



Special Library Board of Trustees Meeting – APPROVED 10/21/2025  
*October 6, 2025, in person, livestreamed, and recorded*

**ATTENDEES:**

*Presiding Officers:*

- Charlie Pensabene, President
- Katie Sheehan, Vice-President (arrived 6:36 p.m.)
- Camie Engel, Secretary
- Mari Harris, Trustee
- Kayla Kutzscher, Trustee (exited 7:51 p.m.)
- Amanda Miller, Trustee

*Excused:*

- Nichole Krisanda, Treasurer

*Library staff, Community Partners & Members of the Public:*

- Jill Dugas Hughes, Library Director
- Jenna Schmonsky, Administrative Assistant
- Julie Ann Price, Friends President of the East Greenbush Library
- Jennifer Romer, Friends of the East Greenbush Library
- Jack Conway, East Greenbush Town Supervisor
- Elaine Rudzinski, East Greenbush Chief of Police
- Colleen Lallier, East Greenbush Director of Finance
- Dan Fiacco, East Greenbush Commissioner of Public Works
- Ed Nestler, Town of East Greenbush
- Ron Yeates, East Greenbush Police Department Senior Dispatcher
- Tom Grant, Rensselaer County Legislator
- Betty Bellino Guigno
- Albert Yasus, Jr.

A Special Library Board of Trustees meeting of the East Greenbush Community Library was held on October 6, 2025, at the East Greenbush Community Library and was livestreamed. It began at 6:31 p.m. and was presided over by Charlie Pensabene, President with Camie Engel as Secretary. The meeting was recorded.

**CALL TO ORDER:**

- C. Pensabene called the Special Library Board of Trustees meeting to order at 6:31 p.m.

#### REVIEW OF AGENDA:

- Public Comment will come first followed by unfinished business to discuss the potential land purchase.

The meeting agenda stated that there would be 15 minutes of public comment, followed by discussion of unfinished business. Unfinished Business was the same topic discussed during the public comments. However, public comment was never officially closed. Given the atypical nature of the meeting, public comments have been transcribed below rather than included as a separate and distinct agenda item in the meeting minutes.

#### PUBLIC COMMENT:

- Roseann Quinn (submitted in writing, read aloud by Charlie Pensabene): I write to express my thoughts about the request of the East Greenbush Police Dept. to build a new headquarters on East Greenbush Library property. Certainly, there could be benefits to the library both financial and safety ones. However, I am concerned about other ramifications. For example, we need to realize that sadly we live in a time when many view police presence as something less than a protective one. As a member of the East Greenbush Library Outreach Committee, we are striving and, in many instances, succeeding in helping businesses and community groups become aware of the varied services we offer. They include Career Counseling and ESL programs which are of special benefit to those new to our community and country. I worry that these efforts may be stymied with such a close police presence. Very often on our website we see the words "You belong here," We hope our neighbors will continue to think of us that way. Our neighbors include the Y and Eddy Hawthorne Ridge. Any decision will certainly affect them. Can we consider asking them for their input prior to making any decision? This is a complex issue and I thank the board for letting me express my views.
- Betty Bellino Guigno: Thanks the board for holding the hearing and expresses deep affection for the library, calling it a vital and beloved part of the community. While she acknowledges the need for a new police station and values the police, she believes the library property is not an appropriate location. She worries that a police presence could make some people uncomfortable visiting the library, which many see as a safe and welcoming space. She also raises practical concerns about traffic and emergency access, suggesting the department would be better located on Columbia Turnpike or Route 4 instead.

#### Katie Sheehan entered meeting at 6:36 p.m.

- Tom Grant: I'm a member of the Rensselaer County Legislature and the legislative liaison to the library. I'd like to suggest that the feasibility study also consider an alternative plan: building a new town hall on the library site and converting the current town hall into a

police station. This setup would create a convenient community hub near the DMV, library, and Hawthorne Ridge. The police department's current building on Columbia Turnpike is in poor condition, but the location itself works well. Expanding into the town hall would provide more space and likely meet state standards. I encourage including this option in the study, even if it costs more, as it could be a better long-term solution.

