

**BOROUGH OF RIVER EDGE  
MAYOR AND COUNCIL  
WORK SESSION MINUTES  
TUESDAY, FEBRUARY 13, 2018**

**PRESENT:**

Mayor	Edward J. Mignone
Councilman	Alphonse Bartelloni
Councilwoman	Ellen Busted
Councilman	Dario Chinigo

**ALSO PRESENT:**

Borough Attorney	Thomas Sarlo	(Arrived @ 7:30 PM)
Borough Administrator	Alan Negreann	
Borough Clerk	Stephanie Evans	

**ABSENT:**

Councilman	Vito Acquafredda
Councilwoman	Mary Davis
Councilman	Thomas Papaleo

Mayor Mignone called the meeting to order 7:00 PM by reading the Open Public Meetings Act.

**FOR DISCUSSION**

**1. New crosswalk at Wayne and Kinderkamack**

Mr. Negreann explained that during the last budget meeting funding was withdrawn from the capital list but it is his understanding that we do have an ordinance that would cover these expenses. With permission of the council he would look to see what our engineering situation is and get a proposal from Costa Engineering. He has already been engaged to do the estimate of the work but this would be for design purposes. Mayor Mignone stated that Mr. Costa also reached out to the county at the Mayor's request to see if they had any issues and they don't so that is a good first step. He still has to do a survey because we don't know where the property and right-of-way lines are and we don't want to get into an easement issue. The Mayor was sure that Mr. Costa could break up his proposal into different quotes. Mr. Negreann stated that once we have the quote for proposal we will come back before council, check availability of funds to make an award on the contract and then the engineering can start.

**2. New crosswalk at 7-Eleven on Kinderkamack**

Mayor Mignone reported he had spoken with the county on this and it was supposed to be done when they repaved Kinderkamack but for whatever reason it did not get communicated correctly, but they say they do it when the weather permits. That is where it is. March 15<sup>th</sup> is usually considered their start times. We will keep on top of them.

The Mayor mentioned along that same line we had gotten an email from Casey Connors a few months ago regarding the crossing time at Continental and Kinderkamack and he thought it was too short. The Mayor went out and he agreed it was too short. The county is going to come and reprogram the signal to add 5-7 seconds. Mignone also asked them about a very old ordinance that he asked them put some in money for more countdown timers and they are going to be put there also at the same time. Also these timers are under state contract he asked them provide a parts list for all the other lights because parts are much cheaper than they were 3-5 years ago and we may be able to do all of them.

Then we will be done and updated to the best we can do at this point. We will just have to follow up with them to make sure this gets done.

## **WORK SESSION CONSENT AGENDA**

- 1. Approve the Recreation Commission's Request to Place a Banner 140 Kinderkamack Road from March 10<sup>th</sup> to April 14<sup>th</sup> to Promote the River Edge Run**

**Motion by Councilwoman Busted, seconded by Councilman Bartelloni to approve  
All in favor 3-0**

## **MAYOR'S REPORT**

Mayor Mignone had no report for this meeting.

