BOULDER CITY LIBRARY BOARD OF TRUSTEES MEETING
Minutes from the July 18, 2018 meeting for the August 2018 meeting.

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

Also Present: Director Kimberly Diehm, Assistant Director and Head of Cataloging and Processing Anne Karr, Deanna Duffy, Pastor Russ Marsh, Cheryl Marsh, Craig Galati from LGA, Mary McCallum, and Sandy Intino.

The regular meeting of the Library Board of Trustees was called to order at 7:01 pm by Chair Jeff Breeden.

I. Pledge of Allegiance Led by Marita Rhinehart.

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 said she had been questioned and wished to clarify her request that 15% of the budget be spent on materials. In the spirit of sharing and for the good of the library, she commented it will cost $750 to $1,000 per shelf in the basement when the expansion takes place, to fill each shelf to 2/3rds capacity. She stated Boulder City is a town in which 95% of the population has a high school degree. She added, 30% of the people in town have a college degree and an additional 7% have an advanced degree. She asked to have her exact quote inserted into the previous month’s notes: “Supporting 15% of the book budget, which is considered standard throughout the United States, is a ditch to die for.”

Jeff offered to move number three to number one out of respect for Pastor Marsh’s time.

Ann Langevin moved that the consent agenda as amended, minutes of the regular meeting of June 20, 2018 as amended, and bills paid of $31,545.08 from the previous month be approved. Marita Rhinehart seconded. Motion carried.

IV. Reports:
Kim had nothing to add to reports but noted there had been no recording made the previous month and explained some things may have been missed without that reference tool.

Ann asked about non-Boulder City vendors being used as she noted from the Maintenance Manager’s notes. She questioned why George with Boulder City Lock and Key had not been
used. Kim verified the library does make a practice of using local businesses, however, the issue involved a unique lock and it took research to find a locksmith who had the required parts.

Marita expressed her pleasure upon reading the upbeat manager reports. Given all the activities, she found it surprising the tone of the staff was not tired but giddy.

Jeff noted he was sad to see the dying grass in the amphitheater. He recalled it had been mentioned the previous month but asked for an explanation. Kim said the new company is doing a sprinkler audit and has been trying to find where all of the leaks are. Understanding it to be an irrigation issue, he asked whether the Maintenance Manager felt they were getting a handle on it. Kim verified she thinks the library is dealing with a good company. Jeff said he looks forward to having green grass again soon.

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. Library interest & easement issues concerning 651 Adams Blvd. – Action Possible, Jeff Breeden [moved from #3 to #1]

   Jeff mentioned he knows the letter of interest has been received because he had spoken with Al from the City twice. He asked if Pastor Marsh had more to add. The pastor indicated he understands how slowly things progress in a governmental environment. Jeff confirmed he would communicate with Pastor Marsh if there is information to share.

   Kim voiced community concern brought to her attention regarding implied affiliation with one church. Pastor Marsh responded by stating the building will take a minimum of $70,000 to $80,000 for renovation. Even if the space is rented for $1.00 the impression is misleading. He explained he receives no salary. As to perception, he expressed the church’s accessibility to the entire community. He shared that the response to a need will be quick and he explained what comes in to the church goes back out to the community.

   Deanna spoke up on the topic. She agreed; she thinks it looks bad. She offered perhaps some limit be set based upon the market rental rate which when reached to the value of the renovation would then provide a cap. She thought this would be “less weird” because it seems like the library would be subsidizing the church.

   Pastor Marsh responded by providing the church’s intention to continue the responsibility of keeping up the condition of the building. He indicated if the AC goes out they would be the ones repairing it. Whether caring for a rose garden or crops for the food pantry, the church will not just be acting for itself but for the community and they would especially want to help the youth. Pastor Marsh foresees symbiotic purpose with the library.
Jeff asked what the Board thought about potential use of the property. Ann suggested they might have the cart before the horse as they would need to get the property first. Jeff expressed the desire to obtain the property now while it is available and he sees a tenant as an economic way to justify taking the land. The City will dispose of it and he sees this as the best way to get it while it is offered.

