

Members Present: Xan Gallup, Rhonda Gurney, Lois Gallup, Lisa Bozogan, Faith Reney, Barbara Chalmers, Tracy Nangeroni
Alternates Terri Jillson White, Director John Walden
Members Absent: Alternate Ryan Goold
Attendees: Peter Urbach, Mary Epreman, Sue Gottling, LuAnne Cori, Nancy Chamberlain, Sharon Montambeault, Heather Weir, Betsy Katz,
From: Barbara Chalmers, Secretary

On the above date, those noted above met at the Town Hall meeting room for a special meeting to discuss building repair issues and a non-public session.

1. Underdrains and Basement Wall Repairs:

Barbara summarized completion of underslab drainage system, noted the existing slab had been topped, totaling 7" to 8" thick, (why the stairs have a short bottom riser). This increased slab removal cost by \$360 due to double slab thickness. Basement door exterior drain pipe was broken but fixed. Under drain was installed at elevation of bottom of floor slab. Three foundation wall cracks were sealed. Floor slab cracks were grouted. No new electrical outlet is required for the sump pump.

2. Post-remediation Mold Test Results:

Barbara reviewed the 4 air sampling test results. We continue to have a versicolor mold issue in the office. Desmarais Environmental concurs that a reasonable approach to solving this is to remove room contents, thoroughly clean hard surfaces with an antifungal wash, clean carpeting, ventilate, then retest. Any visible mold found must be removed. John and staff can remove contents by next weekend. Discussion of hiring DecTam or cleaning with volunteers. Barbara offered to help.

Xan made a motion to remove contents, thoroughly clean the room with volunteer help, ventilate and retest; 2nd by Lois. Vote unanimous. John will contact the company he uses for annual carpet cleaning for price to clean carpet in this room with materials that minimize the use of water.

Action by John

3. Repair Funding:

Discussion regarding limited funds available to do work now. Any work to be paid from emergency funding request cannot have begun prior to authorization of those funds, expected about Dec 23rd. John reported \$4200 available, \$900 coming from trust interest and \$2-3000 from town contingency fund.

Heather Weir spoke of the difficulties with program materials access and running the children's program off site, although she understands the funding difficulties. She hopes the building will be put back together again soon.

4. Electric Work:

John reported that Collins Electric can provide electrical work necessary for \$300. Motion by Xan for Collins Electric to perform work after emergency funds are authorized; 2nd by Rhonda. Vote unanimous.

5. Basement Stair Replacement:

Rhonda moved to have George Chait Builders replace the stairs for \$3500, to perform work after emergency funds are authorized (about Dec 23rd); 2nd by Lisa. Vote unanimous.

6. Backup Pump and Battery for Underdrain System:

Barbara reported adding this will cost \$900 with a marine battery or \$1000 with a longer life gell battery. Given cost difference and replacement cycle, we might as well stick with the marine type battery. Xan moved to add the backup pump & marine battery system installed in January 2010; 2nd by Barbara. Vote unanimous.

7. Air Retest:

Xan moved to authorized mold retesting after office cleaning out of trust and fines account, estimated at about \$800, so that we do not delay testing and access to office; 2nd by Barbara. Vote unanimous.

8. Re-construction of Basement Wall Finishes:

Question of how long we wait to re-install wall finishes so that we know with some level of certainty that corrective measures to stop water entry with foundation wall crack repairs, slab underdrain, partial repairs to the old perimeter foundation drains, exterior window sealing and repair of leaking wall by the main door, have worked. If raining weather returns with above freezing temperatures, we may have a reasonable test. Since funding for rebuild materials has to wait until emergency funds are available, a decision can be delayed until then. Watch for water in the basement.

Action by John

9. ASK Program:

The basement will not be useable by the end of December. All agreed it would be least disruptive for the program to remain at the Church meeting room if possible and Xan made a motion to do so; vote unanimous. John will confirm if the program can stay at the Methodist Church through February and how much extra heating of the building necessitated by the ASK program will cost.

Action by John

10. Emergency Funding Request:

John reported on background of last week's emergency funding request under RSA32:11 to Selectmen. Required hearing is scheduled for Dec 21st. Trustees are asked to attend to support this request. John noted the BAC supported taking funds from hydro fund, but this would require a warrant article and delay access to funds till March. After a Selectmen's formal request to use reserve funds is made to NH Dept of Revenue Administration, the funds will be available in a couple of days if the request paperwork is in order. This is an emergency, toxic mold was not an anticipated expense and the library is adversely affected.

Xan made a motion to request emergency funding from the Selectmen; 2nd by Lisa. Vote unanimous.

John noted that the Town Manager is working on a warrant article that would replenish the Library's Trust and Fines account.

11. OTH-Library Warrant Article:

Barbara reported that the building committee voted to request that the Trustees ask the Selectmen for an advisory article on the 2010 warrant to gauge community support for the idea of renovating Old Town Hall into the new library.

Betsy Katz reported that the Old Town Hall Committee is in full support of this and would like to assist in the wording of the article and getting it onto the Selectmen's agenda.

Terri White noted that the warrant will have many library related articles and is concerned about having another. She also noted that the campaign feasibility report concluded there was inadequate financial support, which hasn't changed.

Mary Epreman noted that the Board's interest is not to save OTH, but to address library space issues.

Peter Urbach suggested the article wording should reference the current project and be something like: Do you favor moving the new library project from the Harbor Riverway site to a renovated Old Town Hall?

Barbara made a motion to ask the Selectmen for an advisory article to gauge community support for the library at a renovated Old Town Hall; 2nd by Rhonda. Vote: Xan and Lois no, Rhonda, Faith, Barbara, Tracy, Lisa, yes.

12. Ethical Principals of Trustees:

Xan stated there is a potential conflict of interest, or appearance of a conflict of interest by Lisa participating in John's review since Lisa had been an employee of the library under John's directorship. Lisa stated she did not agree, but would abide by a vote of the Board. Xan appointed Terri White to assume Lisa's seat on the Board for the vote. Rhonda questioned whether this was proper; Xan indicated it was. Vote in favor of Lisa's recusal: Xan, Lois, Barbara, Terri; Rhonda, Faith and Tracy did not vote. Lisa left the meeting.

13. Motion by Xan to go into non-public session under RSA 91-A section C for John's semi-annual review. Vote Xan, Rhonda, Faith, Tracy, Lois, Terry, Barbara voted unanimously to go into non-public session at 8:26 PM.
14. Motion by Xan to come out of non-public session at 10:30 PM; 2nd by Lois, vote unanimous.
15. Motion by Xan to seal the minutes; 2nd by Lois, vote unanimous.

Meeting adjourned at 10:30 pm