## **FOR YOUR INFORMATION**

### **UNFINISHED BUSINESS**

#### **Borough of River Edge Senior/Community Center**

Mayor Mignone referred to Councilman Bartelloni. Councilman Bartelloni started by asking the Mayor to jump in at any time. Councilman Bartelloni said in terms of where we are at with the community center, he has now met with all the interested groups. Going back he met with the Library, Friends of the Library, Recreation Commission, Shade Tree Commission, Cultural Center and SCORE. If he missed a group he apologizes. We met with all the groups and gone over the plan several times now with the architect in trying to make some additional changes. As we have met with some of the groups, particularly with Shade Tree and the Cultural Center, Shade Tree obviously wanted us to try and save as many mature trees as possible. We looked to see how best to do that, if at all, and that changed the layout a little bit of the parking. In meeting with the Cultural Center they were requesting that they have an equal amount of in the new building as they current have. They estimated that they have about 2,000 sq. ft. of space currently available to them, including the attic and the basement, 1<sup>st</sup> and 2<sup>nd</sup> floor. They wanted to make sure they had an equal amount of space along with some security concerns. If they had an exhibit so they would have exclusive use of that large meeting space while an exhibit was going on and that it could be locked. They sometimes have historical artifacts or art that belongs to an outside artist that they want to make sure it's protected. The main thing was they wanted to make sure they had an equal amount of space which simply wasn't possible. There isn't an extra 1,000 sq. ft. in the plan nor is there funding available to add an additional 1,000 sq. ft. Mayor Mignone mentioned that was assuming they would accept the 1,000 and they now wanted 2,000, which would be 1/3 of the total building. Councilman Chinigo asked what is available, what do they mean be available. If the attic and the basement space is not really available... Councilman Bartelloni replied they said for storage purposes, they wanted an additional 1,000 sq. ft. for storage, which would have added at a minimum of \$100,000 to \$200,000 to the cost of the project. Which doesn't make that much sense. So we went back to the architect and looked at the layout for parking lot and the conclusion that we have come up with at least on the Sub-Committee is to keep the Cultural Center where it stands. Re-route the parking around the leased premises and allow them to continue operate as they currently do and not be moved into the proposed community center. That is where we stand with that. Councilman Bartelloni believed everyone got a letter from Ms. Sussman and emails basically saying that they kind of wanted stay where they were. Utilizing the ability it affords us the resources for storage, exhibits, office space to support community events. There was another email that we received recently that even went further indicting that they just want to stay where they are. It just seems to make financial sense to him from the Borough's perspective... when we looked at the lease, the leased property that they are entitled to actually end at the front of the garage. That is not their space under the lease, which he provided everyone a copy with the survey. The lease actually goes to say that

the Borough shall retain exclusive use, ownership, and maintenance of the garage and the land area located to the rear of the structure of foresaid. The use by the Cultural Center of the garage and/or the land area in the half section of the survey annex shall be at the sole discretion of the Borough of River Edge. So it's not their space actually, it's the Borough, and it's not part of the lease. The original lease expired several years ago and he believes it's automatically renews unless it's terminated... (simultaneous talking) The Mayor stated that they had a 15 year lease originally and now we go year-to-year. We don't want to displace them and not be able to accommodate their needs. We can't accommodate their needs, so we can accommodate the larger needs of the Borough we have to do it this way for now. Councilman Chinigo said he was a fan of the Cultural Center and has been going there for years and it just seems that we have an opportunity here with the new community center to offer something even greater and the ability for them to do even greater things because the space is going to be much more utilizable space than what is currently available to them. To him it seems that we are putting some much money and effort into this and we are rerouting everything because there are some concerns, which valid as they may be may only be concerns for a very short period of time once this community center is built some of these concerns will be a laid automatically. There is also the question as to where are some of these events that are now taking place in the Cultural Center going to go once the center is built. The Community Center is going to have a lot more space for people to walk around when those displays are ongoing. So it just seems to him that he understands their concerns, again he thinks they have done a great job, but perhaps they should come in here and talk to us a little bit about what's going on and see if there is any other ways we can deal with this. Mayor Mignone stated that they have made it clear that that is not what they want, they want equivalent space. He has been told that by Mr. Dunsay and Ms. Sussman. The other thing that they don't seem to want to envision going forward is that when this center is online it's under the auspicious of the Recreation Dept. As the Recreation Director of Cultural Affairs, we are going to have Cultural Advisory Committee who will work, and they were supposed to have an automatic seat on that board, as does Mr. O'Conner, who doesn't know that as of yet, but he is going to have a seat on that board too. So we can actually have some coordination between all these different groups on these programs in the schools, in the Library and us with the Community Center, that was the Cultural Center and that wasn't a model they seem to be comfortable with at this time. Councilman Chinigo stated that invited Mr. Dunsay to the meeting tonight to share his concerns. He is just concerned that when the Cultural Center closes down in couple of years down the line that there is a building we have to continue maintaining. Mayor Mignone replied that what's going to happen is it's going to come down eventually and it will be more parking. We were able to actually by not having the building down we lost parking spaces obviously but we were able to reallocate them and come back with a few more. Depending upon the activities that building will eventually probably need more parking, but we didn't want to overbuild at this time by one taking away more trees or green space and the second is cost. Councilman Bartelloni mentioned that in looking at the lease we found that the Borough's sole responsibility towards that property is snow removal and leaf removal. That is pretty much our only obligation in terms of maintaining it... Councilman Chinigo said we are turning most of it into a parking lot anyway so we will be removing the snow anyway. Councilman Bartelloni stated that it not much of, well the parking lot isn't part of their lease anyway so the snow removal we are talking about is the sidewalk around there which the Borough would deal with anyway since it's our property and the little walkway that they have. Councilman Chinigo stated that someone reached out to him asking about some of the trees that were planted with plaques in honor of people, are those trees if in the wrong place are we taking them down or is anything being done to say ok this tree may have been dedicated and another tree will be rededicated or something. Councilman Bartelloni replied we have always told Shade Tree that trees that can be saved would be saved to the extent that it was economically feasible. Some of the trees are \$10,000 just to move a tree and it can get every expense very quickly.