Ann noted when the group had toured the property, they had observed the separate piece of property where the pound had been. Jeff asked whether the library should just get out of the way and give the church the opportunity to acquire the property. Jeff wants a tenant up front. Marita and Jeff clarified the concept of using the renovation cost for rent and suggested a “triple net lease” and decided to run the numbers to see if it would still be palatable. If it is too high, the church still has the option to approach the City and potentially be the library’s neighbor anyway.

Deanna informed the Board she had been working on the ballot arguments and that experience had put her in the mind frame to realize the community response to this partnership might lead to a trust issue. They could be left wondering if they trust the library with their money. If the primary reason to acquire the land is for parking overflow the question was raised regarding the need for the building. Deanna offered, where it is one specific church, reality or not, she said it “looks bad.” Pastor Marsh said they will be able to host the meetings of the pastoral association of multiple churches so it will not just be their church using the space. Marita shared she had heard people suggest putting the coffee house there and making it a drive through. Ann presented she would rather not get into the business of being a landlord. Marita pointed out the library, should the build-out occur, already agreed to be a landlord with the inclusion of a coffee house. Jeff allowed the arguments were reasonable and good points were made.

Rachel expressed she understands the perception. She asked if any other organization had approached the library about partnering. She presented the question, “Should we ask?” Jeff noted the word is in the community and there is a buzz about this. He shared it is good to hear the comments brought forth, but if patrons have a concern he would encourage people to come to a Board meeting or submit comments in writing.

Ann asked if the minutes are posted anywhere but the website. Kim stated the agenda is posted elsewhere, but the minutes are not. The Board recognized that still the word was being spread. Jeff volunteered to speak with a real estate agent. Marita agreed they needed to address the community’s concern.

Pastor Marsh explained they had been trying to purchase the property for two years. He mentioned the broken glass and graffiti. Jeff prepared the Board by suggesting they may need to vote in August whether to go forward because the City would be looking for an answer. With accurate economics in place, he
ruminated the church might prefer to go to the City on their own. In the meantime, Rachel mentioned they could have a structure in place for other plans which might include seeking out other interested organizations. The group questioned if they were ready to make a vote. Ann stated she did not want to vote yet. The group agreed. Jeff shared his appreciation for the discussion.

2. Board of Trustees Elections for fiscal year 2018-2019 – Action Possible, Kim Diehm

Ann Langevin moved that Jeff Breeden and Marita Rhinehart continue as Chair and Vice-chairman of the Boulder City Library Board of Trustees. Rachel Hunt seconded. Motion carried.

Marita questioned whether the community should be consulted when a library Board of Trustee’s term is up. Discussion followed relating to the historical pattern and how other quasi-governmental boards handle the opportunity. There is no public vote but the group determined to announce an upcoming potential position two months prior to the end of term. They agreed the incumbent could express an interest to continue and that desire would be shared with the public, but an invitation would be offered to entertain additional interested participants.

3. Renovation/Expansion Plan community questions & concerns - Action Possible, Jeff Breeden

Jeff expressed gratitude for Craig’s presence at the meeting. Kim asked if the engineer who had been consulted about a connecting road to the lower level was recommended by LGA. Jeff confirmed the engineer did feel options were available that will be compatible with the building as it stands now. Kim mentioned previous input sessions about overflow parking at which time knocking down the building at 651 Adams was discussed. Marita shared that parking had been a point of discussion when the Board and staff toured the building. Big event parking had been mentioned previously. Kim said that seeing Craig triggered her memory about a trail between the levels which was in the design.

Mary McCallum from the church Board said they would like to view the interior of the building next door. Jeff suggested contacting Michael Mays to arrange to see inside. Library Board members shared their impressions from the tour about the space.

Jeff was curious to know whether the staff is continuing to get questions about the buildout. Kim affirmed the entryway, the Information Desk, plus the children’s area all display the plans. Kim informed the Board the most common question is, “When will construction start?”

