

**TOWN OF OLD ORCHARD BEACH
TOWN COUNCIL WORKSHOP
Wednesday, August 27, 2013
TOWN HALL CHAMBERS
6:30 p.m.**

A Town Council Workshop of the Old Orchard Beach Town Council was held on Wednesday, August 27, 2013. Chair O'Neill opened the meeting at 6:35 p.m.

The following were in attendance:

Vice Chair Bob Quinn
Council Kenneth Blow
Councilor Jay Kelley
Councilor Malorie Pastor
Councilor Roxanne Frenette
Assistant Town Manager V. Louise Reid

Absent: Interim Town Manager Robert Peabody, Jr.
Chair Shawn O'Neill
Councilor Joseph Thornton

The Workshop this evening is a discussion by members of the Library Board of Trustees and an update on the bond project for the building project relative to the Edith Belle Memorial Library. Attending from the Board were Lee Koenigs, Director; Mary Ann Kontros, Chair of the Board of Trustees; Neil Weinstein, Board member; and Doris Harris, Treasurer. A presentation was made by TFH Architects by David Merrill, Partner and Scott Teas, Project Manager. Also in attendance was Larry Mead, soon to be appointed Town Manager.

A Bond for the Library project was approved on November 8, 2011. The Board of Trustees asked the Town Council to put on the ballot for referendum a vote for a \$2 million dollar bond in order to double the size of the current Library. The question on the ballot authorized the issuance of bonds not to exceed \$2,000,000 and the acceptance of donations from the Old Orchard Beach Free Library Association and other sources for the construction of an addition to the Edith Belle Libby Memorial Library. Originally it was estimated that with an interest of 4% for a twenty-year maturity, the estimated costs of the bond issue were calculated to be:

Principal:	\$2,000,000
Interest:	833.753
Total Debt Service	2,833.753

It was calculated at the time (2011) that taxes would increase \$7 per \$100,000 on the values of homes and businesses. For example, a house valued at \$200,000, the taxpayer would see an increase of \$14.

When Edith Belle Libby Memorial Library opened its doors to the public in 1956, it was designed to serve a community of less than 4,000 people. Now, almost 60 years later, many things have changed. Old orchard Beach has almost tripled in size; technology has become a vital part of library services and the expectations and needs of library users have shifted dramatically. The renovations are to provide space for private study, testing and consultation; space for the growing media collection; space for technology including hardwired to the Internet and space away from reading areas for wireless users. Expansion will provide a large and cheerful children's room; a quiet reading area with comfortable seating; and more accessible shelving for books including a section of

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material for the visually impaired. Construction will be green and sustainable including low-E glazing throughout; geo-thermal heating/cooling system; light reflecting roof surface; water saving plumbing; and long life environmentally friendly building products. Residents have made it clear that the library is very important to them and that a strong library is vital to our community. Comments included historical information indicating that former Town Selectman, Frank H. Libby, left property and cash in his will for the express purpose of building and equipping a public library to be named in honor of his wife. As a result of the gift, the Edith Belle Libby Memorial Library (known as the Libby Library) opened its doors to the public in February of 1956 and was the first space specifically designed and built to provide library services to the Old Orchard Beach community.

The Library Director reminded the Council that no longer just a tourist destination, the Town has become a retirement choice for many and a bedroom community for those working in Portland, Kittery and even as far south as Boston. In addition, the Library staff provides multiple services to a summer populations numbering in the thousands. International Students depend on the library for contact with their families in other countries.

In December of 2005, the Library Trustees approved the formation of a Building Committee to explore the possibility of expanding the existing building. Committee members went on a fact finding visit to renovated and newly built libraries all over Maine and New England. Anne Larsen, Library Building Consultant from Hull, Mass, was hired to guide Committee members through the process of determining current and future needs. The need to activate that Building Committee again containing representatives of both the Town and the Library was mentioned several times in the discussions this evening.