Some of the trees that you are talking about being dedicated are specimen trees and are not very large and can be moved and relocated. Mayor Mignone said the short answer is yes, those plaques will be somewhere else. We are not going to take away dedicated trees from someone. It will be interesting sort of design because the islands that are in the parking are going to be around the trees. So it was a little more tricky to get circulation around that but as long as it's safe we will do what we can to save as many as we can. Most of the big ones are being saved. Councilman Bartelloni stated that we minimized the cost that way. Councilwoman Busted referred to the Cultural Center asking for roughly 2,000 sq.ft. of additional space which could have meant that we would have had to go up or out with the plan which aesthetically she didn't think is what we want to do especially keeping in mind the existing facility that's there and the residents in the surrounding area and she thinks the cost would be beyond prohibited at this point and we would not be able to move forward with this project which we all agree is really important. So she thinks by the Cultural Center saying they want to stay where they are sounds like the best solution allowing us to move forward with the bigger project. She just wanted to go on the record and say that and thank you for meeting with all those groups. (simultaneous talking) Councilwoman Busted stated that she didn't want to see the Cultural Center not continue with their programming however this sounds like a solution that both parties are happy with. Councilman Bartelloni mentioned that they were hoping we could shrink down the lobby space which wouldn't get you the square footage and they were also questioning the need for that outdoor patio space perhaps that could become storage space. But again it doesn't eliminate the additional cost that we would incur. (simultaneous talking) Mayor Mignone mentioned that the building is 6,000 sq. ft. total and for them to want 2,000 of it or even 1,000 that is significant section. We were going to give them not dedicated space but we had an awkward size room he would say to accommodate them which we don't have to design that way now the architect can look at it as more functional space and we are actually going to pick up 2 smaller meeting rooms now, which to him he thinks that is a better solution. The last thing we would want is to having a big building no one uses. Councilman Bartelloni added just so everybody knows how they described their usage to him, they general have about 9 weeks of programming where they would have exhibits set up and want that space exclusively, which he didn't have an issue with and told them that would be fine. He thinks they have about 40 weeks of art classes, which he explained that we could certainly work around, that's not a problem. They were from 3 to 5 in the afternoon which wasn't a problem it was the additional storage space. What we are hoping right now is that we will have our first public viewing and presentation by the architect at the March 26<sup>th</sup> meeting, then it would go before the Land Use Board on April 4<sup>th</sup> and hopefully they don't have any problems or issues. It would come back before the Mayor and Council on April 9<sup>th</sup> at which point the council can adopt the plan and go out to bid, he should say have the plan drawn up, the actually architectural drawings drawn up which we need to have done. Hopefully we can pressure the architect to get those done as quickly as possible and we would hopefully be looking to break ground he wants to say maybe September-October before the ground freezes. That is the timeline as of right now. Mayor Mignone mentioned that maybe as an additional item for the next meeting we should authorize the architect to proceed with what is considered past 2 (inaudible) original proposals and we will have them attest to sub-task 4, which is preparing this submission for the Land Use Board and begin the design element phase. That would be \$20,500, which again has already been allocated as part of the project. Councilwoman Busted asked when the resident within the 200 ft. would be notice by Land Use. Mayor Mignone replied there wouldn't be notice because it's not meant as a public hearing, we call it a capital review. He thinks we are still going to try and publicize it we don't have to a 200 ft. notice and he thinks in this cause we will probably at least have a letter written for the immediate area. The last thing you want is for somebody not to know what is going on and not have the opportunity to have their opinions. Councilwoman Busted thought that was a very good idea. Councilman Bartelloni said that after that public meeting we will have the plans available here at

borough hall for people to see. Hopefully if the Library could, we can have the plan there as well so people can come and take a look. Mayor Mignone stated that we would have to finalize our financial position to see how much money we already have put away and if we need to supplement that in the future. A motion was made to add this item onto the next agenda.

