

**MINUTES  
OCTOBER 30, 2012  
SPECIAL TOWN MEETING  
TOWN OF NEW GLARUS**

Town Hall – Swiss Miss Center 1101 Hwy 69 New Glarus @ 6:00 pm

ATTENDING: Board Members: Keith Seward, Dean Streiff, Chris Narveson (6:30), Jim Hoesly, Dennis Nielson and Pattie Salter

ALSO ATTENDING: Jack Greenspan, Gof Thomson, Rita Mahoney, Mark Janowiak, Kevin Budsberg, Jane Martinson, George Albright, Maggie Wagoner, Jody Hoesly, Dale Hustad, Town Attorney and Kevin Krysinski, Town Accountant

CALL TO ORDER: K. Seward at 6:00 pm – Swiss Miss Center

1. PROOF OF POSTING: Clerk Salter attested to proper posting.
2. Discussion to change the purpose of the Park/Town Hall Sinking Fund: K. Seward moved to ask the electorate "Should the electorate support a Town Board decision to re-direct the purpose of the Park/Town Hall Sinking Fund from its original purpose of accruing dollars for purchasing land and buildings for a future town hall project within the Town to a purpose to contribute to a New Glarus Public Library with the provision that a Town Hall be located within the New Library, providing the lease agreement shall include a rental discount calculated to reflect the time value of money for the capital contributed?" R. Elkins 2<sup>nd</sup>

K. Seward summarized discussions held with the Village Board, Library Board and Town Board centered around a Town Hall rental space within the new library of approximately 780 sq ft. for the Town Hall and a shared meeting room. The term would be 20 years which is also the term of a Cooperative Boundary Agreement that the Town and Village have been negotiating.

A market study of rental space in New Glarus was done to determine what commercial rents are to ensure a competitive lease rate for the new library space. We are currently paying just under \$10,000 per year for our office space which is about \$10 per square foot for approximately 1,100 square feet. The proposed space would include an enclosed office, a space for 4 partitioned off work spaces plus 100-125 Square Feet of secured storage space. Restrooms would be shared. Utilities would be included in rent.

Options for rent would be:

- a. Pay a competitive rent
- b. Town pays for the space up front with additional costs for maintenance
- c. Rent offset by the time value of money of a Capital contribution. We're exploring this option with our current motion.

Rita Mahoney asked how much money was in the Park/Town Hall Sinking Fund and the Community Partners Sinking Fund – K. Seward reported that there was approximately \$42,000 in the Park/Town Hall Sinking Fund and close to \$24,000 in the Community Partners Sinking Fund.

Rita wondered if it would make more sense to use the Community Partners Sinking Funds toward the new library rather than the Park/Town Hall Sinking Fund. K. Seward explained that since the proposed lease would be for at least 20 years it seemed to replace the need for the Park/Town Hall Sinking Fund. In addition, the proposed property has the potential for park spaces like rain gardens.

Gof Thomson disagreed with the need for a joint community room within the new library. He believes that it would cost too much to house the Town office in the new library. Gof proposed moving the Town offices into the space in the Village Hall that will be vacated by the library. K. Seward replied that he does not agree with Gof's figures. He further explained that the purpose of this motion is to give direction to the Town Board whether there is support in their decision to use the \$42,000 toward space in the new library. This motion has nothing to do with the element of delay or reconsideration

or any other decisions that the library board has to make. All this motion does is tells the Town Board whether or not the Town residents are in favor or opposed to using the \$42,000 for the library office space.

G. Thomson moved to amend the motion to read "Should the electorate support a Town Board decision to re-direct the purpose of the Park/Town Hall Sinking Fund from its original purpose of accruing dollars for purchasing land and buildings for a future town hall project within the Town to a purpose to contribute to a New Glarus Public Library." G. Albright 2<sup>nd</sup>.

J. Hoesly gave the library's perspective of Library Committee felt that the funds could be used to offset the building and operating expenses.

K. Seward called for a show of hands in favor of the amended motion. 2 were in favor of the amended motion and 10 were opposed. Motion failed.

K. Seward called for a vote on the original motion 9 were in favor 2 were opposed. Motion Carried.

3. Consider the concept of long-term commitment for town hall office space within the New Glarus Public Library:

Jack Greenspan was in favor of securing space in the Library as it creates more of a civic center feeling.

George Albright asked if any consideration has been given to the Town using the vacated space in the Village Hall. K. Seward recalled that the use of the space had come before the Village Board and it did not receive favorable response. One of the reasons was potential confusion during election times. George felt that the elections may actually been easier if held in the same location.

Mark Janowiak commented that he did not recall the issue of using the Village offices for the Town Office Space coming before the Village Board. Jane Martinson recalled the objection was based on Village staff recommendation. K. Seward explained that the use of the Village Hall space would need to be a Village decision.

4. Consider the release of the collected sinking fund in the amount of \$42,533.40: K. Seward noted that this was discussed earlier in the evening.

5. Adjourn to the Budget Hearing: Motion to close the Special Town Meeting was made by Dale Hustad, 2<sup>nd</sup> by G. Albright. Motion Carried.

Meeting adjourned at 6:30.

Pattie Salter, Clerk-Treasurer

121030 Special Meeting of the Electorate Minutes