Members Present: Jeff Breeden; Chair, Marita Rhinehart; Vice Chair, Ann Langevin, Rachel Hunt, and Erica Tietjen.

Also Present: Director Kimberly Diehm, Assistant Director and Head of Cataloging & Processing Anne Karr, Head of Youth Services Jessica Jones, Head of Information Services Samantha Bigger, Head of Circulation Hillary Rambo, Councilman Kiernan McManus, Kendra Follett of Sherman & Howard, Kathy Ong of Hobbs & Ong, Jim Chachas of Hobbs & Ong, Craig Galati of LGA, Jason Jorjorian of LGA, Brittany Bleak of LGA, and members of the public: Martin Einert, Deanna Duffy, Carol Bradley, June Bolton, Grace Zielinski, Mayra Zielinski, Tiane Marie, and Vanessa Cohen.

The regular meeting of the Library Board of Trustees was called to order at 5:05 pm by Chair Jeff Breeden.

I. Pledge of Allegiance: Led by Erica Tietjen

II. Citizen Participation: Items raised under this portion of the Agenda cannot be acted upon until provisions of Nevada’s Open Meeting Law have been completed. Therefore, any action on such items must be considered at a later meeting. Public comment is generally limited to 5 minutes per person.

There were no comments at this time.

III. Consent Agenda: Matters considered routine by the Board of Trustees and which may be enacted in one motion. Any item, however, may be discussed separately per Board member request. Any exceptions to the Consent Agenda must be stated prior to approval.

Ann Langevin moved that the consent agenda, minutes of the regular meeting of February 22, 2018, and bills paid of $76,057.20 from the previous month be accepted. Marita Rhinehart seconded. Motion carried.

IV. Reports:

Director Kimberly Diehm shared information about the upcoming anniversary party. She explained the school involvement arranged for by Jessica Jones which include a student art contest and a concert by the middle school choir. There will be three different door prizes to include the commemorative tee shirt which Rachel modeled, a blanket, and chairs. Other giveaways will include a foldup Frisbee, a mug, water bags, a stress “ball” which is shaped like a star, and small library bags. Coco will be shown in the amphitheater following the party. A food truck will be available and popcorn was decided upon for the kids rather than cotton candy.

Jeff told Samantha he has enjoyed the library history program she has run in social media. He asked Jessica about her report regarding a drop in volunteers. He wanted to know the impact of
that. She identified it is not critical currently but will be important to develop before the Summer Reading Program. Ann commented that she appreciated the inclusion of audiobook resources.

V. Report/Discussion/Action Possible: The agenda items in this section are for discussion and for possible action. The items may be heard in any order; two or more items may be combined for consideration; an item may be removed from the agenda; or discussion related to an item may be delayed at any time.

1. Ballot initiative / Hobbs, Ong & Associates – Action Possible, Kathy Ong, Director

Jeff welcomed Kathy Ong, financial advisor to the district. She explained that Hobbs, Ong & Associates had been asked to provide a financial analysis for a proposed November 2018 voter referendum in order to pay debt service for a potential bond initiative. They used $8.5 million in bonds as a projection illustration.

Kathy highlighted various pages of an options report they had prepared. She identified costs and some of the assumptions from page 4 of the report. Beyond the $8.5 million, there will be costs of issuance, the fee paid to the banker and some additional proceeds. They projected an assumed closing date of July 1, 2019 (date of actually receiving the funds). They also assumed the bonds will be publicly sold and that the investment grade rating used will be “A.” Today’s interest rate scale was used plus 100 basis points to allow for some cushion since things are still a year and a half away.

Next she discussed tax rates that will need to be levied. Kathy highlighted actual assessed values and explained how she came to use a modest 2% growth model for the next 20 years since the library will be counting on that collection to pay for the debt. She informed the Board that a straight calculation was done because there will be no abatement. For both principle and interest, she estimates the debt will come to $13.5 million. While the report provided three options, she recommended a debt levy of nine cents. Kathy explained the library would want an overage to collect reserves for at least 1 year before that number could go down. She projected that would be around the year 2027.

