



PRESENT

KCLS BOARD

Jessica Bonebright
Judge Richard Eadie
Lucy Krakowiak
Rob Spitzer

KCLS Staff

Bruce Adams
Randy Barthelman
Linda Budger
Linda Glenicki
Don Isaacs
Kay Johnson
Lauren Mikov
Jed Moffitt
Bill Ptacek
Charlene Richards
Bruce Schauer
Denise Siers
Greg Smith
Nancy Smith
Julie B. Williams

GUESTS

Bill Ameling
Don Asher
Thomas Bangasser
Jean Bosch
John Candy
Jack Churchill
Gib Damman
Barbara Dennard
Lucy Dennard
Allen De Steiguer
Bonnie De Steiguer
Leslie Ferriel
Wendy Finkelman
Oliver Finkelman
Jim Garrison
Bob Kendrick
Mike Kimmel
Martin Koenig
Alice Larsen
Ann Leda
Marty Liebowitz
Betty Martin
Michael Angelo Masi
Robert Miller
Ron Mitchell
Todd Pearson
Tom Petersen
Logan Price
Keith Putnam
Connie Reed
Lori Robinson
Jan Slater
Melinda Sontgerath
Barbara Spindel
David Sunstrom
Bill Tobin
Susan Tobin
Susan Veltfort
Greg Wessel
Walter Weston

MOTIONS APPROVED

1. Motion to approve the Board agenda
2. Motion to approve the February 24, 2009 minutes
3. Motion to approve Payroll expenditures
4. Motion to approve General Fund #0010 expenditures
5. Motion to approve Construction Bond Fund '88 #3020 expenditures
6. Motion to approve Capital Project Fund 2005 #3070 expenditures
7. Motion to approve Gift Fund #6010 expenditures
8. Motion to approve Bond Resolution 2009-03

CALL TO ORDER

Jessica Bonebright called the meeting to order at 5:12pm.

APPROVAL OF THE AGENDA

Rob Spitzer moved approval of the agenda. Richard Eadie seconded and the motion passed unanimously.

APPROVAL OF THE MINUTES

Lucy Krakowiak moved approval of the February 24 Board minutes. Richard Eadie seconded and the motion passed unanimously.

FINANCE REPORT

February expenditures were \$6.6 million, compared to a monthly budget average of \$8 million. Year-to-date spending is at 15% of budget.

The following general fund items were called out:

- Benefits: February year-to-date expenditures show an increase of 17% over 2008 due to an increase of 36% in the PERS contribution rate in July 2008, which is now overlapping the previous rate. A decrease of 3.7% in the contribution rate is currently slated for July 2009, although current market conditions may alter this.
- Communications: A large decrease of 25% compared to 2008 is reflective of invoice timing.

KCLS closed the books on 2008 with expenditures of \$86.1 million, which is 93.5% of budget and an 8.9% increase over 2007 expenditures. Revenues in 2008 were \$85.3 million, which is slightly lower than expenditures for the year. Revenue growth in 2008 was only 2% compared to the typical 3%. Revenues increased after the lid lift in 2002, and expenditures have been catching up since then. This is the first time since the lid lift that expenditures have exceeded revenues. The 2008 ending fund balance was slightly more than \$20 million.

Linda Glenicki explained that the capital furnishings and equipment expenditures reflect a budget overage since that line now reflects expenditures that cover overages from the capital plan. The overage is offset by an underage in the Repairs and Maintenance line. Julie Williams clarified that KCLS' limited advertising budget is leveraged tenfold through in-kind donations.

February revenues were \$1.2 million, bringing year-to-date revenues to \$1.6 million. Delinquent taxes are showing a surprising 11.3% growth over 2008.

Most of the February expenditures in the 307 fund were related to work done in 2008. The only large expenditure reflected in the 2009 report is a progress payment of \$400 thousand on the Sammamish Library project. Total capital plan expenditures are now \$54.1 million.

February expenditures in the 302 fund were \$5 thousand for a few small invoices related to completing the renovation of the Redmond Regional Library.

Linda also mentioned that some activity has taken place regarding the King County Council's action last Fall to approve the creation of an advisory committee to the Executive Finance Committee regarding the County Investment Pool. Two "At-Large" district seats were allocated on the committee. KCLS falls into the "At-Large" category. At the February meeting of the County Executive Finance Committee, the Committee voted to send Linda's name to the County Executive's office for one of the At-Large seats. The County Executive must nominate candidates to fill those seats, and the County Council must then approve the nomination.

PAYMENT OF BILLS

Rob Spitzer moved approval of Payroll Expenditures in the amount of \$2,275,470.99; Checks February 1-15 Chk#143304-143448; 193126-194223 and February 16-28 Chk#143449-143593; 194224-195323. Richard Eadie seconded and the motion passed unanimously.