**Motion by Councilman Bartelloni, second by Councilwoman Busteded to approve.  
All in favor 3-0**

Councilman Bartelloni brought up Howland Ave. He met with Traffic and Safety last week and one of the larger topics they went over was the traffic on Howland Ave. Mr. Ascolese was also there and it was the recommendation of the committee with input from the Police Dept. that Howland Ave. be double striped as we talked about at Budget that 25 mph be on the roadway itself in both directions in two places. So going down the hill and going back up and the placement of two additional 25 mph street signs. That is the recommendation right now, so if the funds are available perhaps another speed monitor. Mayor Mignone thought that since the Borough of Leonia has created a new paradigm with traffic it might be something we may want to consider. He has spoken with the Chief in the past about maybe making some of those streets one way between say 4 and 6 o'clock so you can't cut through. That is just reality and one of things biggest issues. He thinks there are some alternatives with traffic control that we also can look at. Councilman Bartelloni stated that they also talked about contacting Waves and Google as asking them not to place that as a pass-through. That is something we can do, pass a resolution and Officer Diamond was going to try and reach out to them and the information as to who to speak to. Councilwoman Busteded stated that this has been going on for a long time and she is really pleased that Traffic and Safety is taking some steps to calm the traffic there. She was wondering if there was a standard criteria that used to put these suggestions forward and implement them, are we going to use that criteria on other busy roads, whether it's Bogert or Fifth, she just wants to know if there was a criteria that was used. Mayor Mignone said that he would speak but from not having direct knowledge but he is sure Mr. Ascolese, who is a traffic engineer by training, everything complies with the MUTCD. The rules are pretty similar for similar type roads, same cart way width, and same speed limits. Yes there is a criteria we can go back to. Councilman Bartelloni stated there has to be particular width on either side of the double line. He talked about if there is parking, if there isn't parking, 12 feet one side, 8 feet on the other. There is some type of criteria, we did talk about other traffic calming measures. We talked about a speed table which isn't a speed bump, it kind of raises down, but the police dept. wasn't in favor of that as it presents a problem when responding to emergency situations. In particular because it is located near the park, the Sheriff's Dept. would also have that similar issue as well. From what he understands it can be kind of noisy when cars hit it. Councilwoman Busteded asked if any parking was being eliminated on Howland. Councilman Bartelloni replied no but there are some areas where there is already no parking and from what he understands most people don't park on Howland that much anyway. Mayor Mignone stated that that does slow the traffic down. Councilman Bartelloni agreed and said people do park there. Councilwoman Busteded stated just for the residents she wanted to make sure they understand we didn't take away parking. She asked if they would be noticed about these changes, is that something that has to happen. Mayor Mignone said he guesses as a courtesy we can because he thinks we are going to find some opposition with the double yellow line because he had spoken with residents one time about Fifth Ave. just extending it a little bit. For everyone person that said yes there was someone who said no. We may wound up in a situation like that where it's going to be partial depending on what the final consensus is.

Mayor Mignone asked Councilman Bartelloni about trying to get the TV station set-up, trying to reach out to the vendors and package all the equipment for us and then reach out to Verizon and see why they haven't installed our box yet.

(Mr. Sarlo arrives at the meeting.)

Mayor Mignone mentioned that starting tomorrow they are being interviewed for Recreation and Cultural Affairs Director. Hopefully we will be able to have somebody in place by April 1<sup>st</sup> that was the timeline we are trying to have accomplished

#### **NEW BUSINESS**

Mayor Mignone wanted to go back to updating the Master Plan. In speaking with the planners and looking as the economy is getting better there may be more developers willing to develop, it's probably a prudent time for us to review our old rezoning plans to see whether they are still applicable. Most of them were laid out 10-11 years ago. Markets may have changed, demographics may have changed, and usage may have changed so we need to look at the whole, those three plans. He also asked them if they could maybe incorporate that into a general study, the whole Kinderkamack corridor, and overview and identify if there's any other areas with potential for either redevelopment or rehabilitation. Basically they will do a survey and come back to us and say we think this might work or there and we can commission further studies like a formal study for the Land Use Board if something looks like it might be advantageous for the borough going forward. We had already given them a contract to start this work because of the Master Plan reevaluation so they are just going to roll this into that. He thinks this is going to be a very positive development to see where we can go. Particularly the north end of town where we have some areas we could use some rehabilitation zones and improve our business opportunities and our ratable as we always try and do.

