

**Community Center/Library Committee  
Meeting Minutes from Monday, March 20, 2023**

Mike called the meeting to order at 5:31

Members present were: Mike, Rich, Roger, and Audrey. Attending virtually was John. Guests included; Jennifer LaRoche (Library Trustee), Roger LaFontaine (Historical Society), Fred Brooks (Hebron Store Owner), and Mark Connor (Resident).

Minutes from the March 13<sup>th</sup> meeting were reviewed and approved by the committee.

Mike invited Roger LaFontaine to speak. He was representing the Historical Society, not a Town Committee, requesting display space in the new building. Mike informed him that this was an advisory committee and that the Society should take its request up with the Hebron Select Board; although all of the committee members agreed that it would be nice to see some of Hebron's Historic Items displayed in the proposed building. A few are currently displayed at the library.

Mark Connor spoke next and felt we could work something out using the current library or the Roger's Property location or the Davis property. Mike enlightened him that the location decision had been made by the now disbanded Space Needs Committee's recommendation to the Select Board that we use the site of the Old Fire Station. Mike emphasized that the prior committee had taken several town wide surveys, published several studies and articles over their three years of monthly meetings to arrive at their recommendation.

Fred Brooks was invited to speak, but said that he was just attending the meeting to listen.

Last Thursday, March 16<sup>th</sup> Mike met with the Select Board and presented the Committee's recommendation to go forward with the project as a Warrant Article at this May's Town Meeting. After deliberation, the Select Board agreed and has drafted the Warrant Article.

John reported that each of the banks had been contacted and informed that Union Bank was selected for the financing of the project.

Johnathan Gould, the Union Bank representative, sent the committee the financial details. The proposal is interest only for the first year and allows up to two draws per month during that period of time. The first payment will be due in June of 2024. Thereafter, the loan amortizes the principal and interest in semi-annual payments.

The bond hearing will be on Thursday, March 30<sup>th</sup> at 6:30 p.m. in the basement of the church.

Bryant (CCI) and Peter (architect) have broken out some of the specific cost items that were dropped in order to lower the overall cost of the project. The committee was pleased because if the contingency amount is not fully used or if extra funds become available, these items could be added back in.

The contingency fund on the project continues to be approximately 6% (approximately, \$200,000).

Mike confirmed that the garage door opening in the new building will be of sufficient size to accommodate the Gazebo Trailer.

Dick Batchelder from Rumney has submitted a price of \$35,000 to build all the library shelving. The Library Trustees continue to work on the costs for furnishing the Library.

Mike suggested that Audrey talk with Fire Chief Moulton to make sure that he is ready to move his equipment out of the Old Fire Station immediately on the passing of the Warrant Article. She has had several talks with him along these lines, but will broach the subject again.

Audrey reported meeting that she met the Hazardous Mitigation person at the Old Fire Station on Friday March 17<sup>th</sup>. He will have a report to Mike and Bryant (CCI) sometime during the week of March 20<sup>th</sup>.

Roger reported that Joe Hogan has agreed to be the Clerk of the Works on the Project for the amount that the Committee had identified for the position.

Mike reported that the Builders Risk policy will be approximately \$17,000 for the Project.

Roger reported that the Philanthropy Steering Committee will meet next week. He has contacted Karen (Town Administrator), to research the tax-exempt status of Pledges made toward the project.

Audrey will confirm the following meeting dates with the Karen: April 3, April 17, and May 1 and 2. The May 2<sup>nd</sup> meeting will be an information session in the basement of the Church. The plan is to have an open house for residents to review plans from 3-6 p.m. with the informational meeting presented by the Committee beginning at 6:00 p.m.

A motion was made and unanimously voted to adjourn. The meeting was adjourned at 6:35 p.m.

Respectfully submitted,  
Audrey Johnson, Secretary