MINUTES

**TOWN OF LEBANON CT**

**Jonathan Trumbull Library Building Committee**

**Regular meeting**

**Thursday, November 12, 2020—7 PM**

**TELECONFERENCE BY ZOOM**

Members present: Jim Russo (Chairman), Maggie McCaw, Lisa Matson, Catherine McCall, Vincent Shea, Julie Culp (at 7:10), Linda Wallace, Berkeley Nowosad

Others present: Kevin Lipe (Architect), Matt Earls, (Library Director)

1.0 Call to Order

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

2.0 Consider and act upon the minutes from the October 28, 2020

 Motion made by Maggie McCall to approve the minutes of the October 28th regular meeting. Vin Shea seconded the motion. Motion carried 6-0-0.

3.0 Correspondence

3.1 Board of Selectman Chairman Russo sent the Board of Selectmen an email requesting that the Community Center be utilized as the temporary library and that the pending interior improvements be undertaken. At this time, temporary library will be utilized from Feb. 2021 to end of March 2022.

4.0 Old Business

4.1 No movement on SHPO or meeting with Historical Society. Jim’s understanding that the LHS is expediting new parking Schemes. After new schemes are forwarded to the Town, another meeting will be scheduled to negotiate.

4.2 Status of architectural Drawings: Jim has an updated 75% completed set of drawings for review at the Library.

Comments: Kevin says that they are moving along smoothly. Regarding the Septic system, the new addition itself sits on top of the existing septic tank. The leaching field is under the existing driveway, so neither systems can be used in the new Design.

 Jim will receive a copy of the specifications shortly and place a set at the Library for review.

 Jim questioned the level of the grading, but all else looked fine.

Jim requested a meeting with the Lebanon Green Review Board for their input.

 4.3 Archeological survey.

Phase 1 survey is done and it appears to very positive. The Building Area already disturbed soil and has very little or no archeological value. The only section which is undisturbed, per the investigation, is at the very northwest corner of the proposed 45 space lot (15% of the parking lot). We will submit these Archeological Findings to SHPO when we agree to the final parking lot design.

 4.4 HAZMAT survey.

Interior Survey and report submitted since last meeting. We have asbestos containing materials in a non-friable condition. Approximately 3000 sq. feet of drywall walls & ceilings needs to be disposed as HAZMAT. Additionally, there are three items of Lead paint. (Exterior Doors/Wood Columns/Mural) which need to be properly abated. Jim’s estimate of this work is $75,000 which will be part of the base bid documents.

Floors Systems are nonhazardous. Exterior areas (Roofing Systems) have not been sampled yet.

5.0 New Business

5.1 Soil Boring Tests and Investigation: Jim Russo presents Welti Geotechnical PC proposal in the amount of $4,500 to perform Boring Tests and Prepare Subsoil Narrative.

Maggie McCaw made a motion to approve the contract with Welti Geotechnical PC. Motion 2nd by Cathe McCall. Motion passes 8-0-0.

6.0 Review and Approval of invoices.

 Invoice #20306 for Architectural Services $38,750. Motion to pay made by Maggie, 2nd by Linda.

 Motion passes unanimously.

 Invoice #56210 Mystic Air Quality Consultants for the survey $1,685.00

 Motion to pay made by Vin, 2nd by Maggie. Motion passes 8-0-0.

 Invoice # 9700001-1 Yantic River Consultant LL $1,701.49 for the Archeological Survey to date.

 Motion to pay made by Vin, 2nd by Maggie. Motion passes 8-0-0.

Invoice #2020-6-2 J. R. Russo LLC $216.29 for reproduction cost of Architectural Drawings of 10/30/2020.

 Motion to pay made by Julie, 2nd by Linda. Motion passes 7-0-1.

7.0 Public Comment

 Discussion of Air circulation

 Discussion of Library Furniture Grant and Carpet Samples and which company we will go with.

8.0 Adjournment 7:45

 Motion to adjourn made by Cathe, 2nd by Linda. Motion carried unanimously.

 Meeting adjourned at 7:45.

Respectfully Submitted,

Lisa Matson

Secretary