#### **FOR DISCUSSION**

##### **3. Library Renovation**

Daragh O'Connor appeared before the Mayor and Council along with some members of the Library Board looking for their support for a small construction project on a multi-purpose room. It will have several functions and it will be very flexible because its needs will be shifting all the time. In 2016 we had over 9,000 attendees at the Library programs, Library community based programs, and Library programs. We have a situation here of one larger meeting room and one smaller meeting room and are not sufficient to meet the demands. This isn't just going to be a meeting room, it's also going to be a place where crafting programs for example will take place. We are seeing a huge surge in the last several years and people are gathering to get together to collaborate and socialize as they are engaging in activities such as landscape painting, and soap making. We recently had 26 residents attending the soap making workshop. This is the kind of thing we have much more than a book signing or a lecture. (inaudible) We are also trying to meet the needs of the younger residents, young adults and children. This room would also serve their needs for programming purposes. Another problem we are trying to hit with project is the problem of noise. He asked if anybody was on River Edge Community Group this weekend, which came out of nowhere, but it is typical. In our last (inaudible) he would say the biggest problem and complaint was noise. When talking about the noise there is no simple solution to it and the reason it is happening is because we are busy and successful library and everyone wants to use it. When you get lots of people in there between 3 and 5 pm it's noisy and it's not just the kids. It the tutors, and he had a tutor one time complain to him about noise. As he was politely listening to the tutor complain the noise he was thinking you want to come to the library to make noise and you object to other people making noise and you are taking a paycheck as well, which we don't allow in the library. That is the big problem we are trying to judge at this point. Also the Borough has a historic collection and the Historic Commission has a collection of documents and postcards, and photographs that are historically important to

the community. We feel that is a strong need for this collection to have a dedicated space that is accessible to the staff and also to the public where it is kept safely. The Historic Commission, if they get grant funding which they seem to be getting every year these days, can work on the collection and make more accessible and catalog it. That collection is growing (inaudible) and it is inaccessible to everybody except to the Historic Commission and library staff. We want to make improvements there and we need to dedicate space to do that and we want to do that for the Historic Commission. The most obvious place to have this collection is in the library. He initially did present some less ambitious plans to the Library Board that talked about walls that did not quite reach, contemporary walls, less permanent walls that don't quite reach the ceiling, but then the problem was the noise. We felt the noise is the big problem that we are trying to address. His next step is to talk to a designer to come up with a design so we would be able to solve our problems with a designer we used 5 or 6 years ago. He recommended that because of the (inaudible) issues and lighting we really need to consult an architect. We have contacted an architect that specializes in (inaudible) and he feels Mr. Sarlo should look over the contract and if he says its ok we would like to sign it and get to work with the architect. Mr. Sarlo said the only question he has on the contract he is going to let Mr. Negreann answer. Since it is \$4850 does the Chief Official Officer require another bid or if he is comfortable with that \$4950 because it is under the threshold. Mr. O'Connor stated that they had another bid. Mayor Mignone mentioned special services. Mr. Sarlo said his question had been answered. Mr. O'Connor mentioned that he came back and advised them that we need certification from the Mayor and Council to make this project possible. Mr. Sarlo stated that he prepared a memo, but he didn't know if it was circulated, he only circulated to the Council Library Liaison, the Mayor, and to Mr. Mr. Negreann. Basically the statute, which is 40:54-25, say the library has the authority to construct buildings which is in their prevue, but before they spend money they need to come to the Mayor and Council to certify the amount of money necessary for the project, the amount of money they have on hand to fund the project, and in addition to their capital reserves that they are going to apply to the project, and the estimated amount necessary for the maintenance of the library for the balance of this year. At that point in time if you are ok with the cost you would adopt a resolution permitting them to proceed. Mr. O'Conner stated that they didn't know the cost yet. One of the things he personnel (inaudible) is the cost. We have \$31,000 in donated funds and on top of that we would hope "the friends" might be able to help us a little bit. Also there are grant program from the State, which is now starting to put in place which was voted in to law last November. We are also hoping money will come from that. We don't know the cost and if we don't have all the funding to complete everything we want in the budget we would probably do what we could and fund raiser for the rest. In other words if we don't get \$80,000 to do this we only have \$50,000 and that covers say the construction of the walls and flooring and shelving we can go ahead and do that. Work over several years on furnishing it and as he understands it the furnishing is a really big part of this. Mayor Mignone said his main question would be this room has to be designed for ultimately to be quiet space because all the programming you are speaking of he thinks we anticipate that is going to be under the auspicious of Recreation Commission and these are the things he would assume be more natural under the community center. Which will be built and up next year. With regards to the Historic Commission he knows the Borough Historian has mentioned several times that the museum down at New Bridge Landing is going to be constructed also in the next year. If we really have some true artifacts that we want to preserve its probably best that they are housed there where they are going to have a curator and the right kind of ways to preserve it, such as temperature and all those things they need to consider for preserving documents. Mr. O'Connor's replied they were not