- Jack Conway: We didn't come up with this idea on the spot — we considered other options, including the town hall, but that would have brought court operations and hundreds of people to the site every week. We chose the police department proposal because it serves to protect the community. When we presented our request, it was serious and well thought out, but the board dismissed it without discussion or even a vote. If we don't have a meaningful conversation after your next meeting, the town will begin eminent domain proceedings — we'll pay fair market value and move forward with the project. Our police station is in terrible condition — overcrowded, unsafe, and nearly condemned. The building can't even fit the seven members of this board at once. Meanwhile, the library has a beautiful facility, and 23 years later, the police are still working in unacceptable conditions. What happens if we're left with a police department but no usable station? Our officers are not what you see on the news — they're your neighbors, people who risk their lives daily to protect this town. They're dedicated, compassionate, and professional. Leaders at every level, including Governor Hochul, have recognized that the department urgently needs a new facility. I'm not here to harm the library or the community — I'm asking you to work with us. If you haven't been to the current station, you should see it before making a decision. The people who serve you every day deserve better. All I'm asking is that you take this request seriously and do your due diligence.
- Elaine Rudzinski: I want to clarify a few things. I heard comments implying that people might not want the police department as a neighbor, but those statements weren't backed up with facts. In my profession, I rely on facts, so if there are concerns, I'd like them spelled out. I can honestly say there's nothing hidden — incidents from the past, like someone running off with handcuffs years ago, are rare and public. The police have always been part of the community. For decades, the library and the police station were in town hall together without issues. Officers regularly participate in community events like cookouts, car seat checks, and K9 demonstrations, and those have never caused people to avoid the library. Most interactions are positive, and the public frequently shows appreciation for the police. Regarding traffic and response times, getting to emergencies from this site is faster and safer than from Columbia Turnpike, especially for vulnerable populations like youth at the YMCA or seniors at Hawthorne Ridge. We plan to use entrances off Luther and Michael Roads to avoid traffic problems, so there's minimal impact. We've also considered financial and space issues. Renovating the old police station or town hall to meet modern needs isn't feasible, and while we work with what we have, the current setup isn't ideal for safety

or efficiency. Overall, the police are already part of this community, and there's no evidence that having them next door would make the library less safe or discourage people from coming. The partnership would benefit everyone, and all concerns should be addressed with facts, not assumptions.

- Jack Conway: The other thing I want to point out is the size. We're looking at a building about half the size of this one. I can't convert town hall into a police station because it's too small — a public safety center here needs enough space for the department to operate properly. We need a modern facility that fits what the police really need. We're talking about 10–12,000 square feet, not the full 22,000 square feet of this building.
- Elaine Rudzinski: We're looking for a building that will last for decades, not just something patched together like our current station. Danny, our deputy commissioner, has done a great job keeping things running and fixing issues as they come, but the building isn't going to last 50 years. We need a location that will serve the community long-term. I've also reached out to the county executive multiple times about finding a new police station and funding, but nothing has happened. I've been persistent and even applied for a congressional grant to help cover costs so it's not a burden on taxpayers. That's all I have unless anyone has questions.
- Jack Conway: We've built the best team this town has ever had. We modernized the entire water system. But if we can't get the police department out of their current building, it'll only happen when we're forced to, and that means moving them into the red barn at the park — which isn't right. All we're asking is to be taken seriously. Before I became supervisor, I didn't know anything about the police or what they face. But now, I know them — the officers, their families, what they go through every day. These are good people who risk their lives for us, and they deserve a safe, modern place to work. They're not what you see on the news — not like the bad examples that make headlines. We work hard to hire officers with integrity and compassion. And honestly, I'm ashamed of how I used to think about police before I really knew them. Now I know — they deserve our support, our protection, and our gratitude.
- Elaine Rudzinski: I want to extend the offer again: please come see what we're working with and meet our team. I can't have everyone at once, but I can arrange visits so you can see our operations firsthand. During police reform, we did a community survey and did really well — I'm proud of that. We have a great team, many homegrown, who love serving the community and doing events. I want to keep partnering with all the local establishments and growing our community policing programs. I know people have opinions about police, but please judge us by who we are, not by assumptions. If you have questions or need anything, you can reach me anytime.

