

**Salt Lake County Library Board of Directors Interim Meeting
Library Administration Board Room
May 2, 2017**

Attending: Paul Benner, Chair; Richard H. Nixon, Chelsea DiFrancesco, Adam Gardiner, Kristin Covili

Others: Jim Cooper, April Townsend, Leslie Webster, Liz Sollis, Carol Ormond

Paul Benner, Chair called the meeting to order at 9:05 a.m.

There were two agenda items for the Board's approval. A quorum was present.

Electronic Meeting Policy – Jim Cooper, Library Director

Jim Cooper reviewed a proposed Electronic Meeting Policy that would allow Board members who were unable to attend a meeting to vote by various electronic means including telephone, telecommunications, electronic mail, or other computerized, electronic or teleconferencing means and media. This enables a quorum to vote when not all members needed can be present.

Electronic meetings are subject to conditions similar to other public meetings:

- A public meeting location needs to be designated.
- The meeting needs to be publically noticed.

Richard H. Nixon made a motion to approve the policy. Chelsea DiFrancesco seconded the motion. The motion passed unanimously.

Board Motion on Building Projects, Jim Cooper, Library Director

Jim Cooper said that the Mayor's Office has asked for an official vote from the Board on five building projects the library is proposing to undertake. The County Council has postponed voting on this proposal, seeking additional time to study it. We are not asking for new funds in this phase. We are just asking to move monies to give us a better idea of what actual costs of the buildings will be. We will need to go back to the Council to ask for approval for monies to build. Estimates now are that each building will cost 14.5 million dollars. We think these costs are high. We want to better understand what the actual cost will be.

The library is asking to move 6.5 million dollars designated for the Kearns Library project into a fund for five different project codes which includes Kearns Library. The other projects are:

1. A new facility in South Salt Lake that combines the services of the Columbus and Smith Libraries in one location.
2. Razing West Valley Library, acquiring additional property to the west of that building and building new on that location.
3. Building a new library in the Daybreak area which would require additional staffing. This would fill the gap between Bingham Creek and Herriman Libraries in a rapidly developing area. Developers have identified a location in the town center close to the University of Utah hospital and TRAX. Daybreak and South Jordan want us there. The location is a distance from the South Jordan Library. Herriman Library is probably the next closest library.
4. Relocate and build a new facilities building that is now located east of the Kearns Library.

The opportunities for land acquisition are now. Development of the South Salt Lake site is underway. The Daybreak property is being reserved temporarily for us. The facilities property is up for sale now. Trinity Methodist Church and the thrift store, property to the south of the Kearns Library are willing to sell. If we could purchase these properties, we would close the roadway between these properties and create tiered parking for a new library.

Kearns, Smith and West Valley buildings are old. A County condition assessment report indicates that each will require a 1 million dollar investment in failing infrastructures in the next year or two just to keep them operational.

The size of new Kearns and South Salt Lake libraries would be 30,000 – 35,000 square feet. We can build single level libraries at both sites.

Jim demonstrated using the sizes of Bingham Creek and Kearns Libraries how a new, larger library would fit into the space being proposed. The location would allow for adequate parking and make a good presentation onto 5400 South. This would be the anchor for a town center in Kearns. The overall redevelopment of this area will provide benefits to the community.

With current construction costs, we couldn't even construct a new Kearns Library without a tax increase.

There is the potential that the Health Department could say the Kearns building is unsafe because of mold. We are waiting on results of a recent assessment.

There are also mold, sewer, HVAC and electrical issues at Smith Library and we have similar issues at facilities and West Valley.

Paul Benner said that even if these buildings were in perfect condition, these facilities are no longer adequate for their communities.

Jim Cooper said that in the past we have built on a pay-as-you-go model. These communities need buildings now, not on a drawn out pay-as-you-go model.

If we do nothing, we will need a tax increase in 2023 to make us whole in 2024. This only maintains the status quo. This doesn't include any new buildings or additional staff. (No catastrophic maintenance is built into this. If an infrastructure fails, we would have to close that building.)

If we do all these buildings, we will need tax revenues increased by 2021.

By law we must keep 5% of the budget in reserve. It cannot go negative.

Adam Gardiner moved that the Library Board gives recommendation for the Library Director to pass on to the County Council that we replace Columbus and Smith with a new library in South Salt Lake, that we replace and rebuild West Valley Library, that we replace and build Kearns Library, add a new facility in South Valley in South Jordan and that we replace the facilities shops including the funding mechanism the library staff has identified.

Kristin Covili seconded the motion.

The motion passed unanimously.

Jim invited Board members to the County Council meeting Tuesday, May 9, time certain 1 p.m., to show support. Paul Benner and Kristin Covili said they could be there.

We may need to call another emergency meeting of the Board if we need a motion to purchase properties. County Real estate is appraising properties right now.

The first quarter next year we hope to have design documents and be moving forward with construction.

If you have questions on funding let April Townsend know.

Richard H. Nixon asked if 4.5 million dollars is correct on the Kearns Library construction costs.

April Townsend said this amount was for the first half of the construction. Additional costs were not added. We want to refine the numbers so that we have solid estimates that are not based on generic formulas.

Exchange of properties at South Jordan – Legal counsel is working on a draft of the land transaction between South Jordan City and the library to address issues of liability and fair trade value.

Adam Gardiner made a motion to adjourn. The meeting adjourned at 9:40 a.m.