going to have a librarian. Mayor Mignone stated that it was going to be a bona fide museum. Mr. O'Connor said without a person to help give access. Mayor Mignone replied he didn't know if that was true. Mr. O'Connor stated the library was open 50 hours a week and that means the collection is access 50 hours a week. Mayor Mignone stated he wished he could believe people would want access for 50 hours a week because he thinks it's important and he doesn't know whether that interest will be there for that but again it's a real museum with curators, it's going to have people who are going to working on historic research and things like that. He knows people are coming from Bergen Community College and it's going to be an active place and he doesn't think it's going to open one day a week, but that hasn't been determined yet as far as he knows. Mr. O'Connor stated you have to hold programs and most of the programs we do, one or two of them may end up going to the new community center. (inaudible) Mayor Mignone replied that he thinks that all those art and crafting type of programs would go to the community center. Basically if it's not going to be library illiteracy based its going to fall under the jurisdiction of the Recreation Dept. That is the intent. Mr. O'Connor asked if it's not, the Mayor replied if it's not library or literary connected which is the mission of the library it going to fall down on the side of the community center. Mr. O'Connor stated that their mission is (inaudible). Mayor Mignone stated that he didn't know if Mr. O'Connor was appreciating what the mission of the community center is going to be and obviously that is the whole point, you heard the discussion of the Cultural center, there is going to be a lot of overlapping. Eventually everything has to be consolidated to this one building, if we don't do that we don't have any need to have it. To have it as a big meeting space that's will you will only need for once in a while. We want to have programming for seniors during the day, there will be programming for kids after school, and he is sure there will be adult programming also. That has all been talked about so everything has to be done looking at it holistically now we can't have...the Cultural Center is not a Borough entity, they are independent of us so we really no jurisdiction over them. We hope that eventually they will want to work with our Cultural Affairs Advisory Board to come up with programming that's going to inclusive of all the different groups so we don't have overlap with the schools, your selves, and whatever Recreation wants to do at that point. The rest of the council can certainly offer comments if they want, that is his thinking. Councilwoman Busted stated that she has a different perspective from the Mayor and she would leave that type of programming that the library wants to do up to what the library wants to do. She is hopeful that if you need larger space that you have a larger community space in which to do it and she would hope you would work with the Director of Recreation and Cultural Affairs to make sure that your programming is meeting the needs of all the residents. But she isn't ready to say that she doesn't think that she thinks the library should stop their Maker's Day or their crafting programs for adult services or what have you because we are going to have this new space. Take a little bit of perspective, yes we need to be holistic but she isn't ready to go as far as to say you should only have book talks and you should only have lectures series because you are a library. She just wanted to go on the record to say that. She is just making a comment, she was not going to debate. Mayor Mignone said we are not going to debate because we have a Director of Cultural Affairs, and Councilwoman Busted stated she absolutely do and we have Director of Library Services who directs the library and she is confide that they will work together. Her question was about the physical make of this room, this is going to be made within the existing library space and are you ready to talk about where you think that is going to be. Mr. O'Connor said he has a good idea where it's going to go. In fact (inaudible) the architect, and would like to hire he chose (inaudible) and that would be we would have to take out some shelving to make the space. We were very blessed with the sq. ft. facility with an open floor for the



