



Buildings and Grounds Committee

Meeting Minutes for

December 14, 2022

1. Call to Order: Chairman Machon called the meeting of the McMillan Library Buildings and Grounds Committee to order at 5:00 p.m.

2. Open Meetings Declaration: Chairman Machon established that this was a public meeting with in person and Zoom access and appropriate public notice was given.

3. Roll Call:

Committee Members:

Andrea Galvan

Doug Machon

Scott Kellogg

William Clendenning

~~Ryan Austin~~

Eric Montag

Other Board Members:

Kim Heniadis

~~Craig Broeren~~

Susan Feith

Elizabeth St. Myers

~~Karen Schill~~

Administration: None.

Others in Attendance: None.

4. Approval of Minutes: A motion was made by S. Kellogg to approve the minutes of the July 13, 2022 Buildings and Grounds Committee meeting. Second by W. Clendenning. No corrections. Motion to approve carried by unanimous vote.

5. Consideration of 2023 endowment requests: K. Elchert stated there is 150k in the operating budget for solar buyout. D. Machon stated that Viking has provided what they believe to be a fair market value of the library's solar system. D. Machon stated that the Board should get an unbiased solar expert to evaluate the value of the system. K. Elchert stated that there is a possibility that WW&LC could purchase the solar array, but they are concerned about existing contract details. WW&LC claims it advised against entering into the contract in 2017- as the details of the contract were not favorable to the library. A meeting had been tentatively scheduled for K. Elchert to meet with WW&LC, as well as WW&LC's legal counsel.

K. Elchert shared some building and grounds concerns that could potentially be supported by endowment dollars. The library's elevator is in need of replacement. The library won't be in compliance with ADA if elevator breaks. S. Feith stated that expenses related to normal wear and tear of the building are supposed to be paid for by the city, as the library building is owned by the city. S. Feith reviewed guidelines that govern how endowment money can be spent and what restrictions are in place.

K. Elchert shared that a staff member suggested building an amphitheater- for story times outside. She would also like to see a server room created, as the server is located in an inappropriate place, and needs adequate protections in place should there be a fire in the area. The fountain should potentially



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be removed. She would like to begin using the doors on Grand again. If the elevator broke, those doors would provide entrance to the second level for disabled people.

A. Galvan shared that in the past, the city did request that the library put together a list of needed projects, and the library did create such a list. However, the library has not maintained and shared that list with the City.

Motion to pass items of solar investigation, construction of amphitheater, re-opening of entrance, construction of server room and replacement of elevator to Finance Committee for consideration by E. Montag. Second by W. Clendenning. Motion carried by unanimous vote.

6. Update of solar array buyout and future: Questions discussed were: Where do we stand on the conference call, and do we need to provide counsel to any meeting between the current Library Director and WW&LC? Should we formally act now to advise full Board to seek legal advice in dealing with WW&LC? Discussion followed on which attorney would be best for this.

Motion to postpone conference call with WW&LC until the Board can approve counsel provide legal advice to accompany the Director to the meeting by E. Montag. Second by W. Clendenning. Motion carried by unanimous vote.

K. Elchert shared that Viking Electric has indicated that it is an option to continue renting the solar panels as the Library has been doing, and ignore the balloon payment.

Motion to engage Northwind Solar to provide an impartial assessment of the solar system's value made by W. Clendenning. Second by S. Kellogg. D Machon would provide information to the Committee.

7. Items for Next Agenda: None.

8. Adjournment: Chairman Machon adjourned the meeting at 6:07 p.m.