

Freetown Board of Library Trustees
Minutes of the Tuesday, August 13, 2015 Meeting
Multi-Purpose Senior Center, Chace Road, East Freetown, Mass.



Present: Irene Ashley, Vince Kyne, Mike McCue, Christine Paiva, and Lucille Rosa.

Absent: Joe Zinni.

Others Present: Dorothy Stanley-Ballard (Library Director), Kim Fales (Town Accountant), Scott Barbato (Building Inspector); Paul Sadeck, Lee Baumgartner, and Lisa Pacheco (Board of Selectmen); and Betty Ashley, Len Chace, Ross Edminster, and Rick Kendrick (Trustees, James White Memorial Library, Inc.)

Call to order: Chairman Lucille Rosa called the meeting to order at 7:03p.

James White Memorial Library

Mr. Sadeck began the meeting by stating its purpose, which was to determine who is responsible for what at the James White Memorial Library. Mr. Chace stated it was the belief of the building trustees that they are responsible for the shell of the building and exterior work, and that the (town) library trustees are responsible for the interior of the building. Mr. Sadeck asked if this arrangement exists in writing, and Mr. Chace replied they do not believe it ever has been. Mr. Edminster added that the building trustees have reviewed what documents they have, but the language is very vague. It was noted that the town has in the past paid for the wheelchair ramp, doghouse over the door, interior lighting, and other similar projects over the years, and has occasionally mowed the grass. Mr. Sadeck asked if the building trustees' funds can continue to maintain the outside of the building. Mr. Chace replied that they believe they can. He noted, as an example, that they are currently planning to clad the building in vinyl siding.

Mrs. Rosa asked about a safe deposit box that has been reference in the past. Mr. Chace responded that they have the original incorporating documents.

Mr. Sadeck asked about repairs to the furnace. Mrs. Rosa stated that there was plenty of money in the Therrien Fund, and Mrs. Stanley-Ballard stated there was also sufficient money in the donation account. Mrs. Rosa stated that Mrs. Stanley-Ballard has a quote for approximately \$3,500. Mr. Sadeck asked how the furnace would be paid for. Mrs. Fales stated the Town can pay for this with the trust funds only, not with appropriations. Mr. Sadeck asked about the repairs to the bathroom, and Mrs. Stanley-Ballard stated these were paid for from the Therrien Fund. Mrs. Pacheco felt the Town would like to fix things but that our collective hands are tied since it's a privately-owned building. Mr. Edminster asked about getting a combined furnace and air-conditioner, and Mrs. Stanley-Ballard said this was investigated but part of the building would have to be rewired.

Mr. Baumgartner asked about the annual maintenance costs for the building. Mrs. Betty Ashley stated it varies from year-to-year. Mrs. Stanley-Ballard noted that the building trustees have replaced the roof and front steps and have painted the building in the past, and are now working on the vinyl siding. Mrs. Pacheco suggested that the Town formally lease the building, and the lease payments could be used by the building trustees for building maintenance. Mr. Sadeck stated that the selectmen would like to help out the building trustees but are unable to do so. The building trustees indicated they would discuss the possibility of entering into a lease agreement.

Mr. Sadeck asked if it was permissible under the terms of the White Library trust to sell the building to the Town. Mr. Chace said he believed this could be done, but he was not certain. Mrs. Paiva mentioned the talk of new town buildings, to which Mrs. Rosa added the possibility of a new library building.

Mrs. Stanley-Ballard shifted focus back to the furnace, which was an immediate need. Mrs. Rosa stated that Jack Healey, Town Administrator, had suggested moving away from oil. Mr. Barbato stated the police station would be moving away from oil because they're 24-hours, and would be getting something donated by Heat Transfer Products. Mrs. Pacheco circled back to the concept of leasing the building, and suggested this be tackled at a special town meeting in the fall. She suggested a one-year lease to test how it worked out.

Mrs. Irene Ashley asked for further clarification regarding air-conditioning. Mrs. Stanley-Ballard stated the A/C could be better than it is now, but that the building would need to be rewired. Mr. Barbato stated the wiring in the building is outdated and wouldn't support a multitude of new appliances, etc.


It was mentioned that the building lacks a hot water tank, and that the bathroom only has cold water. Mr. Edminster said it would be helpful to have a list of repairs suggested for the building, akin to a capital expenditure list. Mr. Barbato noted the heat could, and should, be done right away. Mrs. Stanley-Ballard stated the librarians just want heat. They will not accept another winter without heat. Mr. Edminster again suggested a list of repairs. Mr. Kendrick stated the building is seventy-years-old, and that they want to keep it held together and functioning, not make it into a Taj Mahal. Mrs. Stanley-Ballard once again emphasized that the furnace situation must be taken care of before winter, and they can tackle the issue of hot water after that.

Meeting Adjourned

A motion was made by Mr. McCue, seconded by Mrs. Paiva, to adjourn the meeting. The motion carried unanimously.

This is a True Record by me.

Attest:


Michael T. McCue, Secretary

