

**ROCKPORT SELECT BOARD
MEETING MINUTES
MONDAY APRIL 3, 2017
7:00 P.M.
ROCKPORT OPERA HOUSE MEETING ROOM**

Present: Chair William (Bill) Chapman, Vice-Chair Kenneth McKinley, Owen Casas and Geoffrey Parker (late). Absent: Brendan Riordan. Also present: Richard C. Bates, Town Manager and Ben Blackmon, Library Director, Lynda Clancy, the press, several members of the Library Committee and members of the public

I. CALL MEETING TO ORDER – Bill Chapman, Chair called the meeting to order at 7:00 P.M.

II. NEW BUSINESS

- a. To change the Public Hearing on the proposed articles for the June Town Meeting Warrant (secret ballot on Tuesday, June 13, 2017) from Monday, April 10, 2017 to Tuesday, April 18, 2017 at 7:00 p.m., Rockport Opera House

Kenneth McKinley moved to change the Public Hearing on the proposed articles for the June Town Meeting Warrant (secret ballot on Tuesday, June 13, 2017) from Monday, April 10, 2017 to Tuesday, April 18, 2017 at 7:00 p.m., Rockport Opera House. Owen Casas seconded the motion. VOTE: 3 FOR – 0 OPPOSED

- b. Vote to place Articles presented on the Public Hearing Notice – See attached

Kenneth McKinley moved to place Articles 3-12 as presented on the Public Hearing Notice. Owen Casas seconded the motion. VOTE: 3 FOR- 0 OPPOSED

Owen talked about the school ballot and wanted to know if it is on line.

Bill – if not it will be tomorrow. It is available at the town office.

Owen – it should be hyper linked for further details

**SPECIAL LIBRARY MEETING
IMMEDIATELY FOLLOWING
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MEETING MINUTES**

III. PUBLIC COMMENT

Bill – we would welcome any type of public comment, but would like to restrict it to 1 Limerock Street.

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Owen – or any process ideas as well.

Helen Shaw – I will break the ice. You have already established a process. You chose Reed and Company for the new library. The process should not start back to a year ago.

Ann Filley- I echo Helen's comments. We have already had all the work done with the Library Ad Hoc Committee. It makes better sense to use someone who is well known. To open it back up moves us backwards. I strongly urge you not to do that.

Owen - it is mostly the Board's fault that the vote failed.

Ann – I felt that Reed and Company were very professional. Maybe in some respects they got caught up in a three-story building. We had ten meetings in 2-2 ½ days. Maybe we should have given them stronger guidance and brought the Select Board in sooner. We did the plan, but we did not educate the resident. It fell off in that respect. The anti-library signs did not help the vote. Communications are very important. We need to give them a framework in which to work.

Jan Rosenbaum– the Ad Hoc Committee was constrained by the Select Board and the Library Committee on using a certain site. The rendering we was given was not what the town wanted in a design. I would recommend approving a budget, the site and a program design. Something has to give. It may have been the fault of the constraints we put on Reed and Company. I don't agree with the site. The sales job for this project lays with the five of you. "Be careful with that."

Sally Cook – a lot of it had to do with the "appearance." The ad hoc process focused on program space and size instead of looks. Reed and Company loved the site. Not enough attention was given to the village and what the building is going to look like.

Bill – the aesthetic of the building was a decision via an architect and the parameters. We need to look at how we want to market this new library. Rockland's vote for their library passed because they got the word out to the people. We need to think about how we will tie in a capital campaign.

Ken – picking the order of the process is tough. We need to talk about process a little bit. We don't want to go back to ground zero. We need to take a little step back and figure out why the vote failed. It is too early to make a unilateral decision to go with Reed and Company. We owe Reed a great deal of gratitude. The outside appearance of the drawing was an issue with some people. Maybe we should ask them if they are willing to come in and talk to us. We need to market a new library now. The process of selecting an architect is very important.

Bill – we did endorse the Ad Hoc's decision to support Reed and Company.

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Owen – I am hesitant to open this back up. I am extremely supportive of meeting with Reed and Company first. We owe them a meeting with us. “Give Reed the first bite of the apple.” Have you talked with Rockland to see what their strategy was?

Rick – they hired a firm to do the promoting for them.

Geoff arrived at the meeting at 7:27 p.m.

Ken – if we meet with Reed, it should be a public meeting. We need the public to buy in on this.

Rick – Dick Reed’s problem was the appearance piece. It bothered him. We ended up with a program space that worked. Ben and I have spent a lot of time with Reed. You need the benefit of a face to face with him.

Owen – everyone has a different opinion on the appearance.

Geoff – I appreciate Helen and the others’ opinions. I disagree with Ann. We promised that we would start back at zero. Ken eludes to go back to maybe six of the others. We owe it to ourselves opening it back up to at least the six firms that applied before.

Bill – you don’t think that we should go back to Reed about the external appearance of the building?

Geoff – it should not be our only choice.

Owen – I have a lot of respect for Geoff, but disagree with him. We should appoint a group and give them the task. We should promote Reed and Company as the designer. We have vetted both sites comprehensively. I don’t feel as if we should choose a different architectural firm.

Geoff – what does downsize mean?

Owen – time and money. We should reach out to the residents and give them information on why we are doing what we are doing.

Geoff – Reed and Company missed the mark on curb appeal. Why are we putting him on a pedestal?

Bill – let’s step back. We are just going back and forth. What do we want in a municipal building on Central Street? We should bring it back to a New England style or like Union Hall. It should not probably be made of glass and steel.

Geoff – I am fine with something that makes a statement. One tenth of what you do with it is the material that you use.