Kathy’s next topic was what this would mean to a property owner. The PTG (property tax generated) would cost $31.50 a year or $2.63 a month to a tax payer with a home value of $100,000.

She then explained figures found on page 6 of the report which pertained to the existing debt service. Due to a taxation error, actual collection rates were lower in the 2017 & 2018 year than had been estimated. She notified the Board that they would need to form a strategy and decide if they would like to ask for a taxation increase. This year the library is facing a $56,000 infusion. The current rate of 8.5 cents cannot be changed, but if the same rate is kept next year another infusion will be required.
Jeff clarified that the current building debt would end with the 2019/20 year. The library can raise the rate to 9 cents next year and still face an infusion of $33,000 from the operating budget. In order to ensure no infusion is necessary, the taxation rate would have to go up to 11.36 cents next year. Kathy pointed out that there are variations, but these are the primary options. If the nine cent option were chosen, it would be foreseeable that the amount would just roll over into a new debt levy.

A request must go before the Debt Management Commission. Kathy explained that all governmental agencies have a combined limit. The library’s proposed nine cent levy is far below the capacity of 24 cents. Discussion ensued about an Aquatics Center needing tax revenue as well and Kathy assured the Board members that this is the only proposal currently before the bond council and June of next year would be the soonest the other request would be presented.

Jeff asked for clarification if the Aquatics Center does come online. He understood from the presentation that 29 cents above the library’s nine cents would be available within the allowable formula (80%). He asked whether the town could support both. Marita pointed out that they wished to be cognoscente of the people who have to pay the bill beyond just hitting allowable figures.

Kathy expressed that she was hoping they could make some decisions in April so that they could go before the Debt Management Commission at the May 3rd meeting. She suggested a special meeting to determine which strategy the Board would like to adopt. She clarified for Jeff a question about the one-year P&I (Principal and Interest) build-up needed before a rate could be reduced. Kathy explained that everything is dependent upon property values, so she could only answer in theory, but she did express that she thought the nine cent rate would be prudent.

While LGA set up the Board moved the third item on the agenda to the second position.

2. Declaration of Auditor for fiscal year 2018-2019 – Action Possible, Jeff Breeden

Kim stated the confidence the library has in the work previously done with PBTK. The Board was satisfied that they would like to utilize the auditor for the upcoming year as well.

Marita Rhinehart made the motion that the library sign a declaration with PBTK for the year 2018 - 2019. Rachel Hunt seconded the motion. Motion carried.

3. Architectural Firm LGA Update/Community Meeting -- Action Possible, Craig Galati/Jason Jorjorian

Craig reviewed the process which had taken place over the last few months. He shared that from the initial pieces and parts options were drawn up. After more
suggestions were received, they came up with a hybrid plan. He explained that LGA had met with Kim and the staff several times and made a presentation the previous week, after which a few more tweaks allowed them to produce a more refined hybrid plan.

Their general charge is to produce renderings for display that will be highlighted at the 75th anniversary party.

Jason then presented slides highlighting the various images from the process. He first showed the existing library floor-plan. He reminded the audience about the things which had been discussed in order to make improvements and move toward progress. He presented the three original concepts: “Fire in the Hole,” (letting the light into the basement) “Walk the Line” (featuring the prominent spine), and “Keep them Separated” (lots of flexibility needed for a library of the future). He explained that LGA took the best qualities of the three plans plus incorporated the comments they received to arrive at a new design.

He then described features found in the new hybrid design. They created a new lobby, a new circulation desk, and an open stairway. A big goal and desire includes a café. He noted that it would occupy the space where the meeting was taking place. He showed where processing and administration would be moved down a bit. They had been able to create zones which could accommodate hours different from the library operating hours such as the café and meeting rooms. They were able to retain access for deliveries, get a better flow of books back through circulation so they could be quickly returned to the library. The One-Stop Career Center will move closer to the entrance.