Lucy Krakowiak moved approval of General Fund #0010 Expenditures for February 2009 in the amount of \$4,112,369.69; (Travel Advances) Chk #916-918, (2/9) Chk #1004154-1004163; 1004164-1004208, (2/10) Chk #1004223-1004225; 1004226-1004263, (2/11) Chk #1004270-1004274; 1004275-1004281; 1004282-1004321, (2/11) Chk #1004322-1004366; 1004371-1004373; 1004374-1004388, (2/12) Chk #1004389-1004390; 1004391-1004452, (2/17) Chk #1004455-1004457; 1004458-1004478; 1004480-1004485, (2/17) Chk #1004486-1004525, (2/18) Chk #1004529-1004536; 1004537-1004558, (2/19) Chk #1004560-1004563; 1004564-1004575, (2/19) Chk #1004576-1004580; 1004581-1004608, (2/20) Chk #1004609-1004652, (2/23) Chk #1004659-1004664, (2/24) Chk #1004709-1004711, (2/25) Chk #1004713-1004717; 1004718-1004728; 1004729-1004741, (2/25) Chk #1004742-1004758, (2/26) Chk #1004759-1004767; 1004768-1004854, (3/2) Chk #1004861-1004873; 1004874-1004938, (3/2) Chk #1004939-1004941; 1004942-1004991, (3/3) Chk #1004997; 1004998-1005037, (3/3) Chk #1005038-1005041; 1005042-1005053, (3/4) Chk #1005054-1005055; 1005056; 1005057, (Voids) Chk #1004952. Rob Spitzer seconded and the motion passed unanimously.

Richard Eadie moved approval of Construction Bond Fund '88 #3020 Expenditures for February 2009 in the amount of \$26,980.16; (2/9) Chk #1004209; 1004210, (2/18) Chk #1004559, (2/23) Chk #1004693, (2/24) Chk #1004712, (3/6) Chk #1004855. Lucy Krakowiak seconded and the motion passed unanimously.

Rob Spitzer moved approval of Capital Project Fund 2005 #3070 Expenditures for February 2009 in the amount of \$2,336,333.88; (2/10) Chk #1004214-1004221; 1004222, (2/11) Chk #1004264-1004269; 1004367-1004370, (2/13) Chk #1004453-1004454, (2/17) Chk #1004526; 1004527-1004528, (2/20) Chk #1004653-1004655, (2/24) Chk #1004694-1004699; 1004700-1004708, (2/27) Chk #1004856-1004857; 1004858, (3/2) Chk #1004992; 1004993-1004996, (3/4) Chk #1005058; 1005059. Lucy Krakowiak seconded and the motion passed unanimously.

Lucy Krakowiak moved approval of Gift Fund #6010 Expenditures for February 2009 in the amount of \$794.83; (2/9) Chk #1004211-1004213, (2/17) Chk #1004479, (2/20) Chk #1004656-1004658, (2/27) Chk #1004859-1004860, (3/4) Chk #1005060. Rob Spitzer seconded and the motion passed unanimously.

RESOLUTION 2009-03

The Petty Cash Fund contains a set amount of working cash for each KCLS Library and the Service Center. With the growth that has occurred from the capital plan including new Libraries and expansions, KCLS now needs to increase the size of this fund from \$7,000 to \$8,750.

Rob Spitzer presented the Finance Committee's recommendation to approve Resolution 2009-03 and the motion passed unanimously.

VASHON LIBRARY UPDATE

At the direction of the KCLS Board, staff has been gathering information on two site options for the new Vashon Library: K2 Commons and Ober Park. KCLS' alternatives are to build a new building at Ober Park, expand the current Library facility at Ober Park or renovate an existing building at the former K2 Sports site. Vashon Park District representatives have said that the Park District is willing to extend KCLS' lease on the Ober Park site, and may be interested in participating financially on the new Library project if certain conditions are met.

The 2004 bond issue calls for a 10,000 square foot Vashon Library. This would be larger than usual for a community the size of Vashon, but was deemed appropriate given the isolation of Vashon Island and the fact that Vashon residents usually do not have easy access to other KCLS Libraries. When all of the projects of the 2004 bond issue are completed, the King County Library System average square feet of Library per thousand residents will be 433. The current Vashon Library has 582 square feet per thousand residents, and a 10,000-square-foot Library would equate to 883 square feet per thousand residents. The Vashon community currently provides \$1.1 million per year of general fund support to KCLS through property taxes. The current operating cost of the Vashon Library is \$1.2 million. Of the \$172 million bond issue, Vashon will contribute a total of \$2.1 million to the capital plan.

When the Park District Board passed a resolution (Dated February 10) that allowed KCLS to again consider Ober Park as an option for the new Library, KCLS staff and the project architect met with the King County Department of Development and Environmental Services (DDES) regarding the options at Ober Park and the K2 Commons site.

The first option was for new construction in an area of Ober Park currently occupied by a Park District building. KCLS and the architect have requested an opinion from County staff as to the regulations surrounding development near a stream with a well. DDES staff's written comments indicated that 460 feet for road frontage improvements may be required. There is also a nearby gravel parking lot, which King County may require KCLS to upgrade to a paved parking lot. The gravel lot is currently used by the nearby Park and Ride facility and for Park District visitors. One benefit of this option is that the current Library could then be available for the Park District to take over for its offices and meeting space. Current estimates show a project cost of \$7.8 million (which does not include the cost of land).

The second option at Ober Park is expansion of the current Library by adding wings to the West and North ends of the building. Initial schematic designs and cost estimates included a green roof to offset storm water impacts. Since the expansion would exceed the threshold for a conditional use permit, additional time and potentials costs are not known. DDES staff indicated that 460 feet of frontage improvements would be required. Current estimates show a project cost of \$6.261 million.

