

Members present: Terri White, Peter Urbach, Tracy Nangeroni, John Wilson, Jean Molloy, Barbara Hollander, Director John Walden, Alternates: Mary Epremian, Anne Nilsen.

Other Attendees: Sue Gottling, Jim Gottling, Jean Wilson, Katie Richardson, Bryan Huot.

Chair's Opening Remarks:

We still have one open Board position and one open Alternate position. One application has been received and will be considered at the April 19th meeting. There is an announcement on the library website about these positions.

Meeting with Claremont Savings Bank:

Jean Molloy, Peter Urbach and John Wilson met with the president of Claremont Savings Bank about the Sunapee Center land. Jean M reported on the meeting. The negotiated price is \$324,000. They discussed possible financing, sharing costs such as snow plowing, etc. Bank is willing to sign a Purchase and Sales agreement.

Meetings with Town Officials:

Peter U met with several officials about the Sunapee Center site and reported on these meetings.

Donna Nashawaty suggested checking with Lake Sunapee Bank (LSB) and Sugar River Savings Bank (SRSB) to get rates for a 20-year loan. Two warrant articles will be needed next March – one for the library, one for the loan. Assessor Norm Bernaiche said the town recently appraised the land at \$390,000. The land is currently approved to have condos built which increases the value. Claremont Savings Bank would need to go to the Planning Board to reverse the condo designation.

Dave Bailey of the Water and Sewer Department said that having the town take over the pipe from Sargent Road to where the library starts would not be a problem. The transfer would have to be approved by the Water and Sewer Board.

Road Agent Tony Bergeron said if the access road is built to town specs the town would be willing to take over the plowing and maintenance of that road. He thinks the road is built to town specs and he will check on it.

The Board discussed whether it would make sense to get our own private appraisal. Not at this time.

Motion by Terri W to authorize Peter U to talk with LSB and SRSB regarding a 20 year loan; seconded by Tracy N. Motion approved.

Modular Building Information:

At the last meeting the Board discussed investigating the possibility of modular construction for the new library. Tracy N arranged for Bryan Huot of Preferred Building Systems, a division of LaValley Building Supply to come to tonight's meeting. Brian gave an overview of modular building and answered the Board's questions. Brian reported that the cost the building itself is about the same for a modular vs. a stick built building. The savings with the modular option are – there are less cost overruns and change orders and shorter construction management time (shorter time between breaking ground and occupancy). Another option is a "hybrid" building – part stick built and part modular.

Review of SMP Architecture proposal:

See attached. Peter U, John Wilson and John Walden will meet with Chris Lizotte again to try to renegotiate the cost of this work. The Board decided to wait until we are further along in the process of obtaining an agreement on the land before authorizing SMP Architects to proceed with the schematic design. Jean M will schedule another meeting with Mr. Moody at Claremont Savings Bank to further discuss the purchase of the land.

New Library Promotion Discussion:

- Put a page on the website describing current plans, including the site plan and allowing public comments. And send out an email notice to the library's and the town's email lists.
- Terri W will get on the Selectboard's agenda to update them on what we are doing.
- Sue G suggested calling the new library a "library learning center". Tracy N agreed this is a good idea.
- Emphasize the fact that we are cutting back on size and cost.

Meeting adjourned at 7:55 pm.

Respectfully submitted,

Anne Nilsen
Alternate Trustee