- Jack Conway: For the record, you've all been great partners. We work closely with Jill, and when we think of the community, we think of her. During COVID, we met every Friday with Shannon from the Y, the chief, Jeff Simons, and myself. We came away with a real sense of community as we navigated uncharted territory together. Jill was not only a great partner but a big help to me and Jeff as we worked through these challenges. So, forgive my attitude, but I was just really... *[unclear audio]*.
- Tom Grant: Quick question: you really need a new location—the current one is terrible. I admire your optimism that people wouldn't want to shut it down, but an evaluator would probably suggest moving. This needs to happen fairly quickly. I agree with Jack, The East Greenbush Police Department, led by Chief Elaine, is excellent—the best around. This isn't about a negative view of police; it's about location. I think the feasibility study was a bit limited. I suggest expanding it to consider a few options, like town hall and the police station together or retrofitting town hall for the station. Giving multiple options lets the library board make a better-informed decision. Cost matters, of course, but from a safety perspective, moving some services upstairs in town hall could help. Don't limit the study to just one result—look at at least two or three possibilities.
- Jack Conway: We looked at four sites on Columbia Turnpike, and they have all fallen through.
- Tom Grant: Jack, I'll say this: instead of threatening eminent domain, a simpler approach is to give the board of trustees some options you've already considered and provide clear, open, and transparent information.
- Jack Conway: You came in as if we were just starting, but we already presented over two months ago. We answered questions, made ourselves available, and even though three trustees missed that meeting, none reached out or visited the police station. We never got the engagement we were hoping for.
- Charlie Pensabene: Okay, now we'll turn to the trustees for any questions about town logistics.
- Kayla Kutzscher: I missed the July meeting because my dog needed surgery, and I just got back from an Alaskan cruise. I know I've missed a lot, but I wanted to share my thoughts. I haven't been very involved recently, but I wanted to make my opinions known.
- Mari Harris: I wasn't at the meeting, and I apologize. I think there have been communication issues between the board, the town, and even internally. The question we were hearing wasn't what you're saying it is. We've never discussed what we want to do with that land, and we feel the community should have input. Our library's constituency

has grown along with the town, and I think many of the same people are involved. I thought we were being asked whether we wanted to sell the property, but we weren't in a position to decide. Part of our responsibility as a board is to gather input from constituents about the best use of the land, which might—but doesn't have to—be a police department. I first heard about this in July, and having a town liaison attend meetings didn't prevent me from feeling blindsided as a board member.

- Jack Conway: We understood the situation, so we came and asked. We explained how it would work, offering to pay fair market rent, and hoped to move forward. What Tom calls a “threat” of eminent domain isn't really a threat—it's a responsible community decision about the best use of land. There are two tests: is it an essential purpose, and what's the financial hardship on the seller? Since this is two acres the library doesn't use, there's no hardship, and a police station is clearly an essential purpose. I love this library—I've spent days in other libraries, brought my granddaughter to play groups here, and worked with Jill as a great partner. But this community urgently needs a proper police station, more than most people can imagine. This site is perfect—centrally located, easy to get anywhere in East Greenbush. We didn't decide this yesterday; we've been planning for over three years. I've walked this land, thought about this constantly, and now, with two years left in my term, I feel I must get this done. The dedication of the officers down there is incredible—they give their hearts and souls, and this community isn't safe by accident.
- Mari Harris: I just hope you're not thinking that the board does not agree with you.
- Jack Conway: I understand. All I wanted was a conversation, but I felt ignored. Charlie helped me realize some things about how it was handled internally, but this is, in my view, the most important request the library will ever get. Yet no one called, visited the station, or followed up. It felt like we were brushed off—and we don't need to be. We truly believe the best location for a police station in East Greenbush is right here. Once it's built, you probably wouldn't even notice it unless something major happened nearby. This isn't a power move—it's the town supervisor, board, and staff trying to find the best solution for the community. You have unused space, and the town is in real need. I honestly thought the library board would see that and want to be part of the solution.
- Mari Harris: I understand what you're saying, but I think there's room for both. Yes, it's important for the community to have a police department—no one disagrees with that. But there may also be other community needs or partnerships worth exploring. Our strategic plan focuses on collaboration, so maybe that land could also support things like a teen center, a town museum, or other cultural or community spaces. It's not fair to say a police station is the only possible use without hearing from others who benefit from the library and might benefit from future expansion.

