

Port Library Board of Trustees  
Work Session August 30, 2010, 5:30 PM

\*\*\*Please note that these are work session notes, not board meeting notes. All opinions in here are valid only on the night they were expressed, and no opinion expressed here represents any formal action or decision on the part of the board as a whole or individually. This record of opinion exists only as a service of the library insofar as the Port Library operates as a public institution, and this is public knowledge to anyone who would otherwise observe library work sessions.\*\*\*

Members present: President Verlin Kolman, Vice President Rick Larson, Treasurer Sally Williams, Jeri Bates, Craig Cousland, Director Rachel Malay.

The work session was called to discuss the pros and cons of three different new building options. Each option is discussed separately below, although the conversation often switched from one option to another and back again.

### **Youth Center Cafeteria Retrofit (with or without addition as noted)**

Rick Larson's thoughts:

- We absolutely will need more space without an addition (Jeri Bates agrees)
- Is not willing to move into a space unless we have enough square footage
- A sidewalk along Hersey/in front of the football stadium is needed for safety
- This location will always be known as the "old youth center cafeteria."
- We have the money (as a board) to move in now with no addition
- We may not need to put in a community room as big as we planned as the adjacent administration building has a community room

Verlin Kolman's thoughts:

- Having the early learning center close is a big bonus
- Heating/cooling costs are higher in an old building, more so with addition
- Less divisive issues with the council if we don't have to argue about location

Jeri Bates' thoughts:

- Most of the building we'd need is already built
- Any "battles" with the city council would be easier in this location
- Moving in without the addition is not an option
- The overall location and proximity to the proposed jail is not a problem

Sally Williams' thoughts:

- Doesn't like the bottleneck traffic problem current roads/entrances to the youth center bring
- Would like to go for cafeteria + addition or not at all (will not move in without an addition)

Craig Cousland's thoughts:

- A sidewalk to get to the youth center campus is needed (agrees with Rick & Jeri)
- Costs for adding parking to the east could be shared with other groups who use surrounding buildings
- Cafeteria building is an easier "sell" to the council
- Less cost for sewer lines, electrical lines, etc to be run

Rachel Malay's thoughts:

- Having a building already built will be easier for the public to visualize and buy in to
- Some architectural features already present without added cost
- Less disagreement with council

- Must have addition to move in.

### **Stand-Alone Building (either location as noted)**

Rick Larson's thoughts:

- Would still be about \$200K less than a retrofit plus addition
- More energy efficient than cafeteria . (agrees with Craig & Jeri)
- A new building would be larger than cafeteria w/o addition
- Parking in a new site location would not need to be paved at first, lowering the overall cost

Verlin Kolman's thoughts:

- Energy efficiency better in a new building
- As a contractor, MiTre estimates for a new building are on the low side, while Don Marrs' architectural estimates are on the high side for cafeteria retrofit.

Jeri Bates' thoughts

- Cost estimates right now are lower for this option
- The 5<sup>th</sup> and Mill site has the legacy of being "the site"
- The 5<sup>th</sup> and Mill or a stand alone on the youth center campus would be a harder "sell" to the council

Craig Cousland's thoughts:

- A new building would be more energy efficient (Jeri agrees)
- Adding parking and furniture to a new building would not be over 2 million, most likely less (Rick agrees)

Sally Williams' thoughts:

- Likes the "legacy" of the old 5<sup>th</sup> & Mill site, but people especially attached to that site are aging
- We would need to add things like parking, landscaping, electrical & sewer lines to any new building site.

Rachel Malay's thoughts:

- A new building would not have any architectural or "homey" details – those are too expensive right now.
- No way to add a drive-through drop off to cafeteria plan as it was presented by Donnie Marrs.

Verlin would like to survey the public to get feedback about location and other wants/needs for services and materials provided in a new location. Ideally, this would happen in the next month or two through:

- Waconda Trader ad
- Beloit Call ad
- Waconda Trader insert
- Beloit Call insert
- City of Beloit utility bill insert

On Tuesday, September 7<sup>th</sup> at the regularly scheduled board meeting, the board will be voting on which direction to go in, and relay that to the city council for their board meeting that same night. Please be thinking and be ready to vote after a short discussion! If you have concerns or items to discuss at length, contact Verlin or the other board members before Tuesday.