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# TOWN OF UPTON, MASSACHUSETTS

## Upton Joint Library/COA Feasibility Committee

### MINUTES

Committee: Joint Library/COA Feasibility

Meeting Day, Date, Time: Monday, November 9, 2015, 6:30 PM

Location: Ground Floor Conference Room

#### JOINT LIBRARY/COA FEASIBILITY COMMITTEE

William Taylor, Chair

Linda Arthur, Vice Chair

Fran Gustman, Secretary

Robert Fleming, Leah Hagen, Kelly McElreath, Janice Nowicki, Steven Rakitin, Alan Rosenfield, Esq.

#### ASSOCIATE MEMBERS

John Robertson, Jr., Chair Library Board of Trustees

Matthew Bachtold, Library Director

**OPM** Steve Kirby, Vertex

**TECTON ARCHITECTS:** Barbara Joslin; Jeff Wyszynski, Principal, COO; James Becker, Associate, Project Architect

Not present: Leah Hagen

1. Call meeting to order / review agenda. Time: 6:30 pm.
2. Discuss size, services/building programs and cost of joint library/COA and stand-alone library facilities. Tecton reorganization: Jeff Wyszynski announced that Barbara Joslin will continue as a consultant and Jim Becker will be the Project Architect.
3. Site Selection
  - a. Evaluate/rank sites
  - b. Assign follow-up as needed
  - c. Select sites for conceptual designs

Pederson site: Barbara says parking can't go right next to the building. Frontage of the site is 108 feet.

John and Matthew said that the Trustees approved submitting to Town Meeting the design for the smallest building that would be approved by the MBLC (MBLC does not state that size). Requirements include a YA room, children's bathroom, and a library-only large meeting room.

At the next Town Meeting, we will request permission to go forward with the design.

At the last meeting, the cost of the proposed building and how to decrease the cost was discussed: 20,000 sf = \$10 M – MCLA grant = 7.2 M, leading to a sizable increase of tax rate.

Bob will try to get specific numbers. A lengthy discussion ensued:

John: The Trustees want the smallest building that would obtain the grant and provide the town for the next 25 years.

Fran: We may need to look at a stand-alone library to bring the costs down.

Matthew: 13,500 sf provides most services. He would add 1000 sf to get everything he wants.

John R: Pederson still wants to sell the funeral home as a funeral home.

The Maple St. property would be available in May. Matthew says that site would make a great Plan B.

Bob: Suggested Curley's old garage near Centennial Ct.

Steve R.: if an unexpected cost comes up, the town won't vote for more money.

M: cost estimates on buildings are fairly accurate.

Bob: No grants for public services from the state are available for the COA.

Barbara: Space for mechanicals has to be added to the design, perhaps 300 sf in a mezzanine.

Bob: reminds Barbara that Upton is a green community. Per Kelly, about \$25,000 would be covered by a grant.

Steve K: the siting will affect costs per sf.

Barbara: 2 acres are enough for building and parking for 75-100 cars. She sees her charge as keeping the joint building under 20,000 sf.

Matthew: MBLC requires 1 parking spot for 40 sf of building; they want library/COA separation.

Bob mentioned the town-owned site by the VFW; it includes everything but sewer. Tracy will be asked to find out the size of the site.

Several committee members (Steve Rakitin, Kelly McElreath, and Bob Fleming) expressed concerns that taxpayers are not likely to approve funding for a \$10 million building and perhaps the Library Trustees should consider reducing the size of the library - even if it means losing the MBLC construction grant. Steve R. stated that removing the Senior Center from the proposed building would likely result in losing much of the support of senior citizens at town meeting.

Fran: Asked why Steve thought that senior citizens would not support the joint building and asked for actual figures, since the initial survey seems to indicate that senior citizens were not interested in a new building.

Alan: Expressed opposition to the idea that the project primary factor should be cost; town leaders who advocated for the joint building knew the added expense of a senior center would increase cost of the project and increase the burden to taxpayers. The focus should be on presenting a building that fits current and future needs of the community, and not a nickel-and-dime structure. The Committee should follow its written mandate from the Trustees.

#### Site Problems:

Maplewood: leased (99 years), access is difficult.

Stefan's Farm: outskirts of town, under power lines, Mechanic St. is narrow, cost of utilities and road is high. Bill and Barbara will research the cost for a road on the steep grade and other necessities.

4. Project schedule. Review/update schedule as needed. See below.
5. Library Director update.  
Presentation to Upton Men's Club, Nov. 18. Alan: Men's Club members are a higher-than-average income group; he suggests quizzing the attendees about what they would support and notes that the Men's Club has supported the library financially for 20 years. Other suggestions were made.
6. Financial/budget review. None.
7. Board of Library Trustees update. Trustees would like as many services included in the design as possible.
8. Approve Joint Library/COA Committee minutes of September 14, September 28, October 19, and October 26, 2015. Motions were approved to accept the minutes of September 14 and September

28. Bill will send out the minutes of October 19, and October 26, 2015.

9. Audience participation. No additional participation.

10. Future meeting date(s). Monday, Nov. 23, 6:30 pm, ground floor conference room. Linda and Fran will present their slide show.

11. Other topics not reasonably anticipated by the Chairman 48 hours in advance.

Alan asked if there is something that can be done to make the new library exceptional.

Matthew mentioned makers' space. Bob Fleming said that flexibility was the key, so the library can change as needs change.

Janice said the Centennial Court site is too small for the CoA.

Matthew and John have been sworn in as associate members.

Bill and the conservation officer walked Pederson and Maplewood to check for wetlands and endangered species. Pedersen has wetlands.

The work of the committee on the suitability of offered properties is ongoing.

12. Adjournment. A motion was accepted to adjourn at 8:10 pm.

Ongoing tasks:

Bob will try to get specific numbers for tax increases.

Tracy will be asked to find out the size of the town-owned site by the VFW.

Bill and Barbara will research the cost for a road on the steep grade and other necessities.

Bill will send out the minutes of October 19, and October 26, 2015.

Submitted by Fran Gustman, Secretary

December 14, 2015