most part. It's very flexible, cheaper and easier (inaudible) do that space. Yes it would be over by the newest addition, (inaudible), facing west end of that, facing the back of the building to the left as you enter the building. That is where we envision (inaudible) and it would within the existing structure. Councilman Bartelloni stated he wasn't going to tell Mr. O'Connor what he should with the space or not to be honest but he thinks maybe though you might want to wait until let's get this building built and see what your needs are and how that flows after we add five new meeting spaces. It may alleviate the need that you are talking about. He just looked at the capital request that you made as part of your budget, children's public service desks, security cameras, computer table, children's circulation desk and chairs, things like that he would just say maybe you could better use that money on this capital request than adding a meeting space when we are adding a six thousand sq.ft. meeting space. Mr. O'Connor corrected Councilman Bartelloni by stating it was a multi-purpose room. Councilman Bartelloni stated that the community center is a big multi-purpose room and he was just thinking that maybe the Library could better use that money towards the children's circulation desk that you talked about versus duplicating what we are already doing. Or at least just hold off until we get this in the ground and then reevaluate. That was his two cents. Councilman Chinigo said that he was a pragmatist and he tends to agree with everyone here in parts of what everybody said. He does believe that since we are now talking about building this community center and breaking ground this October, we have plans, we have financing, and things are moving forward, that in may be in your best interest to wait a little while longer. However he also understands from listening to the community, especially a quiet space within the Library is indispensable. As far as the displays go that needs to take into account the fact that a museum is being built, a community center is being built, that things will change in this town over the course of the next two years in a way they have not in past over the past 20-25-30 years. They are actually moving, we as a council are telling you they are moving, however that is not going to change the fact that you really do need a quiet space in the Library. There are a lot of people who come in to do work and yes there are children that come in after school and they are noisy, but children are noisy and they are coming in because it is a necessary for families. Whatever it is and you need that space so with all that being said he certainly personally is not going to stand in the way of you guys doing what you feel you need to do, but he has said this at their meetings as liaison that he thinks perhaps given that we are investing so much into this new community center he thinks it will alleviate many things. He doesn't necessarily think that, with all due respect to the Mayor, that the community center has to be used for this and the Library can only be used for that. He doesn't think that is necessarily where we as a council and governing body of this town are going to want to go, but he does think that Mr. O'Connor has to take into consideration that some of the events that are now clogging up his agenda will now move and he will have more space available simply by the fact that there is more space in town available. Your money may be suited to address some other issues that we alleviate by the building of the community center and unfortunately he doesn't know much about the museum, but he takes the word of the Mayor that it is being built and he may also have the facts. So are his two cents. Councilman Bartelloni wanted to make one more point since he failed to mention it earlier. When we were talking about the community center and the Mayor brought this up to the architect was the additional of sort of a teen lounge of sort. Which we are actually going to incorporate into the design. Just so you know a little bit more of his thought process that there will be this sort of, not even a meeting space, but sort of a place to direct some of the older kids who maybe a little louder away from the people who are trying to work or study. So there will be that kind of space. As he said he wasn't going to tell them what to do. Mr. O'Connor stated that some other issues were

raised like the capital needs of the Library, we currently have programming that is (inaudible) and getting going on the State level that provide matching funds, 50/50. Is there any way we can wrap our needs up to take full advantage of that program that is going on at the State level. He knows that he has changed the subject. We have an HVAC issue that is a big ticket item. Mayor Mignone stated that was going to be incorporated into the community center as part of that project. Mr. O'Conner stated it would be a terrible shame to allow this opportunity, it only comes along once every, the last one was 20 years ago and not take advantage of it. Especially since it was pointed out that we do have some capital needs. Mr. Sarlo stated his concern was not whether you needed or don't need it, that's not his position. His concern is whether you comply with statute and he wasn't certain that they were there yet because you are not certain how much it's going to cost. You've given an estimate of \$80,000 if he heard correctly. Mr. O'Connor replied that wasn't really an estimate because he isn't an architect, we haven't employed an architect. Mr. Sarlo confirmed that they were coming here and didn't know how much it's going to cost and you don't know where the funding going to come. You have potential funding sources but they are not...Mr. O'Connor stated that they one definite source. Mr. Sarlo asked if that was they capital reserve. Mr. O'Connor replied it was donated funds, \$30,000+. Mr. Sarlo continued by saying \$30,000 donated but the remaining, let's just use the number \$80,000 for now...Mr. O'Connor stated that "friends" has always come through in the past. (inaudible). Mr. Sarlo was saying you are coming here for approval that the Mayor and certify how much it's going to cost, how much you are going to put in from your reserve's and where else the money is going to come from. You are not there yet, you are saying possibly a grant, possibly from donations. Mr. O'Connor said we have donations, Mr. Sarlo replied from \$30,000, earmarked for this program. Mr. O'Connor replied \$30,000 right now and there is the potential for more donations. Mr. Sarlo repeated "potential", we count what you have in hand of \$30,000, the remaining may come from a grant, the remaining may have to be bonded for, added to debt service, it may possible can. It is just hard for the Mayor and Council to certify the project without hard numbers and he understands they are in the position of not having an architect and can't give the thing. But Mr. Sarlo stated that he should have given you, you told him what you want to do, some type of number for you or you gave him a budget saying build me something within \$80,000 or \$100,000 and you can go from there. He just didn't know if they are meeting the criteria to bring in front of you as to "this is our plan to fund the project and give us your approval". Those were Mr. Sarlo's thoughts. Councilman Bartelloni asked they thought they could retain the architect, get him to design it and give you the cost estimate. Mr. O'Connor replied the architect is ready to go. Councilwoman Busted said you don't need our approval, that isn't part of certifying or is it. Mr. Sarlo answer yes that is why they came here. Councilman Chinigo asked how do they do it. Mr. Sarlo replied if you want to approve them to at least go through the architect and get and come back with a plan saying this is how much it's going to cost and this is where our funding sources is then you give approval to them to go forward with it. You can certainly do that but before they hire, on any construction project, before they even move forward you have to give them approval to architect...Mayor Mignone said he was surprised that he didn't offer a cost estimate he knows appropriately where you want to put it, he knows what your objectives are, he knows how big it's going to be. They have a pretty good idea about the cost per foot. Mr. O'Connor stated that he did talk to him about rough numbers as we had (inaudible) and we both agree it's a small. As he understands it the service that he would be offering is budgeted. One of things that he is telling us is that he is giving us an accurate number of what this will cost. Mayor Mignone said we would need that going forward but they can usually give you a budget estimate because there is no sense in starting a process if it's

