WELLS BRANCH COMMUNITY LIBRARY DISTRICT

Board of Trustees Minutes

October 8, 2025

Meeting was held in person at the library and was called to order at 12:45 p.m.

Attended by Board Members:  Abbie Joffrain, Jennifer Klein, Derek Mahnke, Matt Bucher, and Elizabeth Martin; Library Director Donita Ward

Board attendance constituted a quorum.

Citizen Comment: none

Reports: none

Budget Requests: none

Consent Items: none

Action Items:

1. Discuss and take action on revised GMP (guaranteed maximum price) estimate from Fransen Pittman Construction of $3.8M
   1. Lighting costs increased ~$300K – some discussion of fixtures and infrastructure requirements. Question about warranties.
   2. Jennifer Klein provided detail on budget adjustments and forecast balances.
   3. Derek Mahnke moved to accept the revised GMP and Jennifer Klein seconded. Motion passed unanimously.
2. Discuss and take action on authorizing the board-appointed committee to approve minor changes and adjustments within a 5% cost variance.
   1. Matt Bucher moved to authorize the committee to approve changes up to $6M in total project budget. Derek Mahnke seconded, motion passed unanimously.
3. Discuss and take action on follow-up items from October 4, 2025, renovation kick-off party. None. No action taken.

Trustee items

Discuss harassment policy, as it relates to homeless, people at next board meeting.

Meeting adjourned at 1:21 p.m.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Matt Bucher Date Abigail Joffrain Date

Secretary President