- Amanda Miller: We've never had a real discussion about what we plan to do with this land. You first presented this to us in July, and that was the first I'd heard of it. When the project started three years ago, it wasn't communicated to the board, so maybe it's a communication issue. Like Mari said, we don't have clear procedures for something like this. I've been in the police station, and I understand the need for a new one and the urgency. But what happens if you buy this land and then can't develop it? There are drainage systems, nearby wetlands, and potential contamination concerns. The land next to it was passed over before because of those risks. What happens if those same issues make this site unusable?
- Dan Fiacco: If we can't develop then it becomes town property and would just maintain the property.
- Elaine Rudzinski: Going back to what you said, I remember thinking after that meeting that you were planning to get public input—maybe through a hearing—to see what library users and community members thought. I'm not sure if that came up during our meeting or afterward, but that's how I understood it. Nothing official came to you three years ago, but that meeting was meant to be our first real step—saying, "Here's what we've got so far, let's look into this more." We shared a rough timeline just to give you an idea. But I really thought there would be some kind of public opportunity for feedback.
- Charlie Pensabene: I'll jump in. Jack and I have talked, and I agree that communication on my part could have been better. I think the chief was saying the same thing. From my perspective, we could have been more strategic and clearer in how we presented this. I also thought that if there wasn't much interest from the board, then we wouldn't move forward—so maybe that's where things got mixed up. It seemed like there was some support from the board as representatives of the broader library community, but I apologize if that wasn't the case. I think tonight shows there's still room for more in-depth discussion. As you mentioned, this kind of town-library agreement is a big decision—much broader than what we usually handle in committee meetings, which are typically focused on operations or policy.
- Jack Conway: We're looking at this from different angles. You have your points, I have mine. But here's mine: in 50 years, this land will just be grass. People don't understand zoning or development—they just talk about ideas. Over the past two months, there's been this sense that the library is the "Taj Mahal" and the police station is a "piece of crap." But you're holding the solution to the town's most pressing problem, and instead you're saying, "Maybe a teen center." Yes, the town needs a teen center, but realistically, the town won't support the library doing that. People think this library is too big and expensive. A townwide vote wouldn't pass because people don't understand libraries.

As someone who loves libraries, I get it—I vacation in libraries—but most people just see them differently. This library won't get any bigger, and you won't get the votes for something like that. We asked for a decision in two months, and now that two months are up, I'm here. I'm angry, but I want to negotiate with you. Let's go piece by piece. Come see the police station, it's not just passable or okay, it's unsafe. Right now, our police department operates in terrible conditions, with raw sewage issues and aging infrastructure, and yet we're ranked in the top 5% of municipalities upstate. We've looked at other buildings, they're either too expensive or impractical. We've explored every option. Anything we don't find funding for; we'll have to buy. For me, this is critical, and I fully back this effort.

- Charlie Pensabene: From your perspective, now's the time to ask questions so we can handle them efficiently. Can you give us a status update on the feasibility study that was put out to bid?
- Elaine Rudzinski: We have selected and we're just working on the pricing on the feasibility study.
- Charlie Pensabene: Can you walk us through the feasibility study? Do you start by identifying the parcel, or do you look at it another way? How does that process work?
- Jack Conway: First, the designers meet with the chief, and the team to understand the needs, priorities, and space required. Then they design the police station. We can't apply for funding without a site—tried that last year with Chuck Schumer for \$15 million and didn't get it because we didn't have a site. Josh Riley has applied for funds, the Governor and John McDonald are helping, and we're fundraising, but we need control of the site before anything meaningful can happen.
- Mari Harris: So, with the feasibility study, does that bring in community input? Do they seek that?
- Jack Conway: No, they talk to stakeholders, but they wouldn't be coming to the library.
- Amanda Miller: I think that's an important, almost necessary step. If we're going to be partners, we need access to that information and to understand the project as it moves forward. Whether we move forward or not is a separate issue, but for a feasibility study, all stakeholders, including us—need to be involved.
- Jill Dugas Hughes: Is it a design-build or are you going out to bid for an architect?