The Youth Department will move downstairs. Continuing to feature spaces upstairs, Jason pointed out the closed room for a computer lab. There is an adult Maker-Space for crafts in the design and they have allowed for two larger study rooms plus storage space. From a cost perspective the elevator will be kept where it is but opened up for ease of access. The current entry is remote from parking so that space will be reimagined to house the Nevada Collection and the wall space can be infused with local art. Two smaller study rooms plus additional restrooms are also in the plan. The strong community needs lots of flexibility and meeting space. A prep. kitchen for demonstration can also function with an additional large community room that includes an opening to the amphitheater.

Jason invited questions and Marita asked about locking off the area to the amphitheater. The space can be completely secure so outdoor events can occur. Craig emphasized that the current meeting space has such a high demand that they wanted to ensure more availability in the future. They experienced the shortage first hand in trying to arrange a meeting in the impacted Community Room space. Craig also pointed out that with the proposed design a wedding reception with kitchen access can have direct access out to the amphitheater. Rachel asked about outside parking adjustments. Jason replied his presentation was prepared to exhibit the changes from
the inside/out and he hoped her question would be answered when he covered the changes for the parking layout which will need to take place in order to allow for a drop-off near the entry.

Jeff made sure the audience knew they were welcome to participate at this point. Jessie offered for observation the inclusion of a patio balcony space in the design. Public comment praised the implementation of things they recognized as having been points of conversation in the last few months.

A vision for Youth Services was introduced. Jason showed images for visualization of colorful features, small intimate areas, outdoor space, and interactive qualities that could create a fun environment. Storytime is a big activity at the library so he asked about fun seating or ceiling treatments. He proposed things kids could climb on but not get hurt and interactive areas. The teen space was his next subject. He suggested they would enjoy their own Maker-Space to explore technology and coding. Jason pointed out the teens study differently and would like a lounge area, not at a main entry, so they would have the freedom to be a little loud. He also presented pictures of learning pods.

Describing downstairs, Jason illustrated the stair entrance and the immediate availability of a service desk. Visual control will be possible from the placement. Early literacy and teens are separated. He first directed the viewers to the right of the design. The multi-level area opens to circulation. A games and activities area is built in. Offices have a visual connection. Storage is also prominent. Another multi-purpose storage space is built into the design. The stacks will be more visual and smaller in size. A wavy pattern can add to the fun purpose in design. Large windows will be opened up to let in light. The proposal is to build new restrooms with small fixtures for children to use. Teens will have their own area but still be within sight for visual control. More study spaces will be offered in their area as will a Maker-Space so that VR, computers, and a build and test area will be available to them. Both early literacy plus the teens will have access to an outdoor area. Storage, more than half of what the library currently has, will occupy the remainder of the space.

Craig offered that the lower portion of the building in square footage is larger than the whole Laughlin library. We will boast a very large children’s area. Martin asked about where the computer areas for kids would be housed. The Maker-Space area became the point of discussion. Ann mentioned the State Library’s initiative for kids to learn coding for job preparation and wanted to know that the spaces provided could accommodate that learning. Craig and Jessie responded to the design features which could permit space for such learning and also other technology exploration.

Jeff explained to the audience who may never have visited the basement that the dirt floor would be filled in. Rachel asked about light in general. Jason shared their intention to allow in more light on that first level with openings bringing in light from the side. Due to the building orientation, Jason stated it is hard to control light from
the east and west. Jessie asked about lines she identified in the outdoor area and was informed that LGA proposed outdoor seating in that area.

Moving to the exterior, Jason touched upon an envisioned drop-off area. He also discussed a desert garden on the lower level and a new driveway. He moved onto discussing reimagining the amphitheater and a new entrance. Both he and Craig gave credit to the iconic homage the building gives to The Dam. In order to preserve the historical recall already created, they took inspiration from the elevators at Hoover Dam and created a new tower for the building entrance which they shared with the audience. It utilizes Art Deco in a modern way. A valance, covering the frame structure for the amphitheater lighting system was also revealed.

