

**Salt Lake County Library Board of Directors  
Kearns Library  
April 24, 2017**

**Attending:** Paul Benner, Chair; Richard H. Nixon, Adam Gardiner, Cynthia Mecklenburg

**Others:** Holly Yocom, Jim Cooper, Kent Dean, Nyssa Fleig, Pamela Park, Carol Ormond, Matt McLain, Leslie Webster, Liz Anguiano, Liz Sollis, Liam Keogh, Gordon Bradberry, Melissa Wayman, Jennifer Fay

Paul Benner called the meeting to order at 12:30 p.m.

**Welcome – Kearns Library Update, Matt McLain, Library Manager**

Last year

- 522 student cards were given out. Students can check out 3 items and they aren't restricted from being able to use the library.
- 450,000 items checked out.
- 200,000 people visited the library.

Other

- Kearns Library has high computer use, especially after school when all computers are in use.
- Kearns staff will be participating in the Kids Fiesta,
- The Kids Café serves about 50 kids on weekdays.
- One current goal is to increase Summer Reading signups.
- Matt introduced Melissa Wayman, Kearns Library's new assistant manager.

**Minutes from the Previous Meeting, Public Comments, Correspondence, Library in the Media**

**Minutes** – There was not a quorum so minutes from the previous meeting were not approved.

**Public Comments** - Steve Van Maren, a Sandy resident, thanked the Library for responding to a request he made at a previous Board meeting at Draper Library to include, in addition to holds, overdue and coming due items on our checkout screens.

**Correspondence** – Jim and others met with Mr. John Jackson to discuss his request to have *The Silence* and *Archangel* removed from our collection. He remains unsatisfied with the decision to keep them in the collection.

**Library in the Media – Liz Sollis, Marketing Manager**

- Trish Hull, Magna manager, did an interview on KSOP.
- Liz participated in a podcast about Stand Against Racism that is coming up.
- Kids Fiesta is coming up on Saturday.

Richard H. Nixon asked for a follow-up on the WEAsk event. The attendance was good. There were follow-up programs at branches and patrons have been very supportive.

**OLD BUSINESS**

**Building Project Update** with a possible closed session for discussion of real estate

transactions – *Jim Cooper, Library Director*

*(No closed session was needed since there was not a quorum present and not real estate transactions were discussed.)*

Jim met with South Jordan City about an exchange of property to the north of the plaza fountain that will facilitate building a new court building. The city will bring legal descriptions and waivers of liability to the Library in the next couple of weeks. The Library will bring it forward to the Board when the details of the exchange are worked out. The city will redo the parking area. We anticipate that it will be a value for value exchange and the city will assume all liability. The city has gone out for a Request for Qualifications and wants to move forward quickly.

We may request a modification of the South Jordan Library auditorium wall to open into the plaza in the 2018 budget.

This may be a good opportunity for South Jordan Library to connect with law enforcement. We want to encourage police engagement rather than enforcement within our libraries. This may provide an opportunity to do some programming around this.

If you have questions or concerns let Jim know.

Jim made a presentation on the five building projects we have been discussing.

Providing a great place for people to visit is part of our mission statement. The condition of our buildings is important.

Our system is organized with libraries within a 2-mile radius so that people can easily access their neighborhood library.

Pursuant to County Ordinance 2.21.040, which lays out the powers and duties of the Board, the building projects can't move forward without a recommendation from the Board.

The proposed projects are to:

- Replace Kearns Library.
- Relocate the Library Facilities Department from its current location across from Kearns Library.
- Combine Columbus and Smith Libraries in a new Granite Library.
- Replace West Valley Library.
- Build a new South Valley Library.

*Kearns Library* is 53 years old and has a failing infrastructure. There are issues with the HVAC and electrical systems, flooding, mold and accessibility. It is smaller than the average library size.

We are looking at buying additional property to augment the current location or to build on a different location.

A *Granite Library* location would replace two existing small libraries. It will be part of an area that will have both residential and commercial development. A library will provide civic space. At the current library locations there are no community meeting room spaces. Columbus Library is

located in leased space. Because of its location, it serves City residents more than County residents.

The plumbing at Smith Library is failing. We own the Smith Library. We might repurpose that building for library services or sell it to another County organization.

The size of both the Kearns and Granite buildings would be 30,000 – 35,000 square feet. There is no other community gathering space in either location. The library would be the focal point for meeting rooms, and creation and programming space.

*West Valley Library* was built at the same time as Kearns Library. It is on the end of a TRAX line. People come and stay all day. Bathrooms are being used for some people's primary bathroom use. The space is below average in size. The infrastructure is inadequate. There is a need for expanded family and teen spaces. The area surrounding the library is slated for high-density development. The new facility may have to be a two-story building, which is not our preferred model, but may be needed to accommodate the size of building needed on the current site.

A previous proposal from West Valley City to be part of a new office tower is no longer on the table. The city didn't get the property for that project. Jim said we need to control our own destiny and rebuild on the existing location.

#### *South Valley Library*

The south valley area around the Daybreak development is growing rapidly with high-density housing and lots of potential library users. There is a gap in library service between Bingham Creek and Herriman Libraries in that area. We have opportunities to acquire land now that may not be available later.

The proposed approach is to

- Create a new project in Capital Projects called "Library Construction."
- Create five activities under the new project for each of the building projects.
  - The Kearns project remains our priority.
  - Begin the other four projects.
- Transfer 6.5 million dollars to the Library Construction fund for land acquisition and design documents for all five projects.
  - The 6.5 million dollars would be reimbursed when the project is bonded.
  - Land acquisition and design documents would give us a more accurate idea of the true cost of the buildings.
    - The County has indicated that costs would be about 14 million dollars each but we feel that number may be high.
  - If it is accurate we would be looking at an estimated 60 million dollar bond.
- Issue a MBA bond for the total needed for all five projects.
- A tax increase will be needed between 2018 and 2021.

Jim asked for a recommendation on the proposal from the Board to take to the County Council.

There will be negligible increases in operations costs except for the south valley location which will require new staff and a new collection.

Richard H. Nixon asked how we will mitigate the West Valley issues caused by being at the

end of the TRAX line.

Jim said the library serves all citizens and that we will talk with West Valley City and the designer about what we can do to mitigate those issues.

Each library will be unique for each location's needs. In the design phase we will address those needs with those who can make recommendations.

We will need a tax increase even if we only build Kearns. We will need to sink millions of dollars into existing buildings to keep them functioning and services won't be improved.

The pay-as-you go model we have used previously is difficult to keep up. We can't save enough to pay as you go. Opportunities for land and building will be gone. We did a bond for the last four buildings we built and it worked well. We spread out the value of the buildings to all that pay taxes.

The general predisposal of the Board members present was to approve the proposal.

The Council meeting is Tuesday, May 2. Jim invited Board members who would be interested to attend.

#### **NEW BUSINESS**

**Tour of Kearns Facilities Building** – Jim Cooper, Library Director

Board members toured the Facilities building and the meeting adjourned.