

## **Building & Grounds Committee Meeting**

January 7, 2022 Minutes

Meeting called to order at 1:30pm by Earl Thompson

Roll call attendance: Earl Thompson-aye; Tracy Furlong-aye; Maria Rector-aye. Also present: Jenna Diedrich, Craig Albaugh and Rachel Lenstra. Charles Holmes excused.

### Review of Agenda

Thompson stated that he was recusing himself from the discussion of the exterior work bid packet. He stated that, though he helped put the packet together, nothing in that process gave him an advantage in possibly bidding the job. However, discussion regarding the packet could give him an advantage, so he will not stay for that portion of the meeting.

### Public Comments

None

### December 2, 2021 Minutes

Furlong moved to approve the minutes of the December 2, 2021 Building & Grounds Committee meeting. Rector seconded. Roll call vote: Furlong-aye; Rector-aye; Thompson-aye.

### Discussion of Building Renovation and Expansion

Thompson asked what information had been gathered regarding the potential of moving to part of the Galena Primary School (GPS) or purchasing the house behind the library.

Diedrich stated that she met with Tim Vincent of the Galena Schools and went over what the library is looking for and needs in a new space. He seemed intrigued and thinks it would be great for kids and teachers. However, he had not yet discussed it with his full board nor was he able to share a definitive timeline for the school's projects with the GPS building. He thought that it would be 2024 or 2025 before GPS could even be available to house the library.

Thompson stated that the library would need a proposal with an understanding of the costs of rent, renovation and so forth before any decision could be made. Lenstra mentioned that an Intergovernmental Agreement could abate part of the rent if we offered library cards to all unserved children in the school district. Thompson stated that the committee should compile lists of things the library needs to think about regarding this potential project: plans, costs, pros and cons, what happens to the current library building, etc. to figure out if it's a real possibility.

Albaugh stated that he has a problem with renting because the library could lose the space if the school district decides they want it back. His calculations are that renovation would be approximately \$2 million dollars with a rental cost of \$20,000 a month at GPS. Discussion was had about a referendum and potential grants.

Albaugh spoke with the owners of the house behind the library. They are not interested in possibly selling for at least two to three years and could not estimate the price they would ask for the building. He asked the committee what they felt the community's response would be if the library left this building. Furlong asked that the committee assess all options with an open mind and investigate before putting any option off the table. Albaugh stated he was not for moving to GPS. Albaugh asked why not

just add a second level addition to the current building. Thompson stated that everything is on the table and can be reviewed in the committee. If the committee feels it is feasible, next steps can be taken.

Discussion was had about how many people the library currently serves and the potential for serving more in a different space or space configuration at the current building.

Rector asked about redistricting. Diedrich said that is a long-term goal, but that the library has to serve its current community and that is not entirely possible in this building and its current layout.

Thompson asked Albaugh to share his idea of new building construction for the library. Albaugh said he thought of the land behind Piggly-Wiggly as a site for new construction. The possibility of losing a rented space is of concern. Rector agreed.

Thompson estimated the cost of a new building with prevailing wage is at least \$10 million, not including the lot. Lenstra asked who owns the lot. Albaugh stated he believes Karpinsky Enterprises owns the lot. Thompson said that we cannot approach the lot owner until we have cursory drawings with square footage, prices and a demonstrated ability to afford that price.

Thompson asked the committee if they felt it was worth looking at new construction. Diedrich and Lenstra stated that grants are available from the state for new construction. Discussion was had about materials costs and whether they will improve. The committee is open to exploring the idea of new construction. Diedrich will document the lot size, proposed square footage with a two-story building and possibly the going rate for commercial property in the area.

Diedrich is going to tour the school soon but is at a pausing point with the GPS idea because she cannot get any more information from the school district at the time.

The committee will plan a date for the next building committee based on when information regarding new construction is available.

Thompson designated Rector interim committee chair and recused himself from the meeting.

#### Discussion of Exterior Repairs Bid Package

Diedrich created her package from other bids and is open to suggestions. The timeframe for the bid process is not set yet. Amendments to document: cut item number 7 on page 2; cut item number 2 on page 5 and items 3aIII, 3aIV, and 3b; change "Comp" to "Compensation" on page 5; cut item 3 on page 6; change "reserve" to "reserves" in item 4 on page 6; change "proposal" to "bid" throughout the document.

Albaugh asked if Dubuque contractors could bid on the package. He was under the impression that they may not be able to under state law. Diedrich will investigate. Furlong motioned to approve the bid package with the discussed changes. Rector seconded. Roll call vote: Furlong-aye; Rector-aye.

#### Adjournment

Meeting adjourned at 2:41pm.

Respectfully submitted,  
Rachel Lenstra