The K2 Commons option is a machine shop on the corner of the property. The building was used to make jigs for the industrial portion of the K2 manufacturing. It is a cement block building with a wood frame roof and vertical gravity loads. The building's footprint is currently 11,000 square feet, but external structures would be removed. That would bring the building to 10,000 square feet, leaving the existing concrete block shell. KCLS would upgrade the current structure, building new walls inside the shell. Less site work is required on the K2 site, since it is a rural zone and the existing frontage is considered adequate. Current estimates show a project cost of \$6.2-\$6.5 million.

Of the list of potential issues in the DDES reports, the most crucial are the critical areas issues at Ober Park, such as the potential setback requirements for streams or wetlands for the new construction option. Zoning is an additional issue, as the zoning at Ober Park would require a conditional use permit, while the Library is an allowed use at K2 under its commercial business zoning. Additional frontage improvements would be required at Ober Park, and an expansion of the current Library could make it a high-use site and trigger a required upgrade of the entire site for drainage. In terms of parking, KCLS would hope to use the existing lots for an expanded Library, but would have to rebuild the current gravel lot for the new construction option. At K2, the Library would share the existing parking lot with K2 Commons.

The architect, Robert Miller of Bohlen Cywinski Jackson, indicated that with the current cost estimates and risk factors, expanding the current Library or moving it to K2 would be the best options. He said it would be easiest to control cost at the K2 site, and KCLS would be able to put more money into the architecture and interior of the Library rather than the infrastructure of the site. New construction at Ober Park would result in 10,000 square feet of additional community space, as it would require removing the existing Park District building.

Expansion of the current Library would net 13,000 square feet of community space. The K2 option would net a total of 19,400 square feet of community space, as the existing Library and Park District building could be used by the community as well as the new Library.

PUBLIC FORUM

Snohomish County Peninsula

Tom Peterson, Chairman of the Shoreline Library Advisory Board, said he is here to provide an early warning about something that may affect the Library System years from now. He said that north of Richmond Beach is a peninsula that currently contains an asphalt plant and tank farm previously owned by Chevron. The current owners are thinking about decommissioning the asphalt park and replacing it with a condominium and mixed-use facility with as many as 2,500 units. Tom said that this development would, in fact, create an entire town with as many residents as Richmond Beach in close proximity of the town, but north of the King County line. Although the area would be considered residential unincorporated Snohomish County, the only access is through the town of Richmond Beach. Tom noted that under KCLS' reciprocal borrowing agreement with Snohomish County, residents of this area would be using the Richmond Beach Library. The City of Shoreline hopes that the property owners may change their minds and annex to the City. Shoreline has notified Snohomish County that it will not service the peninsula and will work to block sewer and electrical improvements to the area. Tom said various public agencies and services are sending letters and becoming parties of record to Snohomish County to indicate that Shoreline needs to be considered in this issue. He mentioned that some think residential development of the area is too crazy, since it has been an asphalt plant for 100 years and the environmental impact of that use could be prohibitive. Tom said City of Shoreline officials have attended Snohomish County meetings on the issue. However, he wanted KCLS to be aware of it and join as a party of record if the Board feels it is wise to comment and take a position at this time. Bill Ptacek replied that it makes sense that the impact of this development would be on Richmond Beach since there is no other access. He noted that although KCLS has a reciprocal borrowing agreement with Snohomish County, KCLS has yet to implement a cross-use agreement.

National Library Workers' Day

Susan Veltfort, President of AFSCME Local 1857, spoke regarding National Library Workers' Day, April 14. She represents 970 King County Library System workers who make up the second largest AFSCME Council Two Local in the State. In addition to representing Local 1857's nearly 1,000 members, she spoke on behalf of Local 1857-S, the Supervisors of KCLS. Local 1957-S President Randy Barthelman was also in attendance, along with two members of the 1857 Executive Board, Linda Badger and Don Isaacs. Susan said National Library Workers' Day was started in 2006 by the American Library Association-Allied Professional Association as a day set aside during National Library Week to celebrate the contribution of all library workers. In recognition of this important segment of public workers, AFSCME International, representing 60,000 library workers, also celebrates National Library Workers' Day. Susan presented bookmarks produced by AFSCME International, which also encourages their local chapters to celebrate and honor their library workers on this day. She noted that Libraries throughout the country use this day in April to recognize the hard work, dedication and contribution of their library workers. Some Libraries provide pizza or cookies to staff, while others celebrate with t-shirts or by distributing the AFSCME Bookmarks to the public. Susan said that for the past two years, Local 1857 has celebrated by inviting its members to a Mariners game. However, in each successive year, the temperatures dropped on that Tuesday in April, so this year they are celebrating in a couple of different (and warmer) ways. Susan added that they will save the baseball game for Summer and hope the weather warms up. Instead, members are getting together for an informal "dutch" treat dinner at a local restaurant. They are also encouraging their Executive Board members and Shop Stewards to "host" treats such as cupcakes and cookies in the back room on Library Workers' Day, and to distribute the bookmarks. Susan said that while this will probably only reach some of the workers, it is a small way of saying "Thank you - Libraries work because we do!" She hopes if the KCLS Board Trustees visit some of the KCLS Libraries on April 14, they will take a minute or two to recognize the workers by saying thanks.

