

January 19, 2011

Meeting: GF Public Library Building Committee  
Wednesday, January 19, 2011 – 7 a.m.  
Grand Forks Library Meeting Room

Members in Attendance: Doug Carpenter, Paul Holje, Ann Pederson, Jeff Regimbal, and Wendy Wendt

Also in Attendance: Library Board members Lila Christensen, Kay Powell, and Susan Mickelson; City Traffic Engineer Jane Williams; Rick McCarthy, PSA-Dewberry; Roger Helland and Gene Youngdahl, Widseth Smith Nolting; City Council member Doug Christensen; reporter Ryan Johnson representing the GF Herald; and reporter Victor Meza representing WDAZ TV

1. **Call to Order** – Chair Jeff Regimbal called the meeting to order at 7:08 a.m.
2. **Introductions** – Architect Rick McCarthy of PSA-Dewberry and City Traffic Engineer Jane Williams were introduced to the group.
3. **Minutes** – Motion by Ann, seconded by Paul to approve the minutes of the January 5 meeting as distributed. Unanimously carried.
4. **Draft of the Site Feasibility Report** – The group received draft copies of the Site Feasibility Report prepared by PSA-Dewberry, and Rick lead discussion regarding the key findings. A considerable amount of conversation was directed to the key issues that have been at the forefront of the library revitalization process: sufficient space for the building, parking, and future expansion; central location; public transportation service; access; and visibility.

Several recommendations were provided by the group concerning revisions to the draft document. Rick will make the necessary corrections and additions, providing a revised draft for review at the next Building Committee meeting.

5. **Traffic Study** – Jane distributed a summary of the Traffic Study Report prepared by Kadrmass Lee & Jackson and validated by the City Engineering Department. Jane explained the results of the study and provided additional insight regarding future plans for modifications in city traffic flow that may impact the three sites being considered for the library.
6. **Site Selection** – Discussion was held regarding the appropriate process for determining a final site designation. With consideration to the far south-end location and unfavorable public input received via the Speak Up for Your Library process, the Wellness Center site was judiciously reviewed. It was noted that this location is well removed from the center of town and no additional cost efficiency is derived from this site, despite the offer for free land. Motion by Doug, seconded by Ann, to remove the Wellness Center site from further consideration as the final site. Unanimously carried.

Addressing numerous design obstacles anticipated by the architects and future inefficiencies for operation in regard to the remodel plus addition at the existing library site, this option was critically reviewed and discussed. Motion by Jeff, seconded by Paul, to remove from further consideration the option for remodel plus addition at the existing library site. Unanimously carried.

Discussion regarding the Leever's site centered on inadequate space for parking and future expansion, exacerbated by several concerning items contained in the traffic study report. Motion by Doug, seconded by Paul, to remove the Leever's site from further consideration. Unanimously carried.

With elimination of Scenarios 1, 3, and 4, the option for demolition of the existing library building with new construction on the current site was unanimously favored by the Building Committee. It was recommended that the committee further explore opportunities to acquire adjacent properties for future expansion.

There was additional discussion regarding the anticipated timeline for receiving, disseminating, and presenting the final version of the feasibility study results. At next week's Building Committee meeting, the group will review the proposed project costs and the proposed operating budget with the intention of moving forward with a recommendation for acceptance by the Library Board. A special meeting of the Library Board will be held at 4:45 p.m. on Thursday, January 27. Approvals from the Library Board will be presented to City Council at 5:30 p.m. on Monday, January 31.

7. **Finance Package** – Several members of the group will work to provide budget numbers for the complete project as approved at today's meeting. Rick will make the necessary revisions on the Feasibility Study, including budget line items based on the final site decision. Jeff recommended that a line item be included for possible asbestos abatement. Doug will contact the City Finance Department to review financing options for further consideration. Wendy will provide current assessed values for properties adjacent to the current library site. Susan will contact Chamber Director Barry Wilfahrt for comparisons between total sales tax levies in Grand Forks and Fargo.
8. **Interface with City Council** – Susan reported that project update meetings have been held with three members of the City Council during the past week: Terry Bjerke, Curt Kreun, and Eliot Glasheim. A similar meeting with Tyrone Grandstrand is expected to take place before the end of the week. Dana Sande is out of town and expected to return the week of January 24. Susan will schedule an update with Dana as his schedule allows. Hal Gershman and Doug Christensen have kept informed of the project via ongoing communication with members of the Library group and have indicated they are not in need of an additional update. Susan will also attempt to schedule a similar update session with Mayor Brown.

Rick McCarthy agreed to provide a Skype conference call for those Building Committee members and City Council representatives who were not present at this meeting. The session will be held Friday afternoon at 2 p.m. in the SimmonsFlint conference room at 33 South 3<sup>rd</sup> Street, Suite D. Wendy and Susan will contact those who might be interested in attending.

9. **Next Meeting** – The next Building Committee meeting will be held at **7:00 AM on Wednesday, January 26**. Agenda items will include final approval of the Feasibility Study and Traffic Study; finalization of the project costs; approval of projected operating budget; decision on sales tax amount; recommended dates for hard sunset; and proposed date for the special election. This meeting will also be a planning session to prepare for the Special Meeting with City Council scheduled for Monday, January 31, at 5:30 p.m.

10. **Adjournment** -- The meeting was adjourned at 9:40 a.m.

Duly recorded,

Susan Mickelson