Kim was asked by Cheryl Marsh if the library has been keeping stats on the questions which have come in. She suggested it may be valuable for a project such as this (one that will be up for a vote), to have that data. A discussion followed about the majority
of comments being positive, but the fact they have been offered by pro-library users. Kim shared that statistics specific to questions about the buildout have not been maintained.

The conversation shifted to the difficult prospect of reaching the public with bigger concerns. The public presentations that have been made and the responses were discussed. “What do you need that for?” and an appreciation for the removal of a tax were identified as the two most prominent outcomes. Craig shared LGA did keep records from the community meetings and they tabulated the comment cards. There are those records from the public process taken during the planning stage. He felt they had gotten perspectives from a good cross section of the population. Anne mentioned notes from the Snack & Chats can be consulted also.

4. LVCCCLD annual contract update - Action Possible, Kim Diehm

Kim clarified the red contract provided the original and the black one provided the changes. Kim reported a few changes. She pointed out the 2nd paragraph in Article IX on page 6. Our library staff had asked to have the section evaluated and reworded. She also explained the library has been using Sierra to get reports. The contract reflected the removal of the Decision Center and the addition of two more licenses. The updated costs were shown in the black copy.

Discussion included the clarification that the acronym “BOU” referred to the Boulder City Library. The figure for the previous contract was not readily available but it was established that it was up slightly.

Marita Rhinehart moved to accept the automation agreement for the library automation services between the Boulder City Library and the Las Vegas Clark County Library District for the 2018/19 year. Ann Langevin seconded. Motion carried.

5. Ballot Question update – Action Possible, Kim Diehm

The Board packets included the statements the committees had put together. Kim explained the Committee “For” the ballot question passage has three members and the committee “Against” has one member. She indicated the committees had turned in their arguments and were working on rebuttal statements.

Kim informed the Board Joe Gloria with the Registrar's Office verifies all statements are factual. Deanna was invited to speak and she stated the rebuttals had been turned in by the 5 p.m. deadline earlier in the day. Jeff shared appreciation for the information and congratulated her for completing the goal within the quick timeframe allotted.

6. Review Date of November Board Meeting - Action Possible (Kim Diehm)
The library will be closed due to the Thanksgiving holiday. Kim wanted to know if the Board would like to change or vacate the November meeting. Jeff observed it would be the meeting after the election. He ruminated that even if it passes there may not be anything to do. Marita suggesting moving the meeting to the 14th. Jeff asked Kim to reach out to bond counsel. The Board agreed to put them on the agenda and the subject could be tabled if need be or the meeting could even be vacated at a later date if they decided to. The timeline will be defined by bond counsel. The 14th of November was agreed upon.

7. Verification of dates for Library Open House - Action Possible (Kim Diehm)
   Kim set aside a variety of dates on the library calendar. Marita asked if the library will be open on Columbus Day. Kim suspected Thursday might be a good day. The group ruminated about school events or possible Art in the Park conflicts. They chose Wednesday, October 10th to be the last public meeting for questions related to the bond issue.

VI. Announcements:
   1. Adulting 101: Making Your Own Ice Cream, 6pm, Nevada Room, Tuesday, July 24, 2018
   2. Snack and Chat, 7pm, Board Room, Thursday, July 26, 2018
      Kim explained the staff has shifted to doing these out in the open in the atrium.
   3. DIY Wall Art, 1pm, Community Room, Saturday, July 28, 2018
   4. Summer Reading Program Finale with Board Games & Movie, Community Room, Friday, August 3, 2018
   5. Boulder City Library Board Meeting, 7pm, Board Room, Wednesday, August 15, 2018
      Jeff asked to have applause shared with the staff for a great SRP. He noted being impressed by the reading stats.

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:

Marita Rhinehart moved to adjourn, Ann Langevin seconded. The meeting adjourned at 8:10 p.m.