

**TOWN OF WOODSTOCK
SELECT BOARD
SPECIAL MEETING
July 5, 2017
8:00AM
Woodstock Town Hall
DRAFT MINUTES**

Dial-in Number- (563) 999-1050
Access Code- 377336

DRAFT-Subject to approval

Present: Bob Holt, John Doten, L.D. Sutherland, Sonya Stover, Phil Swanson and Lynn Beach
Others present: Alita Wilson

I. CALL TO ORDER

Mr. Holt called the meeting to order at 8:00AM.

II. PENTANGLE LEASE

Mr. Swanson reviewed the proposed lease agreement with the Board members. He highlighted the changes from the previous lease agreement, which are a reduction of rent by \$3,000 per year, a lengthening of the lease of 10 years and additional areas of responsibility for janitorial and maintenance. See below:

- Length of lease has been extended from twenty-five (25) to thirty-five (35) years.
- Annual lease amount-\$11,100.00
- The janitorial and maintenance to include-the main lobby, the basement, the front porch, and the handicap access walkway and elevator entrance.

Ms. Wilson stated that this new lease will allow for the Tenant (Pentangle) to terminate this agreement with written notice.

Mr. Sutherland highlighted the importance of maintaining the front porch and steps as this is the first appearance that people attending the Pentangle programs see.

Mr. Swanson also clarified that Attorney Hayes recommended that the Town and Pentangle place each other as additional named insureds on their respective property and casualty insurance policies.

MOTION by Mr. Sutherland to approve the Lease Agreement Between the Town of Woodstock and Pentangle Arts, as presented.

SECONDED by Ms. Stover

DISCUSSION Mr. Swanson noted that Ms. Davies requested him to check with other town's agreements with theatrical establishments in their town halls.

VOTE 4-0-0, Passed.

III. OTHER BUSINESS

None

IV. ADJOURNMENT

MOTION by Mr. Sutherland to adjourn the meeting at 8:24AM.

SECONDED by Ms. Stover

DISCUSSION None

VOTE 4-0-0, Passed.