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Bill – also the size, parking, etc.

Ken – at this stage we should have an architect give us 3, 4 or 5 designs within our budget, size and interior space. That is what people will look at. We should ask what our residents favor in a library. What the building looks like outside far outweighs what it looks like inside. What Reed proposed on the interior is what most people liked.

Owen – we could have multiple designs. Like Geoff says the architects can do what you ask of them. We could go around the state and look at different styles. Personally, I liked what Reed and Company proposed.

Bill – there were hardly any complaints that I heard. Yes, there were some that said that it was either too small or too big.

Geoff – I think that Reed did a good job with the placement (design). If you go to one architect you get one design. It is not very helpful to look at other buildings. As Brendan said it doesn't help to go look at a house in a neighborhood that he can't afford.

Geoffrey Parker moved that this Board send out invitations to the six architects that made the final cut of the Ad Hoc Committee committed to re-entertain their ideas on designing a library. Kenneth McKinley seconded the motion.

Bill – how should we structure these interviews with them?

Ken – we should meet with one firm per meeting. I think that they would be more comfortable with it that way.

Rick – we could send out the questions ahead of time.

Owen – I won't vote in favor of the motion. I would consider this as an alternate plan B. Reed deserves to have the first meeting with us.

Geoff – you would meet with Reed and not the others?

Owen – if they dazzle me, no I would not like to meet with anyone else. If not I will support meeting with the others.

Geoff – does it make sense to have an exclusive? It is not open and transparent.

Ken - we should have Reed meet with us first and then we should meet with the others.

Geoff – maybe Reed would prefer to go last. We should let them choose if they want to be first or not.

Ken – I think that they have earned the respect to be first. I hope that they will not bow out of the process.

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Owen – I agree that it is healthy to give Reed and Company the right to go first or whenever they want to. I want to be a team player.

Bill – I am concerned with the motion and want to think about the others. We may offend Reed and Company.

Owen – I want to show Reed that we value them.

Geoff – I don't predispose what is in his mind. "Why are we treating him like he needs to be wrapped in bubble wrap?" "He is a big boy."

Ken – I want to hear from Reed unless they are not interested. I also want to hear from the others.

Owen – I am conscious of the five or six more dinners that I can have with my kids and family instead of all these meetings.

The Board discussed having a meeting on Monday the 10th, Tuesday the 11th, Thursday, the 13th and the remainder the next week.

Bill called for the vote from the Board

VOTE: McKinley – YES, Parker- YES, Bill – YES and Casas – NO

IV. ESTABLISHING THE PROCESS THAT WILL RESULT IN A PROPOSAL TO BE TAKEN TO A VOTE

Bill – I strongly hope that Reed will not back out or I will regret this all the way to my grave if he does.

Rick – I suspect that three of them can meet next week.

Bill – we are not asking for a full-blown presentation.

They talked about the time they had spent in this room discussing this issue. They have discussed the size of 8,500 square feet and the aesthetics of the building.

Bill – let's set aside the space for a moment. What about the cost?

Ken- what about programing versus the space? The budget will dictate the size of the building.

Geoff – what we need to know is the size and the cost.

Ken – it is a flash point for some people.

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Owen – I side with Geoff with what he said about the number of the total cost.

Ken – we need to be careful when saying how many square feet.

The Board discussed a range of the cost at \$2.8 million to 3.5 million.

Bill – we need 24 quality parking spaces.

Ken – we should shy away from where they should be. I don't think that we need to define the location.

Geoff – referenced that town wide conversations are important.

Bill – we don't need to worry about the island at Russell Avenue, Union Street and Central Street and how they join that intersection.

Ken – thinking about the reconstruction of the intersection, we will need to work with MDOT.

Owen – I wish that that piece could be left out of the conversation. It may make us gain a few feet.

Rick – the parking piece is more of a challenge with that intersection.

Bill – we need to consider when to have a final design.

Ken & Geoff – we are not there yet.

Geoff – we don't have a road map.

Bill – we could ask the architects opinion on how to make a successful campaign.

Ken – it is not up to them.

Bill – we did really well until we got to communications.

Ken – that process has already started.

Owen – architects are architects. I would be shy away putting that upon them. Outreach is not their job.

The Board had a discussion on outreach strategy.

Bill – and a capital campaign.

Ken – we need a great project. It is a little early for a campaign.

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Bill – should the budget versus the public funds be 50-50 or 33-66?

Geoff & Ken – 50-50.

Owen – we need to ensure that we still have a group who want to be a capital campaign committee.

Ken – we need to think about the budget, \$2.8 or \$3.5 million, parking and program space and the overall size of the building.

Owen – we need to give them the most flexibility on the exterior appearance.

Geoff – do we want public input in the meeting with the architects or without the public's comments, but with the Select Board. Should we have separate meeting with formal or informal input?

Bill – we can have the meeting with the architects, one with citizens and another meeting if necessary.

Owen – two of the six firms are located locally. Interviewing various firms has the potential to further inflame the process. I don't want any comments to cloud my decision.

Ken – we need public comments after we meet with the architects. Once all is done, then we need a meeting to discuss it. Shouldn't the public have a chance to ask questions of us?

Owen – we have decided to take the heat.

Bill – it is time that we think about it.

The Board discussed having meetings on April 11, 13, 24 and 25th.

V. ADJOURN

Kenneth McKinley moved to adjourn the meeting at 9:05 p.m. Owen Casas seconded the motion. VOTE: 3 FOR – 0 OPPOSED

Respectfully submitted,

LINDA M. GREENLAW
TOWN CLERK as RECORDING SECRETARY