Vashon Library

Ann Leda read her story "The Library to Nowhere": "On Vashon Island there sits a loved library; that can only be accessed by ferry; Its locale is the center, known as the town core; Open to all, the rich and the poor; The disabled, the children, the elderly too; Right next to a park with a beautiful view; Off island a director met with his board; Deciding our future that was not in accord; We voted yes to a bond to help the library expand; Not knowing the outcome would get out of hand; The setting's sublime, park commissioners on board; But why have our voices been clearly ignored? A plan was afoot we had not a clue; That our dearly loved library would be

moved to K2; K2 was a factory that made fiberglass skis; Where workers got sick with a terrible wheeze; They've moved it to China, the site is for sale; Developers want it, they don't want to fail; They have scarce funds of their own, that's the one major hitch; Enter the library, and here is their pitch; The library's their anchor, to make the project look real; Use our taxpayer's money to pull off their deal; They claim they have tenants that's part of their game; The shopping all concept on this island's a shame; They plan to use rainwater, for water shares are quite lean; Management problems will fall on water district nineteen; Our eyes have been opened we see through their fluff; We're taking it to the voters and calling their bluff; A survey's been drawn, the council's sending it out; So islanders can decide what this is about; A library near a park where all can walk to; Or a shuttle bus ride to abandoned K2."

Jack Churchill, a political economist and 10-year Vashon resident, asked why total costs and benefits are not considered in studying the impact of relocating the Vashon Library. He asked why only competitive architectural direct costs of alternative sites are provided. Jack noted that actual contracts must be limited to direct costs, but indirect costs must be considered in site location. He asked why the Library Users Survey completed in 2006 can't be reopened. If it was valuable input to the design criteria for the Vashon Library expansion, Jack said it should bring the same valuable input process from actual Library users to the location or relocation decision. As a Library user, he expressed his strong appreciation to Bill Ptacek and the Library staff for the extremely cost-effective service they deliver to KCLS patrons. Jack mentioned that the effectiveness of KCLS staffs' work gained national attention in the benefits and costs survey conducted by the Institute of Museums and Library Services, with a cost/benefit ratio of 4.5 to 1. He asked why, if cost/benefit analysis is used widely by KCLS to measure the value of its services, it is not being used to value the cost and benefits of relocation of the Vashon Library, and the major cost impact of this move on Library users. Jack presented a copy of an opinion piece he wrote for the Vashon Beachcomber entitled "Let's Look at All the Costs." His analysis as a political economist indicates based upon a very conservative assumption, that the indirect costs of Library relocation to Vashon town center residents would be \$2.19-\$3.13 million. Jack said those costs are attributable to the cost of driving or public transportation, and loss of use of the Library due to increasing the distance between the town resident user and the Library. He noted that this is an indication of the magnitude of the indirect costs attributed to moving the Library out of the town center. Regarding the need for user input, Jack pointed out the effectiveness of KCLS' process in the 2006 Vashon Community Survey to include user needs as a central part of the design process. He suggested that KCLS request the staff to use the same process in the design phase as they do now in the relocation decision phase. In his extensive experience in public policy decision making, Jack has found that it is often useful to get a full grasp of the history of how we got to where we are. He noted that the 2006 Vashon Community Study reports that, "In July 1980 the architects were chosen for the new Library. The following 18 months were devoted to developing a consensus on site selection. After much debate all interested parties agreed that Ober Park was the preferred site. [...] The design focused on offering efficient Library services in concert with the traditional uses of Ober Park." Jack said a quarter century of use and both public and private investment has followed on this historic decision. He added that the site selection criteria, while valuable for the broad urban county landscape, have severe limitations when applied to a rural Island landscape where the Library use population is stable, if not declining. Jack noted that value judgments on qualitative variables depend on the person completing the criteria. He suspects that the criteria would render different responses between central and Vashon Library staff, as well as between both staff groups and Vashon Library patrons. He suggested that the Board obtain the views of all three groups.

Wendy Finkelman noted that she and her son Oliver speak on behalf of young children and parents in favor of keeping the Library in the downtown core. She said Ober Park is the largest Park on the Island designed for young children, and the Library serves as an inside complement to the Park. Wendy noted that 50% of Library usage for people with young children happens spontaneously as they visit the Park and walk around town. She said the Library is an inside space to get warm and dry, and she worries that if the Library moved to another side of the downtown core, Library usage for people with young children would decline. Wendy stated that Oliver would like to tell the Board that if he and his mom are at the Park, they can go to the Library and read a book. She said that is what she and Oliver do, and what most people who have preschool and school age children do as well. Wendy mentioned that she lives in a cooperative-housing community purposefully built near the town to enable walking to town. She said many seniors and other people who live in low-income housing near town wouldn't be served as well if the Library moved to K2 because it is farther away and there are no sidewalks between the town and the K2 site. Wendy said walking to K2 would not be safe and she and others wouldn't walk there. She asked KCLS to keep the Vashon Library near the Park.

