

A New Library for Rockport Key Points 14 Feb Draft:

Introduction: While the SB knows me, there may be others watching this who do not. I came to Maine in 1965; Moved to Rockport in 1973; Have been here most of the time since then and consistently since 1999. In that time I have served on various Town Boards and worked with others on which I did not officially serve. While I have not been prominent in the discussion of the Library project, I have followed the subject closely. I have been asked by a local citizens group to make this presentation.

As the SB is aware, a group of community minded local citizens has been working together to move the Rockport Library project forward. We believe that a community based project, such as we are proposing, has the best chance of gaining voter approval.

This group's timetable, has been designed to fit in to the SB schedule of discussion of the way forward for the Library, and the group plans to work with the SB to bring the project to a vote, hopefully, on the June 2017 ballot. While this presentation was to take place after certain decisions had been reached beforehand, the weather has interfered and time constraints require that we move forward.

It is important to note that all work by the community group on this project is to be provided to the Town Pro Bono. That includes architects, engineers, site planners and any other skills required to prepare a proposal for the June ballot.

With our attorney, the group has negotiated a contract on the Scott property enabling it to be purchased to become part of the 1 Limerock Library site. That contract is for six months - ending on or about 1 August 17. The goal is to raise all funds required for this purchase privately. While that may not prove possible, a good start has been made toward this goal. Obviously, if all funds are not raised privately, public funds may be required to complete the purchase. We do not expect that to happen.

Transfer of
land

The effort to obtain the contract on the Scott property has been led by Nick Ruffin. Had this meeting taken place on Monday as planned, he would have been here to speak for himself. Since he had commitments taking him out of Town, I will read a message that he has left with me on the reasons for his leadership in this project. (READ)

Now, Paul Gibbons, who has drafted the contract on the property, will explain the details of that document. GIBBONS COMMENTS.

A team of local architects and engineers stands ready to prepare, at no cost to the Town, design drawings for a smaller library, less costly than the proposal voted on last November. This team awaits direction from the Select Board as to the parameters of this building.

We believe that there is serious value in a community based project with regard to the enthusiasm that it will generate, the fund raising support that is then likely, and for approval at the ballot box.

Yet, it is planned that the work done by this team will take advantage of that already done by Reed & Company, the Library Committee, Ben Blackmon, and the Ad Hoc Library Committee. This group will not attempt to reinvent the project.

We anticipate that the SB and the community will support a project of slightly less than \$3.0 million. We believe that community support will be forthcoming for a building that fits well in to the 1 Limerock Street site, and most importantly, that has "curb appeal." It is easier for the voter to vote in favor of something that he finds exciting.

To reiterate: This work, as outlined, will be done by a team of local professionals pro-bono. Of course, once the project is approved by the voters, and moves forward toward builder's drawings, that work, of necessity, would be done by one firm and would need to be paid for.

We ask for the support of the Select Board for this plan: For acceptance of the purchase of the Scott property by the Town for use for the Library, and acceptance of the pro-bono design work by the team of local architects and engineers, working with the SB, such that this project is enabled to be placed on the June 2017 ballot.

Comments by Nick Ruffin, Select Board Meeting 15 Feb 17:

Good afternoon,

My name is Nick Ruffin. My wife, Holly, and I have a home at 3 Ship Street in Rockport. We are neighbors of the Chapmans.

Holly and I first came to Rockport to be with her father and step-mother, Paul and Eleanor Boyd. When, people ask me why I decided to become involved with the new library, I say that in part, it was the influence of Paul and Eleanor. It is what they would have done, if they were still here.

When our dogs are here, I take them on walks, and one of our regular routes is to walk through the center of the village. We go by the library and Memorial Park several times a week. We go up Limerock or out Russell to make a loop. I know the corner well. The new library should be there. With the Opera House down the street, Linda Leshner's reading room, and the possibility of exhibits and other events at the restored barn that had been the CMCA, this is the cultural center of Rockport.

I am here to talk about the property at 3 Limerock Street, which abuts the current library site.

Last summer when I heard concerns from Rockport residents about parking and the footprint of the proposed building (forced by the shape of the One Limerock site), there seemed to be no convincing resolution to these issues, until I heard in late July that the Scott property might be for sale.

3 Limerock Street, the Scott property, is 7362 sq.ft. in area. Though it is a small lot, it would increase the size of the library site by roughly 50%, if you subtract the buffer for the stream

Last summer the library proposal was too far along toward a vote to consider 3 Limerock, so most people involved in the project did not want to talk about it. My thought was that it was still worth talking to the Scott's, because 3 Limerock could have become part of the plan after the November vote.

Last August I emailed one of the Scotts to ask them if the family was interested in selling the house. I told them why I was interested, that the purchase would require fund raising, and agreement from the Select Board and the voters. I said that none of this was certain and that it would take time.

I expected the ballot measure in November to be approved. When it wasn't, the idea of acquiring the Scott property took on new life. People in Rockport began asking me about where the discussion with the Scott's stood?

In December following our first face to face meeting, the Scotts asked me to discuss a transaction with their attorney, Mark Coursey. At that point, I called Paul Gibbons to contact the Scott's attorney, and negotiations began. As of a week ago, there is a contract to purchase the property.

Here, with us today, is Paul Gibbons to describe the terms of the contract.

February 15, 2017

**Rockport Public Library
Rockport, Maine**

The following Rockport Residents will provide their services and time pro bono to develop a new library plan with the help of the entire community. The new library design will be placed on the June ballot once it is approved by the Select Board.

**List of Rockport Residents:
Project Team**

Engineer : Will Gartley [Civil and Structural]

Architects :

Mazie Cox
Brink Thorne
Justin Smith
Geoff James
Stephen Smith

Builders :

Allen Mitchell [Construction Budget]
Tom Albertson [Construction Budget]

Library Consultants :

Ben Blackmon [Plan Development]
Evelyn Greenlaw, Lewiston [Library Consultant]
Terry DeWan, Yarmouth [site design / landscape]

Fundraising :

Sally Cook
Nick Ruffin

Advisors :

Rockport Select Board
Rockport Library Committee