going to say absurdly \$200,000, and you know you only have \$30,000 to \$40,000, so he would be able to tell you this project should be going to be from this range on the low end and this range on the high end. So you know where you have to set your budgets. If you expectation don't meet the budget than you have revise you expectations to either meet the budget or you have to wait to get more money so you can build what you want. Councilman Chinigo asked if the Library still wanted to forward. Maxine Rumby, a member of the Library Board, asked if she could speak, Mayor Mignone informed everyone that the meeting was going to adjourn shortly. She stated that basically they were at a catch-22 and needed the architect's number to move forward and she isn't sure if the Mayor and Council was understanding that what the architect would be giving them a number for is basically the walls, electricity, lighting, and things like that. The major part of the room would not actually be those things, it would be furniture and she thinks Daragh mentioned that already. So what would happens is you have your architect come in and he would give us a cost for the building portion of it. The furniture would be a separate portion. So what Daragh was saying that the "friends" who mostly likely be able to kick in for part of the furniture portion but in order to take advantage of the grant we would need that architect's plan with dollar amount of what those walls, electricity, and lighting would be in order to apply for the grant. So we need the architect's input not only to get a final number but also to apply for the grant to get the full amount of funding that we could have. Without the Architect not only will we not have a final number but we also can't apply for the funding that could be available to us. Mayor Mignone said you don't know what order of magnitude the cost is going to be, he should be able to give you that now. That is how we started with the community center, we meet with the architect informally before we engaged because that is what they will do for you. We sat down and said this is our budget what can we build. That was how we were able to come to the size and what we are doing at the community center. He doesn't see this process as any different. Again with furnishing a side, they would know the cost of the furnishing also because architect's usually specify. He can give you a range saying yes construction is going to be this base amount. You can go from a to z in terms of how you want to furnish it. We are going through the same thing for the community center where there will be an allowance for the furnishing and technology and all those kinds of things, and we will get what we can get, based upon what our budget is. He thinks it's a similar proposal to this. You don't know if its \$50,000 or a \$150,000, to him that would be an issue. Councilman Bartelloni asked if they had the money on hand to pay the architect, you plan on paying him from the \$30,000. Mr. O'Connor replied yes. A motion was made to approve the Library to retain an architect to the point where the architect comes back with his report and if they are satisfied and they think they can put a funding plan in place to move forward with the project then they can come back in front of the Mayor and Council who will certify project. Based upon the funding plan and how much it's going to cost, where the exact funding is going to come from to seek approval.

**Motion by Councilman Chinigo, second by Councilwoman Busted**  
**All in favor 3-0**

**MOTION TO ADJOURN THE WORK SESSION AT 9:21 PM**

Motion by Councilman Chinigo, seconded by Councilwoman Busted to Adjourn @ 8:00 pm.  
All in Favor 3-0

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Stephanie Evans. RMC  
Borough Clerk