Mike Kimmel mentioned that he owns Kimmco Construction, which has a property in the Vashon town core. The property has been on the market for two years, and he doesn't know why KCLS didn't consider what it has to offer. He said the site has no sensitive areas and no wetlands, is a total of 52,000 square feet, is located on the main Highway and offers gravity feed sewer and gas lines. Mike said he would strip the lot clean so KCLS could

start building without a hassle. He noted that there are 26 apartment units behind the property and another 14 planned down the street. He said there are housing units within walking distance, and the property is also half a block away from the Post Office. Mike said he can't figure out why no one approached him during the site selection process. Kay Johnson mentioned that KCLS considered two or three properties near the Post office, including Mr. Kimmel's, and determined that new construction is not a feasible option. In any scenario, new construction is beyond the project budget.

Jan Slater spoke as a small business owner in the town core on behalf of her family, customers and neighbors. She and her husband Rick, own Rick's Diagnostic & Repair Service, Inc., an auto repair business that has been located with the town core of Vashon since 1991. She and Rick have lived on Vashon since 1977. Their customer numbers average 40 to 50 per week and not a week goes by that 4 to 5 customers don't announce to her that they are headed to the Library while their cars are being repaired. Jan said the Library is about four blocks away and located in a 25-mile-per-hour traffic zone with sidewalks a good portion of the way. She noted that when customers announce that they have things to do uptown the top three places they mention visiting are the Post Office, Vashon Pharmacy and the Library, which are all located in the town core within walking distance of her office for most people. Jan stated that while current location of the Vashon Library is a safe walk from her shop, the K2 buildings are not safe walking distance for anyone from the Vashon town core. She said K2 is located about one mile from the town center at Bank Road, and she disagreed with people who say that it is within the town core. She invited the Board to visit the K2 site by walking from the center of town at Bank Road and Vashon Highway. Jan also invited the Board to imagine the walk, planning to take it during a heavy flow of vehicle traffic that has unloaded just minutes before from the ferry, which happens several times throughout the day. She'd like each Trustee to do this with three small children in tow, perhaps one in a stroller but all under the age of six. Jan would like the Board to have an aging parent accompany them on this stroll down the highway. She said the Board will have to imagine for the time that they live in the town core of Vashon in one of the multifamily housing zones, maybe in a low income apartment and they not only don't have the money for gas to drive to the Library, but also don't have the money for the bus. Jan suggested that their children are so looking forward to Story Time and their mother will have the opportunity to read the newspapers that she so loves but can't afford to subscribe to. She said they might even get the opportunity to use a Library computer and cruise the Internet. Jan said she is asking the Trustees to take this mile-long walk in the Spring, but asked them to imagine it in other seasons. She added that they are walking along the shoulder of the road because there are no sidewalks for more than two thirds of the way and in some places the shoulder narrows and there are open drainage ditches. They are walking with their backs to the traffic that is moving at a rate of 40 miles per hour because they can't imagine trying to cross Vashon Highway with three small children and an elderly parent where there is no stoplight in front of the K2 building and, where there have been multiple injury accidents and more than one fatality accident in the past 10 years. Jan said that if the Board can't imagine how dangerous this walk would be, she would be happy to pay their ferry fare so that they can experience the real thing. She noted that because the KCLS Board are not Vashon's elected officials, it may even be legal for them to carpool together and discuss in private how it could affect their decision on the way home. Jan said the Vashon Library serves the people of Vashon and is already located on land that is owned by the citizens of Vashon. She added that the Vashon Park District, the governing board that controls that land, has agreed with the community that the best place for the Library is at its present location. Jan said the community doesn't need to buy, lease or rent another site. She suggested that if the Board comes to Vashon and walks that walk while keeping in mind all of the people they are appointed to serve, she think they will come to the same conclusion that she and so many of her customers and neighbors have - that the K2 site is not an appropriate place for the Vashon Library.

Leslie Ferriel, a 20-year Island resident, businesswoman and property owner, said that she came to the meeting as a Board member of Vashon Household, the Island's only nonprofit affordable housing developer that has been in existence for 15 to 20 years. She said that when the community mentions low-income residents, they are talking about the population that Vashon Household serves. Leslie read a letter from the Vashon Household Board to the KCLS Board: "We are writing as members of the board of Vashon Household, Vashon Island's only affordable housing non-profit organization. We have closely followed the debate regarding the proposed relocation of the library, and we wish to express our views on this important matter. Vashon Household provides homes and apartments for hundreds of Islanders, including seniors, people with disabilities, low income families and other vulnerable members of our community. We have seven projects that are completed or in development, including four apartment complexes and two subdivisions. These homes are all located within a half mile of Vashon's main intersection, at the heart of downtown Vashon. Our projects were deliberately located near the heart of Vashon in order to provide our residents with easy access to the services and amenities of the town core. We urge the KCLS Board to keep Vashon's Library in the town center for the following reasons: 1) The neighborhood surrounding the current Library is home to the highest concentration of low income, disabled and elderly people on the Island; 2) Numerous group homes, affordable rentals and managed care facilities are located in the two block area immediately to the East of the Library and Ober Park; 3) Many of

