New Library Study Committee
Municipal Office Complex
Meeting Room 3
September 28, 2022
Regular Meeting Minutes

Members Present: W. Barney, J. Bielot, M. Callahan, E. Dillon, J. Leatherbee, M. Lehmacher, R. Parady
Alternates Present: M. Mazur, C. McCarthy
Also present: M. Gilroy

Call to Order – Chairman Barney called the New Library Study Committee meeting to order at 7:00 PM, and the attendees said the Pledge of Allegiance.

Chairman Barney requestioned a motion to insert an item to the agenda after the Pledge of Allegiance that there be a Review of the September 14, 2022, meeting minutes. The motion was made by M. Callahan and seconded by E. Dillon. The motion passed 7-0-0.

Chairman Barney discussed adding an item for E. Dillon to review several items after Old Business, Item B. Heritage Park. There were no objections.

Review of September 14, 2022, Regular Meeting Minutes – No comments or changes. A motion was made by E. Dillon and seconded by R. Parady to accept the Minutes as presented. The motion passed 7-0-0.

Old Business –

A. Continued Development of Final Report – Chairman Barney reported that the insert being distributed by the East Haddam News would be included in this week's issue along with an accompanying article. Additional paper copies of the survey would be available at the libraries and select businesses in town, if they agree to allow that.

B. Heritage Park – Chairman Barney distributed copies of the property map to members. There is an area of 'wetlands soil' in the corner near the driveway and Great Hillwood Rd. The wetlands comprise only a small portion of the property. Several members walked through the property to review it.

   R. Parady indicated that he was impressed with the property as it could make a powerful visual statement. He believes that there are two locations that might support building of a library, and that as was previously suggested by Maureen Sullivan, Past ALA President; the building committee that will be formed should contain several members from this committee to maintain continuity. Members of the building committee should work closely with the chosen architect to ensure that the building properly represents the town.

   E. Dillon noted that depending upon where the building was located, it would not preclude keeping the walking track, which she observed is heavily used.

   R. Parady discussed that one of the potential locations was on the knoll where the gazebo, which was donated by the East Haddam Lions Club is located. The gazebo would need to be relocated to an alternate location on the property.

M. Callahan noted that it is a town owned parcel, and it would allow the library to cohabitate with another town building, the Senior Center.

Lengthy discussion took place regarding the properties being considered. Chairman Barney reported that there are no stipulations on any of the town owned properties that would preclude building a library on them. He reported to the members that both libraries have stipulations that the buildings must be used as libraries so any change in usage would require going through the probate process.

C. E. Dillon's Review – E. Dillon prompted a discussion of what factors have the most priority for the sites we are considering, a review of the site selection matrix that she, R Parady and M. Callahan created and determination if there are any legal encumbrances or restrictions on the properties being discussed. At the end of the discussion, Chairman Barney asked the members to think about the selection factors and be ready to discuss further at the next meeting.

D. Other – Chairman Barney took a straw poll to get committee members thoughts at the current time regarding the ranking of the various properties. He requested that the members think about the issues related to the properties; location, central to town or schools, visibility of the building from the nearby roads, single story building vs two story building, and further work to define the factors and rank them at the next meeting.

New Business –

A. CMA for Rathbun – Chairman Barney received the CMA for the Rathbun property and distributed it to the members. The market value is indicated to be between, $550K-$600K. The assessed property value is higher but the Real Estate Professional that generated the CMA does not believe that is a realistic value.

B. News Paper Update – As reported under Old Business, the article and survey insert are scheduled to be published in this week's issue of the East Haddam News.

C. Other – Chairman Barney brought up the news article in the Middletown Press discussing what the committee has been doing.

Audience of Citizens – There were no citizens present at the meeting.

The YouTube recording of the meeting is available at https://www.youtube.com/watch?v=h2KEBbQX6Ng.

Adjournment -
Without objection, the meeting was adjourned at 8:10 PM.

Respectfully submitted,

John Bielot, Secretary