

Bradford M. Field Memorial Library Ad Hoc Committee Meeting Minutes  
January 5, 2023

Present: Richard Nathhorst, Ann Ferguson, Maureen Ippolito, Silas Ball, Kari Ridge, Anne Schuyler, Don and Sara Robinson

Absent: Andrew Vlock, Kathy and Van Stoddard

Visiting: Pat Duffy, Carol Heim

Meeting began at 7:39pm.

Richard: I propose that we approve the minutes as presented.

Ann F.: There are typos and some 1<sup>st</sup> person and 3<sup>rd</sup> person mistakes.

Richard: I propose that we approve the minutes after they are revised. Seconded. Approved.

Richard: Ann has been busy and has proposed a motion and I'd like you to take over on it. Richard made Ann F. co-host so that the committee could see her screen and the proposal that she had drawn up. This is the proposal:

1-5-23 Ann Fs Revised Motion re Outreach (Forums):

That we agree to have the Committee Presentation in **Forum 1 have two parts:**

- 1) **Facts statement Presentation** of Land Survey and Septic and Well results and possibilities (Richard presents?)
- 2) **Options Presentation Format:** The committee will pick 3 members of the committee to present the pros and cons of the three options that have been discussed by the committee, given the facts of building and site. Each presentation should follow a scripted format in which **legal findings, social benefits, environmental impacts and financial costs** to the Town will be the categories in which the pro and con points will be presented. The committee will develop these points together before the forum presentation.

- a) Option 1 Presenter would present the pros and cons of the option that the Town retain ownership and move the building to the library complex;
- b) Option 2 Presenter would present the pros and cons of the option that the Town retain ownership and commit to pay ongoing maintenance costs at the present site
- c) Option 3 Presenter would present the pros and cons of the option that the Town sell the building and site to the relevant non-profit.

Each advocate could discuss possible uses they see for the building if their option is chosen by the Town.

3) **Discussion** would consist of questions from Town members about the facts and to the advocates of Option 1, 2 and 3, including stating their own opinions on the options.

4) **Ground rules** would include that committee members not weigh in with their personal options on Options 1, 2 or 3 except for the advocate that has been chosen to present that option. They would also include agreements only to express personal preferences and not to put down others for different personal preferences as to future ownership or possible uses.

**Forum 2** would have the form of some kind of interactive group exercise where every town member present would get to express their preference for Option 1, 2 or 3 as well as to brainstorm about various uses and adaptive reuses for the building.

Ann F. summarized the proposal she had drawn up. She opened it up to the committee for comments or suggestions.

Anne Schuyler stated that the historical summary of the building should be added, i.e., when it was built, how it was donated, the past uses, the basic outline of its history.

Donald stated that it's also the historical integrity of the building which should also be built into the three options.

Ann updated the document to add these items.

A discussion took place about the warrant articles voted on at the 2008 and 2009 Town Meeting that dealt with selling the building to a non-profit organization.

A discussion took place about Option 3 in the proposal for forum 1. Ann Ferguson made updates to the proposal.

A discussion took place about whether there should be one presenter to read all the options for the building or three presenters each reading one of the options. We do not want any debate happening during the presentation of the options. Oren Kaufman will be the mediator at the forum and will enforce the ground rules.

Ann Ferguson updated the proposal to include the facilitator enforcing the ground rules and leading the discussion and that we all agree that this committee wants to preserve the building.

This is the revised proposal after the committee discussed each part of the proposal Ann Ferguson had presented at the beginning of the meeting:

Ad Hoc Field Committee Motion re Outreach (Forums) (approved unanimously 1-5-23):

Approved:

That we agree to have two town forums to convey information and solicit Town opinions as to the future of the Field building. A trained facilitator (Oran Kaufman) will lead the discussion and enforce the ground rules.

That the Committee Presentation in **Forum 1** have the following parts:

- 1) **Statement by committee** that building is worthy of preservation and reasons.
- 2) **Historical summary** of building's past and its uses.
- 3) **Facts Presentation** of Land Survey and Septic and Well results and possibilities
- 4) **Options Presentation Format:** The committee will pick 3 members of the committee to present the pros and cons of the three options that have been discussed by the committee, given the facts of building and site. Each presentation should follow a written scripted format in which **legal findings, social benefits, environmental impacts, historical integrity, and financial costs to the Town** will be the categories in which the pro and con points will be presented. The committee will develop these points together before the forum presentation.

**Option 1** Presenter would present the pros and cons of the option that the Town retain ownership and move the building to the library complex.

**Option 2** Presenter would present the pros and cons of the option that the Town retain ownership and commit to pay ongoing maintenance costs at the present site.

**Option 3** Presenter would present the pros and cons of the option that the Town sell the building and site and if legal, either to sell the building to a relevant non-profit such as the Leverett Historical Society tasked with operating a facility for collecting, storing, maintaining and making available for display to the public historical artifacts and archives, or consider a public-private partnership to achieve these goals.

5) **Discussion** would consist of questions from Town members about the facts and to the presenters of Option 1, 2 and 3. Town members, but not committee members, can state their own opinions on the options.

**Ground rules for discussion** would include that committee members not weigh in with their personal opinions on Options 1, 2 or 3. Those Town members attending would be expected only to express personal preferences and not to put down others with different views as to future ownership or possible uses.

**Forum 2** would have the form of an interactive group exercise where every town member present would get to express their preference for Option 1, 2 or 3 as well as to brainstorm about various uses and adaptive reuses for the building

Richard: We have one other piece of business that we need to get out. We are at 8:45. We have been invited by Tom Hankinson to the January 17<sup>th</sup> Select Board meeting as a committee, you don't have to attend, but Tom would like as many members of the committee to attend, to present our progress on this. Tom has requested and we've agreed to it. I hope that people will attend. Anybody who has any information on what is motivating this, I'd be delighted to hear.

A discussion took place about what might be motivating this request from Tom Hankinson. We discussed having a written report, having Tom come to our next meeting instead. Pat Duffy stated that Tom put this on the select board agenda and no other select board member has asked for this. At this point the committee has to wait to hear from the surveyor and then work with the Board of Health and the Conservation Commission.

After the discussion, the committee voted unanimously that we all believe that the Field Building should be preserved.

There was a discussion about who is doing the surveying of the property. It's Randy Izer of Harold Eaton & Associates in Hadley.

The meeting was adjourned.