these residents, including those in our facilities, are without cars. They rely entirely on walking access to the Library and other essential services; 4) The Library is the only source for news, internet access, books and social opportunity for many people in the neighborhood; 5) The proximity of the Library to our town park provides a convenient, safe and healthy place for children and teens to gather, drawing families to the Library who may otherwise not come frequently; 6) Relocation of the Library will eliminate access for elderly and disabled users who do not have the stamina or physical ability to travel outside their immediate neighborhood. Many are unable to walk blocks or wait for infrequent bus service up and down the main Highway. There are valid arguments on both sides of this contentious issue and reasonable minds can differ. Still, we believe the Library's location in the town center is a vital part of the moderate/low income community we have worked to create over many years. Having a Library, pharmacy, grocery store and bank within easy walking distance is fundamental to the well being of the many people we serve. Please consider these factors in your decision regarding the location of the new facility. We appreciate the work you do on behalf of our community." Leslie believes that it is important to consider the access issue and, in particular, access for families of small children. These issues make a huge difference for her as a parent of small children. She noted that getting around Vashon and getting children in and out of car seats to multiple locations is not easy. Leslie said it makes a huge difference in residents' quality of life to have the Library in the town core.

Bill Tobin said he also speaks on behalf of keeping the Library in the town core. He brought a copy of the 1985 Vashon Community Plan, which he said is the most thorough, extensive land use document ever prepared for Vashon. The Plan was prepared over the course of several years, with extensive input from the community and King County staff, and addresses the fact that the greatest concentration of intensive uses is planned for the town of Vashon. The Plan intended to maintain the current business areas and not encourage them to expand extensively. Bill noted that although the Town Plan prepared in the 1990s extended the boundaries of the town far enough south to include the K2 property, it was never the intention of the people who prepared that document to create a cultural center that was a rival to the town of Vashon. He said that in the 24 years since the 1985 Community Plan was prepared there have been extensive changes to the town of Vashon. Bill pointed out that the current housing around the town came about as a result of the Plan, based on residents' expectations that fundamental services would remain in the town of Vashon. He stressed that scores of residences, housing hundreds of people and representing millions of dollars of investment are located in the area. While new developments are within walking distance of the current Library, none are within walking distance of K2. Bill suggested that the Board walk from the current Library site to K2 to get an idea of what the impact of moving the Library would be on the people of Vashon. He mentioned that the Vashon Community Council (VCC) has prepared a survey of Island residents that was sent out to every registered voter, and anticipates having the ballots counted by the week of April 6. Bill added that the VCC has existed since 1933. As Vashon is isolated and politically weak, it cannot incorporate since it is outside of the growth boundary line. Therefore, the Island doesn't have as much direct representation as a City. He urged the Board to pay attention to the survey results. Bill mentioned that he has been using the Library since he has lived on Vashon, and has never had problems parking or felt that it was crowded. Bill enjoys the fact that the Library isn't huge. He said it is warm and comfortable, and a place where residents see people they know. Bill noted that the community is growing old together and watching its children grow up, and it is wonderful to have a small Library in the community. He also noted that his 34-year-old son doesn't think there is a problem with space, but suggested that if there is, KCLS should relocate the computers to another facility or add a second story to the Library. Bill said everyone he has spoken to is happy with the Library as it is, and doesn't know anyone who doesn't want it to remain that way. He said the only way residents can express their opinions on this issue is through the survey and commentary at KCLS Board meetings. Bill hopes the Board will open up the process and think of more creative solutions rather than narrowing it down to two choices.

Bill Ameling mentioned that in his professional life, he is a general manager of a small company with an accounting background, so he is familiar with issues such as return on investment and expediency. He is also a Park District Commissioner. Bill noted that at Park District meetings, people tell the Park District what they want and the Board tries to find a way to give the people what they need. He said that the KCLS Board has seen Vashon residents tell poems, bring books and tell stories to let the Board know how they feel. He noted that no one has said "save me a dollar and make it quick." Bill said the government deals with the needs of the people. He pointed out that the two sites are within the relevant range of the same amount of money, but on the non-monetary side, Ober Park is the best option. Bill mentioned that years ago a group of mothers came to the Park District and said the playground at Ober Park was terrible and that the Park District should do something about it. The Park District Board said they would like to, but had no money. The new playground cost more than \$100,000. The Park District was able to put in \$10,000. The mothers and children of Vashon found a way to make the project work and raised the remaining amount. Bill said if KCLS chose Ober Park, KCLS could have a nice Library and Vashon could help find a way. He noted that this issue is not about money or expediency, but about the people of Vashon. He stressed that together KCLS and the people of Vashon can find a way.