- Elaine Rudzinski: The feasibility company already has architects and engineers on their team, covering everything from electrical to structural needs. I gave them a general idea of what we need in the building—not so much the aesthetics, but more about durability and functionality for the next 50–100 years. We haven’t finalized exact numbers yet, but they understand the space and layout requirements.
- Jill Dugas Hughes: So, what size property have you identified?
- Dan Fiacco: We’re planning for about two and a half acres, maybe a little less. The building would be 10,000–12,000 square feet, with a larger bottom floor and a smaller second floor, designed in a modern style.
- Elaine Rudzinski: We even talked about designing the exterior to complement the surrounding area, maybe like a plaza style. As long as it’s feasible, we’re thinking stone on the outside.
- Charlie Pensabene: With the logistics, you said two to two and a half acres.
- Elaine Rudzinski: Not all the land would be built on. Some would be for parking, which we’d likely fence in, so the building wouldn’t cover the entire area.
- Charlie Pensabene: Logistically, for construction, do you need the whole lot or just part of it? Are you thinking of site control from the slope to the concrete, or some central portion? Basically, how much of the lot do you need to take possession of for building purposes?
- Dan Fiacco: I see the building on the upper side of the lot, with a driveway down to Michael Road and the main entrance on Route 151. The site would be secluded and landscaped, so most visibility is from Route 151 and it wouldn’t interfere with the library at all.
- Elaine Rudzinski: It’s hard to know until the property is properly assessed for things like wetlands or marsh areas. Our intent is to keep the building as far from the library as possible, maintaining a buffer so you still have privacy.
- Charlie Pensabene: Do you have specific setback requirements from Route 151?
- Dan Fiacco: The building will most likely be as close to the road as possible.
- Elaine Rudzinski: We don’t want the building set too far back—we want it visible so people can find it easily. My opinion is to have it close to the road with enough parking behind it and keep the front green space open. Signage will help too, but it shouldn’t be hidden like some other parcels we looked at.

- Colleen Lallier: I think the setback is 25ft. We should be finalizing our zoning in the next month also.
- Mari Harris: So, are you going to be discussing this project in any of your town meetings, your public meetings?
- Jack Conway: We came asking for a quick decision—two months have passed and nothing's been decided. We don't have time to wait because we'll miss a year of funding. We're ready to move forward, and if we design the landscaping right, no one will even notice we're there. We offered tours of the police station anytime, 24/7, though not all seven of you can fit at once, which is a bit ridiculous.
- Mari Harris: With all due respect, I don't need to see it to understand—you need to get out of that building. I've been there, and I can't imagine it's improved since then.
- Jack Conway: The problem is our K-9 program, we keep having to put temporary huts behind the building.
- Jill Dugas Hughes: Once it goes to your board, will there be more detailed cost and project info shared with the community? Will you be inviting community input in the process?
- Jack Conway: We're completely transparent—everything is on the town website, and updates are shared at every board meeting. Our goal is to build a police station properly, ideally in partnership with you. I know it may feel like pressure, but if eminent domain is necessary, that's what we'll do. That doesn't mean we won't talk with you if you engage with us. This is about giving our officers dignity and safety. Recruitment and retention are extremely difficult. Fewer people take the exam, and it's hard to keep good officers. If we can't provide a proper station, it risks their safety and makes the job even harder. That's why this is our top priority.
- Kayla Kutzscher: I've been asking friends and family about this since I missed the July board meeting, and everyone I talked to supports it. I'm wondering if there's a way to gauge broader community interest, maybe with a poll, to see what people think and what concerns they might have.
- Jill Dugas Hughes: I think a public hearing would help. With the fire district's rebate question, we held one, and even if it wasn't required, we would have done it. For our strategic plan, we did stakeholder interviews, focus groups, and a community survey to gather input, which sounds similar to what you're doing here.

