



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved MADISON PUBLIC LIBRARY BOARD

Thursday, June 2, 2011

4:30 PM

Madison Public Library
201 W. Mifflin St., Rm. 201

1. CALL TO ORDER / ROLL CALL

The meeting was called to order at 4:34 p.m.

Present: 6 -

Beth Moss; Tracy K. Kuczenski; Ann L. Falconer; David L. Wallner;
Theodore C. Widder, III and Gregory Markle

Absent: 1 -

Larry Palm

Excused: 2 -

Barbara J. Karlen and Allen A. Arntsen

Also Present: Dimick, Sawyer, Lee, Marx, Benno, Froistad, Gartler, Roughen,
Froistad, Cooper

2. APPROVAL OF MINUTES

A motion was made by Markle, seconded by Falconer, to Approve the Minutes of May 5, 2011. The motion passed by voice vote/other.

3. PUBLIC COMMENT

There was none.

4. DISCLOSURES AND RECUSALS

There was none.

5. CORRESPONDENCE

[22594](#)

Colette Corbin Letter

Library user expressed appreciation for volunteer technical assistance she received at the library.

[22596](#) Ann Schroeder Email

Email from patron expressing appreciation for programs and services the library provides.

Roll Call

Palm arrived at 4:36 p.m.

Present: 7 -
Larry Palm; Beth Moss; Tracy K. Kuczenski; Ann L. Falconer; David L. Wallner; Theodore C. Widder, III and Gregory Markle

Excused: 2 -
Barbara J. Karlen and Allen A. Arntsen

6. BOARD INFORMATION EXCHANGE

[22597](#) M&I Financial Market Review 2012

M&I Investment Management Corporation's economic outlook and review was provided for information only.

[22610](#) Capital Times Article - Grass Roots: Is Rainmaking Potential of Library Rooftop Garden being Overlooked

Capital Times article on rooftop gardens.

7. ACCEPTANCE OF DIRECTOR'S REPORT

[22630](#) June 2011 Library Director's Report

A motion was made by Wallner, seconded by Falconer, to Approve the June Library Director's Report. The motion passed by voice vote/other.

It was noted that the Sequoia Friends group will fund Sunday hours at Sequoia for an additional eight Sundays from September 2011 through May 2012. The Foundation has also offered funding to enable September through December Sunday hours at the Pinney Branch for 2011. They may consider additional funding for Sunday hours at Pinney for the 2012 calendar year.

8. ACCEPTANCE OF FINANCIAL REPORT

[22627](#) Financial Statement - April 2011

It's still early in the year, everything is on track at this point. It was noted that the LINK monies are paid to Madison Public Library at the end of the year.

A motion was made by Wallner, seconded by Markle, to Approve the April 2011 Financial Report. The motion passed by voice vote/other.

9. APPROVAL OF 2012 CAPITAL BUDGET REQUEST

[22628](#)

2012 Capital Budget Request

Mark Benno reported that the mayor has requested the 2012 proposed capital budget request be reduced by 20%. Library staff proposed a \$190,000 capital budget request (\$150,000 for Ashman branches improvements and \$40,000 for the purchase of a new maintenance vehicle). This is an 87% reduction hinging on two big items being pushed back one year - Grandview Commons and the land purchase for a far northeast side library site.

There was discussion. While the Board could see the logic in cutting the budget request so drastically, they felt that by cutting our requests it would appear that we really did not need anything and wouldn't get grace points in the future, by making a huge cut this year. Are there some future items that could be requested in 2012 and still maintain the 20% cut? What about self-check machines? There's a lot more involved in the purchase of self-check machines than just the cost of the machines. In many cases, additional furniture is required and branches have to be redesigned to accommodate them.

It was suggested that we add back one branch - \$750,000 for land acquisition for the far northeast side. There is nothing to lose by postponing Grandview as we have until December 31, 2014 to complete the building. This would still keep us well within the 20% cut. It was further suggested that \$5,000,000 be added in 2016 for design/construction of that branch. There was discussion about what would happen in that space from 2012-2016. If it would be an existing building, it could be rented out. If it's a land purchase, it could be land banked. Staff noted that it would be better to secure a site near or adjacent to a retail site but not embedded in it so parking would not be an issue.

