**MINUTES**

**TOWN OF LEBANON CT**

**Jonathan Trumbull Library Building Committee**

**Regular Meeting**

**Thursday September 22th, 2021-7 PM**

**TELECONFERENCE BY ZOOM**

Members present: Jim Russo (Chairman), Lisa Matson,Vincent Shea, Cathe McCall, Chris Darrow, Maggie McCaw, Julie Culp

Also present: Matt Earls, (library director), Kyle Rongey (STV owner’s representative); Kevin Lipe (J/H Architects)

1.0 **Call to Order**

The meeting was called to order by Chairman Russo at 7:01*.*

2.0 Minutes: Review and Approve Minutes of Regular Meeting September 9, 2021.

**Motion to accept the minutes, Maggie** 2nd **Vin** Discussion: none **Motion Passed 5-0-1 (Linda abstained.**)

1. Old Business:

3.1 Jacunski Humes Architects Report

1. Kevin Lipe appreciated the extension of construction services as related to Phase II Site Work.
2. Ethernet System is being relocated into the Server Room which has air conditioning.
3. We are anticipating a couple of thousand dollars credit related to revisions of Floor Mounted Electrical Devices. Matt has requested a new floor box near the main entrance.
4. There is an ASI where the additional scope of Site Work has been requested. The proposal will be submitted soon
5. Maggie questioned if the discrepancy for top soil been resolved? Yes—The existing soil on site does not meet the requirements for Structural Fill of our Geotechnical Consultant. Rosa will need more to finish the foundation backfill with the specified material.
	1. Status of Construction Work to date. (STV/DPM)
6. Kyle: We completed pouring of the wall components of ramp and stairwell. Still working on the concrete floor slab. Lost a couple of days to rain delays. Once the concrete scope of Work is completed, Rosa plans to mobilize additional workers for Wood Framing.
7. Structural Steel has been fabricated and awaiting installation.
8. We don’t have a delivery schedule for the wood beams/lumber as of tonight.
9. Brick, as selected, hasn’t been ordered yet. We are matching the brick of the Eastern Elevation.
10. We are undertaking a final archaeological survey during the next week or two.

3.3 Lightning Protect System to Project’s Scope of Work

 Kevin’s office issued a formal request. Rosa has two companies proposing quotes that we

 should anticipate a review at our next meeting.

3.4 Discuss and Act Upon Scope Revisions to J a Rosa LLC Contract

 None this meeting.

3.5 Review and Act Upon Waller Smith Palmer Legal Invoices

 (Kyle and Kevin left the meeting at 7:14.)

 Everyone picked up the packs.

1. Why are we paying for the bonding?

No one has ever had a building project pay for bonding. Jim says it’s a legitimate cost for this project.

1. Vin: There was no transfer of the bill to us until after we had the meeting to postpone the project.

Jim: Not owning the land required legal counsel advice not conventional to a typical project.

1. Accounting Dept at town hall has identified the costs that should be posted to this Project.

Maggie: There are a lot of bills that include the church septic. Why are we paying for consultations regarding the church? Jim stated that there was a value engineering scheme to combine the Church and Library Leaching field. This was later discarded but cost was incurred.

1. Lisa: The packet doesn’t include the invoice for 6/30/21. Later identified within the former package of Invoices.

**Motion to pay the invoices as presented on the Trial Balance sheet dated 9/21/2021 in the amount of $35,475 made by Cathe, 2nd Linda**

Discussion: Maggie—Moving forward the committee requests a more precise record of legal fees that are related to the project.

The invoices descriptions are too vague.

Cathe—What if our survey finds something?

Chris—What did we budget for legal fees? Jim stated $50,000 has been budgeted. We have about $14,000 left.

Chris - He trusts that Jim is looking out for the betterment of this project and will stay within the budget.

Lisa—Who pays if we get sued by the church?

Maggie—There are two outstanding lawsuits.

Jim—The Library Legal Team is not invoicing us for the 2 outstanding Lawsuits.

Vin—If there is a suit files, the town has to defend itself.

 Cathe—We need very detailed invoices moving forward.

 **Motion Passes 5-2-0. (Vin, Lisa)**

**Motion to inform the board of selectmen that all further legal bills be specifically identified for the Library Building Project made by Jim, 2nd Cathe.**

 **Motion passes 7-0-0**

3.6 Communications from Board of Selectman

 None.

4.0 New Business:

 4.1 The paperwork for the State Grant is almost completed.

4.2 When is there going to be a Building Committee Walk Through?

Jim stated middle to end of next month. Maybe on a Saturday after the concrete slabs are completed.

5.0 Review and Approval of Invoices

* TSMT 9041 $954.00 7/27-8/8 Tri-State Materials Testing Lab, LLC

**Motion to approve to pay: Maggie, 2nd Vin, 7-0-0 passed**.

* TSMT 9123 $992.50 8/12-8/29 Tri-State Materials Testing Lab, LLC

**Motion to approve to pay: Maggie, 2nd Cathe, 7-0-0 passed**.

* TSMT 9173 $1,284.00 9/3-9/12 Tri-State Materials Testing Lab, LLC

**Motion to approve to pay: Maggie, 2nd Vin, 7-0-0 passed**.

6.0 Adjournment

Next meeting Thursday. October 14th. Meeting by Zoom.

 **Motion to adjourn made by Chris, 2nd by Cathe. Motion approved unanimously.**

 Meeting adjourned at 8:02 .

Respectfully Submitted,

Lisa Matson, Secretary