Tom Bangasser indicated that a correction should be made to the March KCLS Director's Report to show that when the zoning status of the K2 site was considered by the Growth Management Board, two rather than 10 Growth Management Board Directors voted on the issue. Tom noted that the zoning issue had to do with the appropriateness of rezoning the K2 site from industrial to commercial business in relation to the Growth Management Act and State Environmental Policy Act (SEPA) requirements. The issue is now up for reconsideration, and Tom mentioned that when a decision is made on that motion, the issue will likely move into the regular court system. He suggested that as the KCLS Board thinks about the timeframe for the Vashon Library project, it should keep in mind Armen Yousoufian's 12-year court battle over the creation of Qwest Field. Tom noted that the Supreme Court ruled in Yousoufian's favor regarding the disclosure of documents. Tom said that one of the factors for real estate decision-making is the cost per square foot to remodel or build a new building. He pointed out that the legal name for KCLS is the King County Rural Library District. Tom said that KCLS was formed in 1942 to consolidate the management and efficiencies of the many rural libraries in King County. He noted that under the Growth Management Act, the County has seen a significant change in the way it urbanizes areas and annexes them to cities and towns. Tom said Vashon is one of a few holdouts, and one of only six rural areas left in the County. He suggested that KCLS needs to look at how people in rural areas use their libraries, since rural by definition means more square footage of land per person. Tom said that KCLS must look at circulation, since Vashon was one of the highest circulating KCLS Libraries in 2006, and its circulation was 1.4 times that of the Mercer Island Library, and 2.5 times the circulation of the Bellevue Regional Library. He added that Vashon is not only rural, but a bounded community. Tom said that, as Bill Ptacek pointed out, the Library is the heart of the Vashon community. He said KCLS needs to reconsider how it looks at Vashon. Tom noted that he agrees with elements of KCLS' site selection process, but he disagrees with the sequence. He suggested that Growth Management Act and SEPA requirements should be higher priorities than county ordinances. Tom noted that he has found that GMA and SEPA compliance wasn't accomplished, which is what will be considered in court. He indicated that KCLS' records on the Vashon project do not show that a needs assessment was performed. Tom said whether the building addresses the needs of the community is important to the Board in making decisions on the project. He mentioned that discussions on the project have been around dollars and not needs. Tom noted that residents are talking about proximity and mobility, and those issues aren't addressed in the information presented by KCLS. He said that the massive community involvement around this issue was triggered by the fact that the only site selection criteria that received a score of one was public involvement. Tom noted that the community has expressed its concerns in public meetings, surveys and petitions, but doesn't seem to be getting a response. He suggested that may be because KCLS staff and Board live in non-rural areas, and Vashon residents do. Tom suggested that KCLS must first address the community's needs, then match its mission to those needs, and finally determine how to allocate resources to meet those needs. Other than the initial forecast by the Puget Sound Regional Council, he has not seen any forecast of Library usage. He noted that in the site selection information he has reviewed, several names appeared, including Mike Kimmel and Tom Terry, but there were no site selection evaluations of their properties in the file. The file did not contain any site selection information for the current or proposed Ober Park site. Tom asked if the Board or staff have any type of report that compares the options line by line using the site selection criteria other than the current cost estimates. He noted that his background is in finance, and having numbers without matching them to the community's needs and forecasted usage is meaningless. Tom said that with his commercial real estate background, he has never seen anything like the process KCLS is using to estimate the cost of an expansion of the current Library. He noted that the process for building a shopping center would be significantly different, and would include elements such as a market survey to determine what types of materials people are interested in. Tom noted that the entire K2 site is 18 acres, which sounds like a small number. However, in terms of square footage, 12 blocks of downtown Seattle, including the square footage under buildings such as the Columbia Center, the Downtown Library, the King County Courthouse and the Bank of America Tower, would only make up half of the square footage of the K2 site. Therefore a rezone of that site is a very significant change. Tom said the Vashon Town Plan, the most controlling document on the Island, was totally ignored. He added that the Town Plan was not included in any of the 8,500 pages of documents KCLS produced regarding the Vashon project. Tom indicated that the Vashon Library is a very serious issue, which will not and cannot go away. He said rezoning K2 as commercial business and relocating the Library outside of the town core will have huge ramifications on the Island. Tom concluded that the issue warrants close attention. He would like KCLS' response regarding the fact that Vashon is a rural area, as well as comparisons in terms of circulation and square footage.

Don Asher reported that he and his business partner are in the process of purchasing Vashon Village, which is directly across from Ober Park. He noted that the property only recently came on the market due to the owner's health. Don said that after he and his partner became involved in the project, someone brought to their attention that Vashon Village would be a good location for the new Vashon Library. Don said he imagines that site selection for a new Library is always fraught with controversy. He mentioned that K2 is a controversial site, and many people feel that the relocation to that site is a foregone conclusion. He hopes the KCLS Board takes

into consideration that the people of Vashon ought to have a say in the matter, as they don't have much opportunity to have their voices heard other than at these meetings. Don said he is not here to denigrate the K2 project, but it is not the best option for the Library. He believes that according to KCLS' site selection criteria, Vashon Village would have a perfect score. The 4.45 acre site is already zoned commercial, has highway frontage and excellent soil structure and drainage. Don noted that it is within close proximity to existing retail and developments, and is aligned with local jurisdictional planning. He mentioned that the Vashon Town Plan extends the town core to include the K2 site, but also talks about Vashon being the town center where commercial and high-density residential development should take place. Don and his partner feel that locating the Library at Vashon Village will be the least expensive alternative, but the benefits of remodel compared to new construction need to be measured. He noted that moving to Vashon Village would create mutually beneficial use, as the current Library building could be used by the community for a variety of purposes and the playground would remain in place. Don said he and his partner are willing to sell a portion of the property as a short plat, do a long-term ground lease or create a design-build project.

