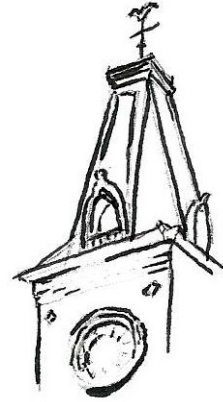


STEWART LIBRARY BUILDING PRESERVATION GROUP

Meeting Agenda

May 4, 2023



The meeting was called to order at 6:30 PM by Ken Dow.

Attending: Bill Condon, Gary Dorman, Roland Dorman, Ken Dow, Jackie Emerson, Jamie Irving, Lois Jones, Lee Kaufman, Jim Louder, Galen McKenney, Carl Smith, Linda Smith

The minutes from September 1, 2022 were approved by vote.

Financial Balances Report

Jim reported the following balances.

Library Preservation Account (Donations)	\$22,158.43
MCF Endowed Maintenance Fund	\$17,145.89

Maintenance Endowment at the Maine Community Foundation

Stewart Library Building Endowment Fund	\$342,634.52
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Election of Officers - Elect Chair, Vice Chair, Secretary, Financial Reporter

A motion was made and seconded to re-elect the same officers from the previous year. The motion passed by vote. Re-elected: Chair-Ken Dow, Vice Chair-Jim Louder, Secretary-Ken Dow, Financial Reporter-Jim Louder

Gift from the Next Generation Foundation – The group acknowledges a gift of \$5,000 from the Next Generation Foundation, given in January 2023. We greatly appreciate their support.

Update on recent projects

Radiators - Some bleeder valves and the seams in some of the radiators are leaking. Gilman Plumbing and Heating has replaced all of the leaking valves. The repair of the seams will involve use of an internal sealant pumped into the individual radiators. That work should be put off until warmer weather.

Water softener -The hard water probably contributed to the radiator leaks. We installed a new water softener to address that problem.

Atrium heating unit - A small leak in this unit has been repaired.

Update on Spring Projects

- **Atrium exterior was cleaned** on May 4 by Wilson and Wilson

- **Widening and resurfacing the walkway to the atrium.** We have a quote of \$4,500 to \$4,800 from Lawson's Landscape and Construction for this project.

- **Landscaping and seeding the lawn area on the north side.** We have a quote of \$13,000 to \$14,000 from Lawson for this project.

-**Repair of the south side exterior drain.** We have a quote of \$5,300 to \$5,800 from Lawson for this project.

-Roof inspection and repairs as needed. It is suggested that we find someone with a drone who could do this inspection. Lois will make a contact on this.

-Attic windows. The window frames in the attic are showing signs of rot and the sashes need replacement. We are waiting for a quote on this work.

-Auditorium Lights. The lights are intermittently flashing and the bulbs have dimmed significantly. Bill has looked into the replacement. It will require complete replacement of the fixtures and bulbs. Complete replacement may cost up to \$20,000. It may reduce the cost if the dimming capability is removed. The installation of these lights was not part of the building renovation and preservation effort conducted by the Building Preservation Group. They were installed in a Block Grant in 2006. Some cost sharing of this project with the Town should be explored.

-Modine heater in the basement. This heating unit has stopped working. Repair of the unit may be possible. Or it may need replacement this summer.

-Cleaning of building windows. This should be done as needed, perhaps every few years.

The group discussed these projects and developed the following list of the items in a priority order.

1. Widening and resurfacing the walkway to the atrium.
2. Roof inspection and repairs if needed.
3. Repair of the south side exterior drain.
4. Replacement of the auditorium light fixtures and bulbs.
5. Repair of the attic windows.
6. Landscaping and seeding of the lawn area on the north side.
7. Cleaning of building windows.

Replacement of the modine heater in the basement was not prioritized.

The Maintenance Committee will meet to address these issues in more detail.

Discussion of further promotion and development of museum assets

Suggestions:

The museum committee should meet soon to discuss further developments.

Contact Nokomis High School regarding student visit to the building.

Plan to be in the building to conduct tours during Corinna Days, August 19 - 21

Other Business

If the Town will be renting out the auditorium for events,

-more tables should be purchased

-provision made to have someone attend events to serve custodial and security functions

Effort for preservation on the White School House at Morse's Corner. This project is beyond the scope of the Stewart Library Building Preservation Group. The group will offer a summary of advice from what we have learned about preservation.

Next meeting – June 1, 2023 at 6:30 PM

Adjourned at 7:53 PM