The Library will include a cheerful Children's Room, wired for computers, with a story area overlooking a beautiful enclosed Reading Garden; a Periodical Area with space to display and store magazines and newspapers; Designated Computer Area including work space with power outlets, wireless laptop use, individual stations hardwired to the Internet and networked to printers that will provide all users access to digital information and distance-learning opportunities offered by colleges and universities; a Display Area for community news and events with space for cultural and local history exhibits; Shelving designed to house the collection now and well into the future; a Quiet Room for study, testing or private consultation; A new more open and expanded Maine Desk with efficient work space for staff; an Adult Reading Area with comfortable seating and views to Memorial Park; a Community room with space for library programs, events, and public meetings; A Room for Quiet Study providing space for adult study, tutoring, literacy support and tax assistance; Improved Lighting and Signage to ease navigation throughout the Library; Ample Parking including handicapped spots; and Covered Entrances and attractive Plantings creating a visually inviting and friendly atmosphere, reflecting the Library's commitment to serving our vibrant seaside community. Expansion will bring service to a larger population; accommodate a more diversified patronage; support increased circulation; sustain an expanding collection; augment available technology; enhance community programming; ease critical space needs; promote energy efficiency; and comply with ADA guidelines. A Book Shed to be provided by the Friends of the Libby Memorial Library is also planned to replace the one presently at the Library site and quite inefficient.

The Architect indicated that the 1950's era modernist building which was in high style in its day and which was carefully designed to meet the needs of the Library at the time of its construction, but which is no longer capable of comfortable meeting the archival,

spatial and utility requirements of the Library as it moves into the 21st Century. The building itself exists now much as it did on the day of its opening; a small, single-story community Library constructed to the standards of its day. A major upgrade of the existing building and a significant addition to expand the size of its facility are in order, and worthy of serious consideration of community leaders.

The library has a growing collection of more than 28,000 volumes of reading material. They also have video tapes, magazines, and books on tape, paperbacks, audio recordings, and other media. Public computer facilities are provided for library patrons with fast, broad-band access and wireless for laptop-toting visitors. The Library sees a heavy use on a seasonal basis. Use of the Library increases significantly during the summer months due to visiting tourists and international students.

During the evening emphasis was given to the need for the Library itself to raise funds for the Library expansion. It was suggested that people could give a gift in memory of a family member or friend; give a gift to honor a particular individual; and give a gift that reflects a special interest. Any gift designated for a special purpose will be named and recognized unless anonymity is requested. A cash gift or pledge; a corporate matching gift; a planned gift; or leave a lasting legacy by naming an area of the newly expanded library – a list of naming opportunities are available at the Library. There was the suggestion of naming opportunities such as Circulation Center; Children's Room; Entrance/Lobby Area; Reading Room; Reference/Technology Area; Community Room; Non-Fiction Room; Quiet Study Room; Book Stack Unit; Reading/Reference Table; Reading Garden; Fireplace in Reading Room; Story time Area; and Geothermal Wells. Discussion also included information on the parking considerations.

It was also discussed that the library had committed to contributing \$250,000 but Chair Quinn indicated that he was concerned that the funds had not been raised and was this "pie in the sky" thinking? Neil Weinstein said the Library had received negative publicity as a result of the embezzlement of funds but that the tide has turned. The soon to be Town Manager, Larry Mead, said officials need to be clear who would be overseeing the project. The project plan will include the "Clerk of the Works" to manage the project and the question needs to be answered as to who that person would report. The Director of the Library indicated that the best approach would be to create a carefully appointed building with representatives both the Library and the Town. Councilor Pastor said the Council was responsible for the \$2 million dollar bond and how it is spent and encouraged good communication between both the Library and the Town.

Discussion continued on what is expected in the position of the Clerk of the Works and the pay for that position. It was encouraged that a Clerk of the Works be hired in a timely manner to see that plans move forward. There was discussion also about the construction schedule which appears to be sometime in March of 2014 with a construction period of about nine months. A tentative Project Cost Estimate was presented to the Council and considerable discussion continued relative to industry mark up and also soft costs. It was noted that the total area affected in the project is 7,766 square feet.

Mark Koenig's, husband of the Library Director, spoke about the need for establishing ground rules and suggested regularly scheduled workshops of the building committee, library Trustees and Town Council. He encourage moving quickly in a fund raising campaign.

ADJOURNMENT:

The Vice Chair thanked everyone for participating and also indicated that the meeting was positive and constructive. The Workshop ended at 8:50 p.m.

Respectfully Submitted,

**V. Louise Reid
Town Council Secretary**

I, V. Louise Reid, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of four (4) pages is a copy of the original Minutes of the Town Council Workshop of August 27, 2013.

V. Louise Reid