

1 Town of Middlebury
2 Ilsley Library Renovation Expansion Working Group
3 Minutes of Meeting (conducted via ZOOM)
4 January 6, 2022
5

6 Present:

7 Selectboard Members Lindsey Fuentes-George and Dan Brown
8 Ilsley Library Board of Trustees Joe McVeigh and Amy Mincher
9 Library Director Dana Hart
10 Town Staff Working Group Liaison Judith Harris
11

12 Also Present: Library Trustee Catherine Nichols and Steve Gross, a candidate for Library Trustee in the
13 upcoming March elections, and former Library Trustee John Freidin.
14

15 The meeting was called to order at 1:00 p.m. by Joe McVeigh.
16

17 Adoption of Agenda
18

19 McVeigh outlined the items that would be discussed at this meeting and the agenda was adopted as
20 presented.
21

22 Approval of 12/23/21 Minutes
23

24 The minutes were approved as presented.
25

26 Recent Correspondence
27

28 McVeigh asked if anyone had any comments on the email received from former Library Building
29 Committee member Dennis O'Brien. Fuentes-George said she wondered about his comment regarding
30 the "cascade of issues", and are those issues documented anywhere or are they issues we're already
31 aware of as it relates to removal of the 77 library addition. McVeigh thinks most of the points were ones
32 that already been raised before, but he was intrigued by O'Brien's comment that the library did not have
33 a "readable" plan, and he understood that to mean there is no flow as to how the spaces are connected
34 to each other.
35

36 McVeigh also mentioned he'd spoken with Bob Champlin earlier in the week and Champlin had sent
37 along some documents for the Committee to review. He said Champlin was the person the architects
38 referred to as the person who felt quite strongly that a new and separate site should be considered with
39 a new building, and had recommended 3 possible sites; by the Recreation Park/Sports Center, by the
40 Middle School and just north of The Dollar Store.
41

42 Brown said he thinks looking at a different site is something that might eventually be considered, but
43 isn't relevant to the work this Committee is doing now. Harris said she's been involved in a lot of site
44 selection processes and they are quite complex. She said a set of criteria is created and a scoring matrix
45 designed to be sure each site is evaluated fairly, so she said the next group will need to decide whether
46 to seriously consider sites and come up with a plan on how to do it.
47

48 McVeigh said the current language of the Charge states the library should remain on the Main Street
49 site only after alternative locations have been explored and compared as to cost, advantages and
50 disadvantages. He wondered if that language should be changed, and what would sufficient exploration
51 of different locations involve. Harris said great sums of money can be spent on comparing sites, but it is
52 substantive and it's up to the next group as to how much commitment they want to make to that.

53
54 Discussion of Item D: Recommended Questions and Considerations

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56 McVeigh said Item D is recommended questions and considerations that the Design Team should
57 explore as part of its process, and at the moment these items are the result of a brainstorming session
58 earlier in this Committee's work. Hart said some of these items have already been explored or are
59 mentioned somewhere else in the summary, so she felt these should be scrapped and they should work
60 on a new list.

61
62 Brown said these were questions we were going to pass on to the next team, and felt the questions are
63 infinite, and listing them to only 9 or 10 questions is boxing us in to what the questions should be and
64 doesn't see any value in listing questions now that we don't even know will be questions later on. Hart
65 said she agrees with Brown, and looks at these as "recommended considerations" for the next group to
66 consider. Harris feels that there may be some confusion between the "charge" and the "report", since
67 some items are duplicated in each of them. Hart agreed that they might be duplicating in two or three
68 locations.

69
70 Harris suggested an appendix for such items as the matrix Town Manager Kathleen Ramsay had
71 prepared showing how different project cost points would impact the property taxes on a \$300,000
72 home, and the matrix from Nick Artim, that may be useful or gets buried in a document depository it
73 might not get seen.

74
75 Mincher said unless there is something that is missing in the other areas of the document, she
76 wondered if they needed an Item D, and Fuentes-George agreed.

77
78 McVeigh said that in the last work done by the Building Committee, everything came to a halt after the
79 design was presented to the Selectboard and they didn't like the design, so he wondered if something
80 could be added to address what happens after it's presented to the Selectboard. Fuentes-George said
81 she didn't think the problem was the building design, but the cost of the project and the process that led
82 to the cost. Harris felt they have done a good job of drafting the charge so the next group is responsible
83 for seeing the project through, and isn't sure what the process would be if there were disagreements
84 with the design, but she trusts the Design Team could figure that out and will need to work through this
85 in order to move forward.

86
87 Next the Committee turned to the list of questions and considerations presented by Judith Harris that
88 need to be explored by the Ilsley 100 Project Team as part of their process in regard to maintaining and
89 improving the existing library in the interim, and how to keep the Library operating during these
90 improvements and the duration of any expansion plan in the future. Harris also said the IPL Project
91 Team should work with the Town Administration on planning well in advance for any bond votes.

92
93 Harris said there are currently plans to upgrade the mechanical system of the library at a cost of \$1.047
94 million dollars, and the system was designed with the idea that the building would remain as is and
95 there was care taken to design two systems in the event the 1988 addition needed to be separate from

96 the original building. She said this is likely to go up for a bond vote this coming November, so she
97 wonders how a bond of this amount will impact the public's opinion to do anything more for the Library
98 in the future. She said if the 77 and 88 additions are demolished, the units could be salvaged, but not
99 the distribution system, so she said there would be some loss there. She said these are things that need
100 to be considered.

101
102 Hart said the designers of the mechanical system were well aware of the possibility of the 77 and 88
103 additions might be demolished, so that's why the system is designed the way it is, but there will be loss
104 if that happened and it is a very big question mark.

105
106 McVeigh wasn't sure if it was up to the Ilsley 100 Project Team to decide on the HVAC system for the
107 existing library, but agreed they certainly needed to be aware of it. He said there will be more
108 discussion on this project by the Library Trustees at their meeting this coming Monday and by the
109 Infrastructure Committee next week. Hart said if it is decided by the Town Administration and the
110 Library Trustees to hold off on the mechanical system bond vote until November, she feels this will
111 become a consideration of the Project Team as they move forward as to the timing of the project.

112
113 Following further discussion, it was agreed that the considerations listed in Item D would be eliminated
114 and be replace with Harris's suggested items to consider. It was also decided not to include appendices
115 to the report to the Selectboard, other than the Charge.

116
117 The name of the next Team was discussed, and while it is currently referred to as the IPL 100 Team,
118 McVeigh and Brown felt it should be simply Ilsley 100 Project Team and eliminate the IPL to avoid
119 confusion of what IPL stands for.

120
121 The Group then took another review of Items A-C, and some additional edits were made. It was also
122 determined that they would discuss the Charge at the next meeting, in hopes of finalizing both the
123 Charge and the report.

124
125 Public Comments

126
127 Steve Gross said he appreciated the opportunity to sit in on the meeting and begin the learning process
128 on this long-range project, and he's impressed by the thoughtfulness put into the process.

129
130 John Freidin said the only thing that isn't mentioned in this report, is that the Selectboard did endorse
131 the plan in 2017, as well as the Library Trustees. McVeigh said they could add that into the beginning of
132 the report.

133
134 McVeigh said they are in hopes of completing their work at the next meeting and the Charge and report
135 will be presented to the Selectboard at their final meeting in January.

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137 The meeting adjourned at 1:30 p.m.

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139 The next meeting will be Thursday, January 13, 2022 at 2:00 pm.

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141 Respectfully submitted,
142 Beth Dow