative to budget and how much the Town can afford. Further discussion ensued regarding the referendum, bonding and what the budget will be.

Steven Tiezzi noted the schematic design should be done, then a cost estimate and then the Committee can go from there.

5. New Business

Chairman Tovey noted Drayton Fair felt the Committee should start thinking about whether a construction manager should be hired to control costs, or whether Drayton should design it and bid it out to a contractor. This should be decided after the schematic design. Some members were in favor of a construction manager and some were not. This will be discussed further.

Dick Harrall noted the formation of subcommittees had been

**Chester Library Building Committee
Special Meeting, May 6, 2015
Page 5 of 5**

discussed in the past. Chairman Tovey noted that didn't seem to be well received at the last meeting, however, a fund raising committee has been started.

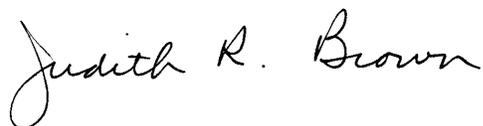
Chairman Tovey noted the Committee should be prepared to give Drayton Fair some direction at the end of the next meeting.

6. Audience of Citizens - none.

7. Adjournment

**Motion by Harrall, second by Gorman, to adjourn at 7:00 PM.
Unanimously Approved. Motion Carried.**

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 typed name.

Judith R. Brown, Recording Secretary