A motion was made by Palm, seconded by Kuczenski, to Amend the 2012 proposed capital budget request by adding back \$750,000 for the acquisition of a site for a far northeast side branch library and adding \$5,000,000 as a place holder to 2016 for the design/construction of that branch. The motion passed by voice vote/other.

A motion was made by Markle, seconded by Palm to reopen the 2012 Capital Budget discussion. Motion passed by voice vote/other.

Since the Hawthorne lease is up in 2015 and the library is in opposition of the building of the McDonald's in the East Madison Shopping Center housing the Hawthorne Branch, it was suggested that a new Hawthorne Branch be added into the Capital Improvement Program for the library. There was consensus not to extend the Hawthorne lease. Union Corners would be a logical location and is owned by the city. The current Hawthorne site is not in the direction the

library wants to go and the construction of a McDonald's in the shopping center parking lot is a further impediment to the site making it less desirable.

A motion was made by Markle, seconded by Palm, to further Amend the 2012 proposed capital budget request to include \$50,000 for preplanning a new Hawthorne in 2012; \$500,000 for planning in 2013; and \$4,500,000 for construction in 2014. Motion passed 6:1 (Wallner voted no).

Excused: 2 -

Karlen and Arntsen

Ayes: 6 -

Palm; Moss; Kuczenski; Falconer; Widder, III and Markle

Noes: 1 -

Wallner

[22611](#)

Veridian Declaration of Restrictive Covenant

The Library Board requested that City Real Estate set up an exploratory meeting with Veridian about extending the reversion rights two years. The library was amenable to changing sites previously at Veridian's request.

10. REVIEW AND APPROVE M&I'S WEALTH MANAGEMENT INVESTMENT STRATEGY AND FEE SCHEDULE FOR LIBRARY ENDOWMENT

[22612](#)

M&I Summary

The endowment account held by M&I has a balance of \$777,000. About four years ago, the Library Board requested the funds be moved into bonds. Since then it has generated about \$35,000/year which is used to supplement the materials budget. The City Treasurer requested that the Library Board annually review the investment policy in place in connection with the Fund and the performance of the fund managers and confirm or modify the investment policy and assess fund performance by formal action. The report and strategy were reviewed. M&I has outperformed the Barclays Capital Intermediate Government/Credit Bond Index for the last three years.

A motion was made by Wallner, seconded by Markle to Approve M&I's strategy and accept its report. Motion passed by voice vote/other.

ROLL CALL

Moss left at 5:10 p.m.

Present: 6 -

Larry Palm; Tracy K. Kuczenski; Ann L. Falconer; David L. Wallner; Theodore C. Widder, III and Gregory Markle

Excused: 3 -

Beth Moss; Barbara J. Karlen and Allen A. Arntsen

11. UPDATE ON CENTRAL LIBRARY

Mr. Widder met with the mayor and various city staff to discuss the debt service on the borrowing of \$15 million for the new Central Library for this year's budget. The Comptroller has developed a plan for this to be a separate bond issue and rather than the usual 10-year amortization, go with 15-20 years and structure the borrowing so there would be no debt service in 2012.

Work continues on securing the tax credits. The Pittsburgh National Bank who has recently bought a bank in Milwaukee is interested in buying the credits when we have them.

Mr. Cooper explained that the construction costs originally estimated by Mortenson Construction were higher than the \$20.5 million budget. The estimator and design team met to clarify issues they didn't quite understand. The figures were adjusted and were brought down to within budget range. The final report from them is due in June. The design team is to be working on construction documents this summer into early fall. The Plan Commission gave final approval May 2. In order to go to bid, we'll begin to ask for final approvals in two parts: \$400,000 for hazardous materials plan in July and \$2.5 million construction plan in August.

