

APPROVED

DUBLIN PUBLIC LIBRARY

Special Trustee's Meeting 7:00PM October 21, 2021

Meeting held in Dublin Community Church meeting room due to mold precautions in the library.

Attending: N. Cayford (Chair, attending by telephone), G. Bartlett, C. Cerroni, B. Gurney, B. Haire, C. Snitko, J. Rizzo, R. Lovett (Director).

Regrets: J. Bird, B. Walker, J. Finnegan.

Call to Order: Meeting called to order by N. Cayford at 7:10 PM.

R. Lovett Presented an overall report of the current mold problem in the library. Trustees were given copies of the comprehensive air quality study recently done which showed high levels of green mold (the penicillin type) in the lower level of the library. Although elevated, the levels are not dangerous but persons with asthma or sensitivities should not be in those rooms. Green Home Solutions presented a plan of action that includes thoroughly treating the problem areas and items within , including cleaning the rare books that have mold on them. Ceiling tiles that had water damage would be removed and replaced. Wooden book cases might have to be removed. They use a plant based solution to clean. A commercial dehumidifier will be required in order to keep the humidity level down to 50% (currently it is 65%). A week after the cleaning, a repeat air quality test will be done by an independent company. The estimated price is \$22,000. The proposal did not include itemized costs which Rachael will check on.

Brandon Cook from Peniel environmental, who provided the previous mold treatment in 2019 presented a proposal that would involve removing all items from the basement prior to treatment. He also promotes the necessity of a commercial dehumidifier. He sells them for \$3000. His proposed cost is \$8100. That does not include testing or rental of a trailer for storage. Staff and trustees would need to do all the moving. Peniel could do the work next week. Brandon stated that the building is safe, even the downstairs but recommended closing off the downstairs to the public and keeping the door shut. He is more concerned about the humidity levels. He feels the new water in the basement caused the new mold growth as it was a very rainy year. Again, he only does chemical treatments, not any removal of items.

Chris Griffin, the mold manager who completed the recent Town Hall mold treatment looked visually at the library and estimated treatment cost would be \$9500. He does not do air quality tests as those must be done by companies independent of treatment companies to avoid conflict of interest. He feels everything in the storage room is a complete loss and needs to be destroyed or put in sealed bins and put aside. He did see some mold upstairs underneath a couple of chairs. He has a window open for work on November 8th and in mid December.

Celeste passed out copies of the 2019 air quality study which showed similar results and mold levels to that which we have now. She stated that hard surfaces such as book shelves could be wiped down by hand. She also stated that commercial dehumidifiers can be purchased on Amazon for about \$1200.

Rachael stated that the library was closed Wednesday as a precaution while the test results were being evaluated. Brandon said today that using the upstairs of the library is okay but suggests the downstairs

be kept closed. Rachael feels we can stay open and let Richard get his supplies out of the basement. Bill suggested that HEPA filters be added to the furnace so mold spores are not circulated. He also suggested that we wait to do any mold remediation until we see if drainage problem was resolved. Several members disagree with this but decisions will be made at our next regular meeting. Rachael mentioned that it is going to rain all next week so we will know about drainage system.

Peniel would remove wood and ceiling tiles but work can't start until the humidity levels are down.

B. Gurney made a motion that the downstairs area be closed to all events and allow access only to library employees and library consultants until further notice. C. Cerroni seconded. Motion accepted.

Rachael, Bill, and Nancy will get information on commercial dehumidifiers prior to the next meeting. Bill suggested having a HVAC person come in and fit the dehumidifier to the size room. Members agreed a dehumidifier purchase should be finalized this at the next meeting. Rachael will write a notice for the website updating the public.

Discussion regarding rot problem in the front of the library was tabled from last meeting. Nancy reported that Cody sent a carpenter to look at it and said even though the water will be much improved by the drainage system there will still be some seepage through the rock wall. He stated that waiting will increase both the spread of the rot and the expense. Pease also evaluated and stated the same thing. Peniel also said that there is some asbestos in the crawl space which will need attention.

We will look at a long term plan about the rot problem at the next regular meeting.

Motion to adjourn by B. Gurney; seconded by C. Cerroni. Motion accepted.

Meeting adjourned at 7:55PM.

Respectfully submitted,

G. Bartlett , Secretary