- Amanda Miller: To add to Kayla's point, everyone I spoke to was not in favor of the library to add the police station.
- Betty Bellino Guigno: I learned a lot more from this meeting. I definitely know you need a new police station.
- Amanda Miller: No one's disputing the need for a new police station. I don't think you will find a single person in the town or the county that will disagree with that.
- Elaine Rudzinski: Can I ask, were the people you talked to ever opposed to us partnering with you for cookouts, car seat checks, drone demos, K9 events, and other community activities?
- Amanda Miller: I didn't ask them about their opinions about the cops appearing at events and things like that.
- Elaine Rudzinski: We're here in your building and on your property as opposed to next door. That's why I only asked.
- Amanda Miller: You're only here for short events—15 minutes, an hour, maybe two. We value our partnership with the police, but these are just pop-up events, not a full-time presence right next door, and that matters.
- Charlie Pensabene: Are other police stations in the Capital Region that are located next to or adjacent to a library?
- Elaine Rudzinski: Yes, I mentioned a few last time, and when I looked it up, there are actually many police substations in libraries across the country. I didn't bring all that info with me, but a quick Google search confirmed it.
- Mari Harris: If the library agrees to the plan, then you take over Community Way, but if the library doesn't agree, you don't take it over?
- Jack Conway: You currently have Community Way. If we negotiated, we could take over Community Way, which would be a big benefit for the library. Over the years, the library has offered us money to take it, but we never wanted it because we already manage a lot of roads. The price for the land could be negotiated, but right now none of that is on the table. Tonight is just the start of the conversation. We've been working on this internally for a long time, trying to sort out Town Hall versus other sites. You've made it clear you don't want court traffic or people wandering near the police station, and there are safety concerns if it's not managed properly.

- Tom Grant: Would there be any restrictions if the police station was at Town Hall along with a courtroom?

**Kayla Kutzscher exited 7:51 p.m.**

- Jack Conway: No, because the court is jointly supervised by me, and if Town Hall is elsewhere, that supervision wouldn't work.
- Elaine Rudzinski: I would have liked to collaborate with us on that, but I lost that opportunity.
- Ron Yeates: I've worked for the town for 40 years, and I've seen firsthand how unsafe and inadequate the current station is. Before town hall, we were in a tiny, rat-infested building by the sewer plant. Even now, in town hall, we deal with sewage backups, bad odors, and unsafe conditions. The building's layout is terrible—there's only one entrance, no ADA compliance, and the ceilings might contain hazardous materials. It's not just about employee safety; it's about public safety. Victims of crime have had to wait in the same lobby as suspects. I've had to break up countless fights in a tiny, unheated lobby. Being down by the turnpike doesn't help response times either, especially since most violent crimes happen in the north end of town, like Mil Creek Apartments and near Columbia High. A new location would be safer and faster to reach critical areas. Traffic isn't a big issue—we train officers and have tools like radios and cameras to direct them. The bottom line: we desperately need a proper, safe, modern station to protect both staff and the community.
- Julie Ann Price: Define soon.
- Jack Conway: Two months.
- Julie Ann Price: So, are you saying if you don't have a decision by December, you'll move forward on your own? I think it would help everyone to understand what your timeline is.
- Jack Conway: December or the end of November. We plan to move forward then. We were going to discuss it at your October meeting, but we can't wait much longer since most funding cycles open in December and we need to be ready. We're available to meet anytime — one or two of you, or the whole group. Just call, and we'll make it happen. All we've wanted from the start was that conversation.