12. APPROVE THE EXECUTION OF A LEASE FOR TEMPORARY SPACE FOR THE CENTRAL LIBRARY

[22629](#)

Authorizing the execution of a lease at 126 S. Hamilton Street for the temporary relocation of the City of Madison's Central Public Library. (4th AD)

City Real Estate has negotiated a lease for space at 126 S. Hamilton St. (the flatiron building) for 20,844 sq. ft. of space for a temporary relocation of the Central library during the construction of the new library. The space comprises three floors and a basement. The retail space would be on ground level. The cost is \$11.80/sq. ft. and includes all utilities, maintenance and repairs. This is a good deal for downtown space. The lease would begin October 1 and is for 20 months with an option for up to an additional four months. Some remodeling will have to be done to meet restroom ADA requirements on the retail level. There is some furniture in the building which will remain during the term of the lease. City staff is looking for additional warehouse space for collection storage and maintenance and has made an offer on an environmentally controlled space owned by DOA off of Buckeye Road. There aren't many alternatives downtown for what we need.

It has been requested that the Library Board recommend authorizing the execution of this lease.

A motion was made by Markle, seconded by Kuczenski, to Return to Lead with the Recommendation for Approval to the Board of Estimates. The motion passed by voice vote/other.

13. REQUEST EXEMPTION FROM DANE COUNTY LIBRARY STANDARDS

[22640](#)

Dane County Library Standards

The Dane County Library Standards are in place to ensure that all Dane County Libraries maintain adequate collections so that each contributes its share to the county-wide sharing of books, media, etc.

In preparation for the move of the Central Library, strenuous weeding of the collection was completed. The library fell short of the 728,000 print volumes the Madison system is required to have for the city's population. At year end 2010 Madison Public Library had 709,486 volumes. MPL requests board approval to ask the Dane County Library Board for an exemption from the 2011 Standards citing one of three factors allowed: significant library building projects affecting the library's ability to meet the standards. According to the standards a library will submit by June 15th, a plan designed to bring the library into full compliance within the allowed time period.

A motion was made by Palm, seconded by Falconer, to approve the request for exemption. The motion passed by voice vote/other.

14. **APPROVE LETTER OF OPPOSITION TO PROPOSED McDONALD'S CONSTRUCTION AT MADISON EAST SHOPPING CENTER**

[22688](#)

Draft Letter in Opposition to Proposed McDonald's Construction at Madison East Shopping Center

Mr. Gartler, the Hawthorne Branch Supervisor, reported the Urban Design Commission has approved the construction of the McDonald's in the Madison East Shopping Center. The project will go before the Plan Commission for approval on June 20. Comments are due June 9. He proposed the Library Board write another letter in opposition.

In a letter to UDC, the developers responded to the library's concerns and explained changes in the design that were made to accommodate them (moving the building a few feet to the east and adding new monument signage that will include the library). This satisfied UDC, but did not substantively address the library's concerns. They did not say they would pay to light the monument sign. This could be a \$10-15,000 cost to the library. Pedestrian safety and loss of parking remain as two big issues for the library. If the city determines lighting in back is inadequate the developers will address that.

There was discussion about when the lease is up (2015) and whether the construction of McDonald's would be a change in the conditions of our lease which would provide us an opportunity to leave the lease early.

A motion was made by Wallner, seconded by Kuczenski, to approve sending the letter in opposition to the McDonald's construction with the addition of a sentence - The approval of the construction will lead the Library Board to consider alternate sites for the Hawthorne Branch Library. Motion passed by a

vote of 5:0 (1 abstention - Palm).

Excused: 3 -
Moss; Karlen and Arntsen

Ayes: 5 -
Kuczenski; Wallner; Falconer; Widder, III and Markle

Abstentions: 1 -
Palm

15. FACILITIES REPORT

There was no report.

16. FRIENDS REPORT

Ms. Falconer reported that the Central Friends may have another book sale before the move. They continue to look for storage space. Book Club Cafe proceeds were divided between the Foundation (\$3,000) and the library's Big Read program (\$1,100).

17. FOUNDATION REPORT

Mr. Widder report the Central campaign is underway. It is important to represent that there is 100% participation among both the library and foundation boards. Board members were reminded to complete and submit pledge forms.

18. SOUTH CENTRAL LIBRARY SYSTEM REPORT

There was no report.

19. DANE COUNTY LIBRARY SERVICE REPORT

There was no report.

20. ADJOURNMENT

A motion was made by Palm, seconded by Markle, to Adjourn at 6:03 p.m. The motion passed by voice vote/other.