

Capital Improvements Committee Meeting Minutes

Milers Falls Library, Montague Center Library Site Tours

One Avenue A, Turners Falls MA 01376
Wednesday, December 6, 2017

Meeting called to order at 3:05 PM. Attendees included Capital Improvement Committee (CIC) members Fred Bowman, Bob Obear, Josh Lively and Steven Ellis. Also in attendance was Linda Hickman representing the Montague Public Libraries.

Review and approval of minutes

- Minutes were not ready for review.

Update on capital projects

- No updates were discussed

Millers Falls Library

- The CIC toured the facility noting need for improvements to the façade signage, trim paint, foundation level windows, possible chimney, roof in five years, improved energy efficient lobby and windows throughout. Discussion of the use the building gets within its limited hours (10, two five hour days each week), which can be considerable.

Montague Center Library

- Mr. Obear was not present for this portion of the tour. Examined building exterior, discussed the complexities of signage improvement. Saw the ADA ramp railings are in poor condition. Noted limited setback in all directions. Roof recently repaired and contractor suggests new metal edging to shed snow. Likely about \$20,000. First floor is where library operations are focused. Moisture issues are not readily apparent, but show as mildew on edges of books in selected racks – has led to disposal of many books. Less used/heated spaces show evidence of mold on doors and walls.
- Basement tour reveals major moisture concern as it is a partially excavated crawl space, all dirt, allows moisture transfer into HVAC system, possible cause of moisture in upper floors. Layer of plastic and pea stone suggested as a remedy to this problem. Would not be expensive. Second floor gym/theater level is unheated, no functioning system. Not accessible. A tempting space, but hard for the town to invest in/develop without a pressing need for the space or funding for a project

Meeting adjournment

Meeting adjourned at 4:30pm. Moved by Mr. Bowman, seconded by Mr. Ellis. Motion passed 3-0.