- Mari Harris: We have some questions we'd like to send you that would help us. I also think it's really important that we do some outreach — maybe even jointly — over the next two months.
- Betty Bellino Guigno: I think if you hold a public hearing, it's really important that all of you attend to explain the project. I learned a lot tonight and was surprised this was even being discussed. People need to understand why this location might actually be better than Columbia Turnpike, that you've explored other sites, and what the real needs are. Hearing that directly from you would really help the community understand.
- Jack Conway: We tried to buy the old Burger King on Columbia Turnpike, but the building was in terrible shape. It could have been a good deal at first, but the price shot up from \$130,000 to \$1.3 million.
- Betty Bellino Guigno: People need to understand this isn't some sudden decision to take our property. A public hearing would let you explain both the need for the police station and why this location works, which would help because everyone I've talked to initially thought the idea was terrible.
- Jack Conway: Everyone I spoke to thought it was a good idea, but everyone she talked to thought it was terrible, which shows that the way we three presented it influenced people's responses.
- Ron Yeates: the old library was in town hall, and before that, court was held at Genet School. Moving everything to town hall made sense at the time, but as the town grew, a better solution became necessary. There were occasional incidents, like vandalism or theft, but now with lights and cameras, they can monitor activity. The police respond promptly when called about issues, such as school kids wanting to fight. This is East Greenbush and we're here to protect our community.
- Julie Ann Price: Realistically, given elections, budgets, and everything else you have going on, do you feel like you, as individuals, can make a decision by the end of November?
- Mari Harris: We need to involve the community. As a board, we have to figure out a fair way to gather input—not just from library visitors, but from the whole community that uses it.
- Elaine Rudzinski: I think starting with a community survey is a good start.
- Colleen Lallier: We have an engineer that is leading this project.

- Mari Harris: They might need to commit resources and meet your timeline, and that's part of having an informed conversation.
- Dan Fiacco: Finding a suitable, centrally located two-acre parcel with sewer and water is difficult, and this site meets all the town's requirements for a police station.
- Jill Dugas Hughes: Roughly, how many acres is that green space out there? Just to give the board an idea of what two acres looks like.
- Dan Fiacco: I think it's probably roughly four. The engineer would look at the site, fix drainage issues, possibly study traffic on Route 151, and maybe widen the road or add a turn-off lane. There are several things like that to consider.
- Jill Dugas Hughes: Realistically, if everyone works together, what's the timeline from signing the feasibility study to actually starting construction? What's your goal?
- Colleen Lallier: We know that we have the appropriate engineer on board.
- Jill Dugas Hughes: So, we have time to consider all the potential possibilities of what things might look like and how it might work.
- Jack Conway: If you're willing to have a real conversation, we'll talk. If you keep ignoring us, I'll reciprocate—I'll walk away. We've done our homework. Let's take it to the community and see what they say. Library supporters might even oppose us—it'll be interesting. We'll listen, but the town won't give you a total veto. This is too important. We want a partnership, but if it's not the right answer, we'll walk away.
- Katie Sheehan: What exactly does the board need to decide by the end of November? Is it just a "yes, we're partnering," or do all the details need to be finalized by then?
- Jack Conway: If you if it's good faith, we can keep going.
- Katie Sheehan: So, everything doesn't need to be finalized by then. The board just needs to make the decision—"yes, we're okay"—and that's enough. Price and other negotiations can happen afterward.
- Charlie Pensabene: It's the difference between what's essential and what's just nice to have, because that distinction really matters here.
- Jack Conway: Let's do a survey, meet again, discuss both sides, and call me if you have questions.

- Mari Harris: Please provide your proposal in writing so everyone is clear and on the same page.
- Katie Sheehan: I just want to fully understand everything we're being asked to respond to, so we don't miss anything or misunderstand. I want to make sure we address all necessary information, show respect, and continue the partnership positively, no matter what the survey or outcome is.
- Tom Grant: There are other options besides a straight sale, like a lease. The library could keep control of the property, but then it would have to act as a landlord, which might not be ideal.
- Jack Conway: But in fairness to Tom's point that those are the kind of ideas we were wondering would come up. That's a conversation.

Opposing views were considered and discussed. No resolution was achieved.

**ADJOURN:**

- **MOTION #2025-10-64:** Motion to adjourn the October 6, 2025, Special Library Board meeting was made by M. Harris at 8:17 p.m. Seconded by A. Miller. The motion was carried with 5 in favor, none opposed.

Recorded by: Jenna Schmonsky, Administrative Assistant

Submitted by: Camie Engel, Secretary