



Buildings and Grounds Committee

Meeting Minutes for

August 9, 2023

1. Call to Order: Chairperson Austin called the meeting of the McMillan Library Buildings and Grounds Committee to order at 4:01 p.m.

2. Roll Call:

Committee Members:

Andrea Galvan

Ryan Austin

Scott Kellogg

Karen Schill

Kim Heniadis

Susan Feith

Other Board Members:

Emily Kent

Craig Broeren

Evan O'Day

Elizabeth St. Myers

William Clendenning

Administration: Katherine Elchert, Library Director

Others in Attendance: Josh Radtke

3. Open Meeting Declaration: Chairperson Austin established that this was a public meeting and appropriate public notice with Zoom access was given.

4. Discussion of Solar Panels: R. Austin walked the committee members through the spreadsheet that he had prepared with the usage numbers and the document from Scott Prah. From what R. Austin gathered there was a reduction of 25% of what was to be produced. There was no documentation that could be found in regards to a \$2400 a month payment. Combining all the numbers and the various factors it appears that S. Prah may owe the library over \$80,000. Waterworks and Light also looked over the numbers and came to the same conclusion.

R. Austin recommended that we have a lawyer look over all the information to make sure how we are reading everything is correct.

S. Feith arrived at 4:14 p.m.

5. Review of Radtke's Clean Energy Array Assessment: This is the first system that he has assessed, but through research and his knowledge of solar systems, he looked at it based on the energy it can produce for the rest of its life. Our warranty is for 30 years on the panels. The first six years are out since they have already passed, so starting on year seven is what he is basing his conclusions on.

In year seven it should have an annual value of about \$23,000 and an accumulated value of about the same. As the years progress the annual value will go down and the accumulated value should go up. Ending in year 30, the low end of the annual value will be at \$6709.54 and the high end at \$9262.42, with the low accumulated value at \$274,516.18 and the high end at \$319,070.10. It will accumulate value since you should be doubling every year, minus the wear and tear of about half a percent per year.



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S. Feith questioned the estimated cost to maintain the system at about \$7,000 a year. J. Radtke said most of the time not much should need to be done, but there are some options, including for \$371 a year to go in every four months to see what it's producing and this will be done remotely. For \$3,800 a year, a thermographic survey will be done, the panels will be assessed as to if any damage has occurred, and that everything is tight. He thinks mainly just monitoring the system would be sufficient at this time since he doesn't see the panels having many issues since they are not really exposed. After 15 years, we would want to do a check on connection issues and corrosion, but this is more of a check-up like you would do on a car at 100,000 miles. J. Radtke mentioned that most of the system is obsolete and there is an 18% loss of the panels that are in the North section of the roof.

S. Kellogg said that we should have the city attorney, S. Schill, look at the documentation since the library is a city building. S. Feith would like to get some definitive options so we can move forward. Is the binding arbitration applicable or is it no longer available. R. Austin could not conclusively figure out where the Viking donation at the end of the PPA term of \$110, 278 was coming from. W. Clendenning asked if R. Austin would want to talk with county council, Peter Kastenzholz about the solar panel options.

Motion made by S. Feith, seconded by S. Kellogg, for R. Austin to speak to P. Kastenzholz in regards to the documentation we have before us and to get a legal analysis. Motion carried by unanimous vote.

6. Upcoming Capital Improvement Projects: The Legacy Grant Project

A. Galvan will reach out to Mike Bovee again to get the details.

S. Feith asked if there is any paperwork, to make sure we have it.

Projects proposed with Legacy Grant:

1. To get three bids to reopen the second floor entrance off of E. Grand. We will need this entrance open before we begin work on the elevator
2. Elevator replacement
3. Damp proofing on the balcony, freeze thaw damage is making it get worse.

S. Feith wants to make sure there are no stipulations to the grant such as having to fundraise, use part of the endowment or have the city put in some money towards the projects as well.

Motion made by K. Heniadis, seconded by S. Kellogg, for three bids to be obtained in regards to damp proofing the balcony to get that work concluded this year. Motion carried by unanimous vote.

R. Austin will also reach out to some additional people that may be able to do the project.

7. Items for Next Agenda:

Approve minutes for May's B&G Meeting.

Big donor recognition, signage, seating name plates, etc... Since Katherine still hasn't heard back from the signage business in Stevens Point, the committee would like to have her get two other quotes.

8. Adjournment: S. Kellogg, seconded by A. Galvan, adjourned at 5:01 p.m.

Respectfully Submitted: Kim Heniadis, Secretary