

**Village of New Glarus  
Minutes of the Library Board of Trustees  
New Glarus Public Library  
Tuesday, October 11, 2016**

President Linda Hiland called the meeting to order at 6:31 p.m. in the New Glarus Village Hall Board Room. Trustees present (in addition to Linda Hiland) were: Jody Hoesly, Petra Streiff, and Kevin Budsberg; Suzi Janowiak, Lexa Speth, and Bob Bergum were absent. Library Director Lauren White and Village Administrator Bryan Gadow were also in attendance.

**APPROVAL OF AGENDA:** K. Budsberg moved to approve the agenda, omitting consideration from Item 11A, Results of Closed Session: Discussion and Consideration: Land Lease Agreement. The motion was second by P. Streiff. Motion Carried.

**COMMENTS & QUESTIONS FROM THE PUBLIC:** There were no comments or questions.

**NEW BUSINESS:**

**A. DISCUSSION & CONSIDERATION: Village Administrator, Land Lease Agreement and Update on Softball Diamond:** Administrator Gadow provided a brief update on relocation of the ball field at Glarner Park, and discussed some of the challenges related to the process. Mr. Gadow reported that it's the overall goal to try to create a ball field complex, to reduce redundant amenities (i.e., concessions or bathrooms), and that the School District administration has been consulted, as well as at least one local realtor. J. Hoesly asked whether there would be a report or recommendation provided to the Village Board as the process proceeds. Administrator Gadow affirmed that was his intention. No timeframe was specified.

L. Hiland inquired, with regard to the land lease agreement, what the next steps are. She added that the tone of the document was much less collaborative in nature than anticipated, that there are changes the Library Board would likely seek, and what the approval process would be. Administrator Gadow explained that it wasn't his intention to offend the Library Board, that much of the language is standard for a developer-municipality lease agreement. Additionally, Mr. Gadow stated that the Village Board has seen the draft and he has worked with the Village Attorney on the agreement, who would be consulted on any changes.

Mr. Gadow explained that there are certain portions of the agreement that are required language in an agreement of this type, and other sections reflect State Statute (i.e., that land outside the building envelope should remain public parkland, available to the public).

Ms. Hiland asked what this would mean for a potential expansion. Mr. Gadow responded that land could be available, but he would prefer to have this provision specified in the lease, before it is signed.

K. Budsberg remarked that the agreement is much more precise than anticipated, and noted that the draft agreement went well beyond the agreement for the west side site, and questioned why the language was so precise. Administrator Gadow replied that part of the reason is that the municipality he came from was very litigious, and an agreement like this was typical to protect from legal action; and that he prefers to deal with as many foreseeable

issues as possible upfront, so future parties don't have to determine what the intent was at the time of signing. Mr. Gadow added that there is an expectation that once the library is constructed, the library can't keep asking for funds for maintenance issues like a failed boiler.

Mr. Gadow asked K. Budsberg if there were any sections that could be removed. Mr. Budsberg pointed out that Section 5.1 requires insurance be continuously maintained, therefore, section 5.2 seems redundant. K. Budsberg noted that despite our best efforts, there will be unforeseen issues over the period of the lease (99 years), and questioned whether absolute limits on village liability were appropriate or legal.

President Hiland stated that the discussion needed to wrap up due to limitations on Administrator Gadow's time, which he made known to her. The Library Board thanked Mr. Gadow for attending and discussing some of the Library Board's concerns.

Administrator Gadow left at 7:07 p.m.

P. Streiff stated that she had a previous commitment, and left at 7:09 p.m.

The meeting was adjourned due to loss of quorum at 7:09 p.m. and the remainder of the agenda was tabled until the next Library Board meeting.

--Respectfully Submitted by K. Budsberg