Jason then took those in attendance on a three dimensional tour around the exterior. Marita asked about the wall on the lower level and clarified that it would provide visual connection to the desert garden. Jason also gave an interior tour and offered a quick tour of the lower level which was still under development. Discussion ensued about exits from the lower level only being for emergency purposes and the safety concerns promoting a single point of entry. Councilman Kiernan McManus asked about parking plans for the eastern side of the building and the library’s needs for additional property. The Council has decided to move forward with the sale of the adjoining property. Jeff shared that the library has expressed an interest. He was of the opinion that the space for its future value would be worth controlling. The options for the use of the land were discussed.

Erica asked about parking. Jason said they had added 12 parking spaces. Kim asked whether the current staff parking would be intended for handicapped parking with the new entrance design. Similarly, Erica asked about the accessibility the handicapped would have to the elevator. She asked for orientation purposes where that would open in the lower level. Jason explained a visitor would find themselves in an open seating area. Ann commented that it looked like they had thought of everything. Jason graciously made motion to the assembled and indicated with emphasis, “We’ve thought of everything.” He gave credit to the community effort.

Rachel complimented them for incorporating all the things she remembered being talked about and she approved of the youth separation design. Jason pointed out the book stack space in the youth area will be doubled from the current offering. Kim expressed her approval of the larger storage for the kid’s area as well. Erica asked for clarification about youth access to circulation. As it will be near the exit, Jason explained they would be serviced upstairs. Marita asked about parking for Angel Tree pick-up. If the other lot were to be purchased, Craig assured her the extra land could solve the problem. He also presented the idea of creating a pedestrian access between the levels. While it is steep, the trail could possibly have switchbacks.

Craig wrapped up their presentation by stating it was a fun process. He shared it was great to hear all of the comments from the Boulder City residents and find ways to integrate those perspectives into the design. He informed the Board that LGA’s next
step would be to finish modeling plans for the lower level and to produce their final deliverables for the party. Jeff pointed out that the next public Board meeting would be just before the revelation at the anniversary celebration and he was reticent to spoil the surprise; but with conversation, the members felt that far fewer citizens would see the final renderings two days prior to the unveiling and that the expected spectacular nature of the final renderings would give people more enthusiasm to invite others to come and see for themselves.

The public was invited to remain following the close of the meeting and look at the design boards and speak with the LGA staff.

VI. Announcements:

1. Family Movie, 11am, Community Room, Thursday, March 29, 2018
2. Chess Club, All Ages, 4pm, Community Room, Wednesdays in April, 2018
3. Boulder City Library Board Meeting, 7pm, Board Room, Wednesday, April 18, 2018
4. Boulder City Library 75th Anniversary Celebration w/Family Movie, 5pm, Community Room & Amphitheater, Friday, April 20, 2018
5. Superhero Saturday Comic Book Fair, Noon-3pm, Community Room & Amphitheater, Saturday April 28, 2018

Jeff asked what movie would be shown. The movie to be shown is Ferdinand. The Board members saw the community playing chess as they entered the meeting, so they know the club is providing a service to an interest. Jeff announced the next meeting and pointed out that two days later the library would be celebrating first inside with cake and door prizes and then moving outdoors for the movie Coco. A great sense of community is expected. Next month Jeff invites more details about Superhero Saturday.

VII. Citizen Participation: Items raised under this portion of the Agenda cannot be acted upon until provisions of Nevada’s Open Meeting Law have been completed. Therefore, any action on such items must be considered at a later meeting. Public comment is generally limited to 5 minutes per person.

There were no comments at this time.

VIII. Adjournment:

Ann Langevin moved to adjourn, Marita Rhinehart seconded. The meeting was adjourned at 6:36.