

Abbott Library Board of Trustees Minutes
Town Office Meeting Room – March 20, 2012
Approved

Trustees: Terri Jillson White, Chair; Peter Urbach, Assistant Chair; John Wilson,
Treasurer; James Gottling, Secretary; Barbara Hollander; Jean Molloy; Peter Spanos

Alternates: Mary Epremian, Anne Nilsen, and Tom Mickle

Director: John Walden

Others: Sue Gottling, Selectman; Xan Gallup, Craig Lyon, Eagle Times Reporter; Mindy
Flater (At 7:02 PM,) Abbott Library Foundation Chair

I. Chairs' Opening Remarks – Terri White

Terri opened the meeting at 6:30 PM, welcoming the newly elected Trustees – Jean Molloy, Pete Spanos, and Jim Gottling. Terri asked if they had been duly sworn into office, and all confirmed that they had been.

Terri moved, with Peter U 2nd, that Jim G be the Secretary. The motion passed unanimously with abstention by Jim G.

Peter U moved, with Jean M 2nd, that John Wilson be the Treasurer. The motion passed unanimously, with abstention by John.

Terri moved, with John Wilson 2nd, that Peter U be the Assistant Chair. This motion passed unanimously, with abstention by Peter U.

Jean M moved, with 2nd by Peter U, that Terri continue as Chair. This motion also passed unanimously, with abstention by Terri.

II. Approval of Minutes – Jim Gottling

February 21, 2012 – Jim G said that the word 'public' in the last line of the first paragraph in **Approval of Minutes** was missing the letter 'c'. Terri W added that 'discussion' in the Treasurer's report and 'February' in **New Abbott Library**, Section A were misspelled. Also, in Section F. the phrase 'about the library articles' should be 'with the library plans.' Anne N added that Mary E had not been present and that Jean M arrived at 6:32 PM, not 7:32 PM. With these changes, on motion by Barbara H, Jean M 2nd, the minutes were unanimously (Peter S abstained) approved as corrected.

III. Report from the Friends of Abbott Library – No report; Dick Katz was not present.

IV. Director's Report – John Walden

John reported on his attendance at the PLA conference. He was particularly excited about one product he learned about – a company called Boopsie has developed an app that allows library patrons smartphone access to a library's catalog and non-catalog services such as reading lists, event calendar, social media, and one-click access to eBooks from Overdrive.

John expressed pleasure about the February 2012 library statistics that show significant increase of library use in nearly all categories. Peter U suggested placing the paragraph about the February Statistics on the web page. Responding to Jim G's question about reduced Internet usage, John said that was caused by increased wireless usage.

V. Treasurer's Report

Tracy N prepared the current report, and John Wilson now takes over for Tracy. John said he had little to comment about the report. Tom M asked if the report really had to be 7 pages long. John said that he, Tom M, and John Walden would get together to work on streamlining the report. Terri said that Donna Nashawaty had told her the Abbott Library Campaign funds should not be included in the Abbott Library Balance Sheet, as it is included in the Town's Balance Sheet. Peter U insisted that the Campaign Balance should not be in the Library Balance, but Campaign Balance items should be there on a separate page to provide us with that information.

Terri said that John Wilson will replace Tracy N as a person authorized to sign checks for the library's account. Terri and Peter U will continue to be authorized to sign checks for the account.

VI. Chair's Report – Terri White

Terri said that Mary Epreman's term as Alternate ends on April 9 and she does not want to be reappointed. Xan Gallup is interested in becoming an Alternate and has submitted an application. Terri, with Barbara H's 2nd, moved to appoint Xan to fill the Alternate position when Mary's term ends. The motion passed unanimously.

Terri said that she and John Walden would attend the Project Sunapee event Saturday, March 24 from 2 to 5 PM. At that event, they will provide information about the Library's mission statement and plans for the new library.

VII. New Abbott Library

A. Cy Pres Petition: Peter U submitted the Cy Pres petition to Terry Knowles at the NH State Department of Justice by email late last week. He does not expect a response for at least a week or two.

B. Town Vote

1. Article 6 – Land Purchase:

Terri opened discussion regarding the land purchase by reading the attached overview of the Abbott Library Trustees actions regarding planning for a new Abbott Library since July 2010.

Jim G said that by purchasing the site at this time we would be in a stronger position when we later ask for the funding. Jean M wanted to discuss both the funding and the site purchase at the same time. Peter U said "we already made a commitment to build the library at the Sunapee Center site, have a signed Purchase and Sale agreement for purchase of the site, and we now have the authority of the voters provided by their vote for Article 6 to consummate that purchase. We should do that with the thought that we will raise those funds in the future. Some of those funds may come from private donations. Some may come from recasting warrant Article 2 and presenting it to the Town next year." Jim G asked if there were any costs associated with owning the land. Peter said there were costs associating with going ahead with the project but not with owning the land. Terri, responding to Jean M's concern about having a plan in place for the funding, said that Mindy Flater wants to know that we will continue the funding plan and will bring a funding article to the Town next year. John Wilson said that with 60% support of the Town voters we should go ahead – buy the property, raise the money, and

build the library. Terri said she has heard from many voters who voted for both articles. They want us to go ahead with the land purchase.

At this point, Peter Urbach provided the following motion, with second by Barbara H...

WHEREAS, the Town has voted in Warrant Article 6 on March 13, 2012 to purchase the property at Sargent Road and Route 11 (Parcel ID 0129-0043-0011), The Property, for a new library building; and

WHEREAS, the Trustees have the funds available to complete the purchase of The Property; and

WHEREAS, a Purchase and Sale Agreement has been executed on The Property;

NOW THEREFORE, The Trustees move to recommend to the Selectboard to complete the purchase of The Property, with the Library paying the additional funds required by the Purchase and Sale Agreement from the funds available in the Library Capital Reserve Fund (\$125,000) and the funds available in the Library Capital Campaign Fund (\$164,500). In addition, Title Insurance on The Property will be purchased using funds from the Library Capital Campaign Fund (\$788). Thus, a total of \$290,288 will be committed in this transaction.

