

**PUBLIC NOTICE**  
**North Valley Public Library Board of Trustees**  
**SPECIAL Meeting**

208 Main Street, Stevensville, MT 59870

Wednesday, March 13, 2024, at 3pm

**Meetings are open to the public.**

Community Room

***SPECIAL Meeting Agenda***

- **CALL TO ORDER/ROLL CALL**
- **PUBLIC COMMENT<sup>1</sup>**
- **GUESTS** Rob Horlacher
- **BUSINESS**
  - ❖ Potential new library locations
- **PUBLIC COMMENT**
- **ADJOURNMENT**

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<sup>1</sup> If you are a member of the public and are unable to attend the Board meetings, the Board would still like to hear from you. Please email the Director at [denisea@northvalleylibrary.org](mailto:denisea@northvalleylibrary.org) or you can email board members directly. A link to Trustee contact information can be found on our website at [northvalleylibrary.org/board—information](http://northvalleylibrary.org/board—information).

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## CALL TO ORDER/ROLL CALL

**Board Members Present:** Dianne Snedigar, Kim Tiplady, Victoria Howell, Margy Gilbertson, Caitlin Dunn (arrived a couple minutes late)

**Staff Members Present:** Denise Ard via phone.

**PUBLIC COMMENT** No public was in attendance.

**GUESTS:** Rob Horlacher, Developer. **Foundation members** present included Carla Sanders, Donna Bainbridge, and Amy Horlacher

## BUSINESS: Potential new library locations

Developer Rob Horlacher brought before the library board another location option for the new library, 116 Red Willow Dr., south of town on Main Street. (.3 miles from where the sidewalk ends). This location has different options for both water and sewer. It is about two acres.

Rob Horlacher shared a way for the library to start the building process more quickly rather than having all the money up-front. He suggested a rent-to-purchase agreement with a developer. This process includes the developer going to a bank or banks to get funding. The library would need to have capital saved to offer security for this project. Once approved the building could begin. Upon completion, the library could move in and sell the current library building and lower the amount owed. The Library and Foundation would continue to fund this as we already intend to via donations and fundraising. The Foundation would play a key role in this and engage a capital campaign advisor.

The legal bidding process requires advertising. Rob said what the board currently has is not sufficient for a developer to make a bid. They need more detailed specifications than available in the preliminary architecture report Master Plan. As it is currently, the board cannot get accurate bids. Rob Horlacher offered to have an architect look at it to see if they can provide more details for advertising a bid.

Whether the Board accepts a bid from Rob Horlacher or another developer, Rob said the land would be available for the library if they chose to purchase. He did not have an estimate of the land cost at this meeting.

Carla mentioned concerns about a conflict of interest with Amy being on the Foundation. The board does not believe it is a conflict since she is not on the Library Board, and the Library Board votes on who to hire for the building and the location. Amy could abstain from any voting within the Foundation if it was a potential conflict of interest.

Kim made a motion to add the land option at 116 Red Willow Dr. Stevensville to the upcoming board agenda to discuss and consider at their regular board meeting the following week, in addition to the park and School locations. Caitlin seconded the motion and the motion passed unanimously.

**PUBLIC COMMENT** No public was in attendance.

**ADJOURNMENT** Kim moved to adjourn Margy seconded. Meeting adjourned at 4:53.

Minutes by Caitlin Dunn and Denise Ard