It is noted that Warrant Article 2 which sought a bank loan for additional funds for the partial design, construction and furnishing of the building failed by four votes at the Town Meeting. However, private fundraising for the project will continue and the possibility of other sources of funding including another Warrant Article at a future Town Meeting will be explored.

It is further noted that the Purchase and Sales Agreement states (p. 2):

“This Agreement is subject to the Town of Sunapee voters’ approval in March 2012 of a loan and/or bond in the maximum amount of \$1,000,000 to assist in the funding of the \$2,500,000 library project cost...”

This condition has not been fulfilled due to the failure of Warrant Article 2. However, it is felt that this condition is intended to protect the Buyer (Town of Sunapee) and not the Seller (Oak Park, Inc.) and therefore can be waived by the Buyer.

Peter U indicated that if the Town makes the land purchase, the balance remaining in the Capital Reserve fund will be \$10,310.51 and \$56,000 in the other fund. With no further discussion, this motion passed unanimously.

2. Next Steps:

Terri initiated discussion about the next steps that the Trustees should take. Mindy Flater said that she expected to approach current donors to reaffirm their pledge, with payment contingent on a 2013 article, similar to Article 2, and payment delayed until after that article passes. In subsequent comments by all trustees, a consensus emerged that the Foundation should try to have donors reaffirm their pledges without any contingency, but allowing for some to reaffirm with a contingency based on a 2013 finance article having no mention of a specific amount. Peter U pointed out that donors should be told that the Town already has provided \$185k of support from annual new library funding articles.

Peter U then moved that we ask the Foundation to re-secure the original \$500k in pledges and begin fund raising on an additional \$825k, and that we commit to go forward

in the next Town Meeting with a warrant article similar to Warrant Article 2 with a funding amount to be determined at a later date. This motion, seconded by Barbara H, passed unanimously.

C. Foundation Update:

Terri referred to Mindy's Foundation report and asked if there were any questions. There were none. Terri then said that the Foundation's pledge form should be changed, removing the wording regarding contingency on the passing of Town articles. Peter U suggested giving a round of applause to Mindy for achieving the \$500k objective. This suggestion was endorsed by all present. John Wilson said that everyone who had been approached for donations had been very welcoming.

VIII. Old Business

There was discussion about seeking funding support from the Town from the Hydro Electric fund. Peter U said that the Safety Services Building funding appears to have priority until that has been paid for.

IX. Other Business

Terri thanked everyone for their work on the new library project. Noting that this year is the first time that the Town's voters have been asked for funding for a new library, she said that funding articles are challenging in New Hampshire, noting that Bristol, NH just passed such an article on their third attempt.

Terri also thanked Mary E for her soft, calm, move-ahead voice as an Alternate and presented her with a bouquet as a token of appreciation for her work.

X. Public Comment

John Wilson said that when he went to Dale's Paint Place to pay for preparing the "APPROVED" word to place on the library site sign, Dale would not take any payment.

Xan Gallup thanked the Board for making the meetings a more pleasant experience than in years past. She suggested that with a site in place, funding would proceed readily and that in-kind donations may become possible.

XI. Adjournment

Barbara H's motion to adjourn was seconded by Peter S and passed unanimously at 7:41 PM.

Respectfully submitted,



James G Gottling, Secretary

Attachment: 1

Information for the 3/20/12 Trustees Meeting

- * Trustees began planning for a new library in July 2010.
- * In August 2010, Trustees held a public forum where several sites were recommended – among them the "Sunapee Center" site.
- * In the fall of 2010, Trustees mailed a questionnaire asking recipients to rank the sites. The ranking compiled from the surveys revealed the following:
 1. Expand in Place [current site]
 2. Sunapee Center
 3. Old Town Hall/Ski Tow Hill – tied for 3rd
 4. Woodbine Cottage
- * In December 2010, the Trustees worked on a "short-list" of sites and voted unanimously to narrow the sites to: Expand in Place and Sunapee Center.
- * SMP Architects were hired to develop concepts for the Expand in Place and Sunapee Center sites.
- * In March 2011, SMP Architects presented conceptual site plans for Expand in Place and Sunapee Center.
- * On March 15, 2011, Trustees unanimously selected the Sunapee Center site as the site for a new Abbott Library. Reasons for selection of the site:
 - Size of parcel of land – 2.78 acres
 - Site supports a one-story library
 - Proximity to schools/center of town
 - Future expansion
 - 19 parking spaces with room for 32 more
 - Green space around building
 - No Shoreland Protection Act restrictions
- * Negotiations continued throughout the summer on the Sunapee Center parcel of land which included Town counsel and Bank counsel. On August 29, 2011, the Selectboard voted unanimously to sign the agreement and on 8/30/11 the agreement was signed by the Chair of the Board.
- * A Public Forum was held in August/mailings were completed throughout the fall and an Open House was held at the Library in October – all promoting the Sunapee Center site.
- * The Sunapee center site is the site which was placed on the March 2012 voting ballot.
- * 15 informational presentations were held between October 2011 and March 2012 – all promoting the Sunapee Center site.
- * On March 13, 2012, 593 Sunapee voters [59.6% of voters voting on this article] cast votes in support of the Sunapee Center site.
- * Purchasing the 2.78 acres of land located at Route 11 and Sargent Road for a new library is consistent with the recommendation of the Abbott Library Trustees and the Board of Selectmen and is the site supported in the March 2012 vote for a new library.

TJW
3/20/12