Ron Mitchell said his associates at Northwest Stewards asked him to speak and he also comes as a third-generation commercial contractor. He has worked on many types of public projects, such as schools, and is familiar with them at various levels. Ron noted that he has been a Vashon resident since 1970. He has five children and grandchildren, all of whom have enjoyed playing at Ober Park and getting warm in the Library. Ron said the Library is the heart and soul of Vashon. He was the primary maintenance and construction contractor for K2 Sports for 15 years before the company moved its manufacturing to China. Ron said he probably knows more about the complex in its present state than most people, but the K2 staff has not contacted him once regarding the current project. After becoming familiar with Northwest Stewards and their proposals, he looked at the KCLS cost estimates online, and is gravely concerned that the numbers were skewed toward K2. Ron pointed out that a lot of unknowns were not put on the table for the KCLS Board to analyze. He noted that the Vashon community's needs are unique, as it is surrounded by a moat. Ron said Northwest Stewards only does design-build projects, a concept unilaterally accepted by municipalities and state agencies. He said the benefits of a design-build project are proven cost, time and single-resource management. Ron mentioned that the bond issue put before the public of Vashon for a new \$75 million high school has absolutely no economic benefit to the community. He said the Northwest Stewards proposal has ways to be creative about the process of building a new Library. Ron noted that KCLS could build the Library on the Vashon Village property for \$5.7 million and provide a 50% savings clause on the money that would be saved.

Bob Kendrick of Northwest Stewards said he has a farm and home on Vashon. He and Don Asher are in the development business and currently own a biorefinery in Oakland, California. Additionally, they are in the process of purchasing Vashon Village. They have a background in design and residential build, and understand hazardous waste. Bob said he does not want to kill K2 as a project, but KCLS has married itself to the K2 Commons project without considering the real risks associated with that development. He mentioned that he and his partners have never seen a process like KCLS' site selection process. Bob noted that if, on a development, he can attract a tenant like KCLS he has done a good job. If he and his partners were interested in developing property such as the K2 site, they would go through protocols to prove their initial beliefs about the property. They would then consult real estate professionals and other outside resources to determine what type of development is right for the particular environment. Bob noted that at this point, the project would begin to get expensive. He said the K2 site contains 185,000 square feet of potential commercial real estate, and to give a sense of scope, the entire downtown of Vashon doesn't have that amount of real estate. Bob said downtown Bellevue has 150 million square feet of commercial real estate, and the equivalent of the K2 project there would be creating double that square footage a mile down the road. He noted that such a development would significantly impact the economy of the City. In order to determine the potential impact of a project like K2 Commons, Bob would hire a firm such as Economics Research Associates to determine that impact by researching the community, and KCLS would be negligent if it did not require him to present such research. He would then simultaneously bring in real estate professionals, market research from national firms and demographic data to determine what type of site would be applicable. As a developer, he would be required to perform geotech reports and sensitive area studies. Bob estimated that spending \$250-\$500 thousand on such reports for a \$20-\$50 million project the size of K2 is relevant. In addition to those studies, he would present site and massing studies to show the concept plan, green belts, parking, demographics and the scope of activities. He said that only after this work was performed would KCLS be able to agree to sign a letter of intent. Bob noted that questions still need to be answered regarding zoning, environmental and hazardous materials at K2. He encouraged the KCLS Board to take a site walk at K2, since there were hazardous materials dumped there for 50 years before Environmental Protection Agency standards were in place. Bob said he and Don Asher have never accomplished a project where this body of work was not required. He asked where the due diligence is on behalf of the Board to make a qualified decision. Bob noted that the Board needs to have a vetting process in the site selection criteria so that KCLS doesn't change the scope of the process without research on how it will change

the nature of the Island. He said by today's standards, this would be a 10-year project, so the Library being located next to the K2 project for the next 10 years would be a significant risk. Bob mentioned that one of the due diligence requirements is to consider the development and water rights at K2. He and his partners have walked the site on multiple occasions, and know what the facility looks like. He said water is a valuable commodity on the Island. Bob added that attorney Joe Mentor, an authority on water rights in King County, said K2 is crazy in thinking their current proposal to build and use a rainwater collection point will go through. With all of these unresolved issues, Bob believes KCLS needs to consider the additional risk associated with the K2 site. He suggested that if the Board's intent is to help the community and further the Library's interest, the Trustees need to listen when the community tells them they don't want to walk or carpool to a Library a mile outside the town. Bob proposed that KCLS would be better off not spending any money and leaving the Library the way it is than building a Library at K2.

Gib Damman noted that he and his wife have invested heavily in the downtown core, and rent 12 affordable, low-income housing units. He said two of the 12 are rented to tenants who walk to the Library on a daily basis. Gib believes that the Vashon Village site is a winner and would be an easy project for KCLS. He noted that the Library needs to be located where the housing density is, not where it might be, since young, old and disabled people all love to walk to the Library. Gib said that several people have mentioned that the Vashon Library is the most used Library for the population than any other Library in the System. He added that KCLS provides other services for the town core, including meeting rooms, restrooms, and a place to get in out of the cold. Gib stressed that Ober Park works really well as a Library location, and has created a symbiotic relationship between the Library, the Park, its playground and the Park District building, which is an ad hoc community center. He said that relationship has created a civic heart of Vashon. Gib noted that there are serious potential problems, however, with expansion of the Library at Ober Park, including zoning, water and the potential of constricting the Park. He said that the community cares about the fact that any addition to the Library compromises the Park. Gib proposed that the Library is better off across the street due to benefits such as proximity to the Highway, parking, mass transit, pedestrian access, existing infrastructure and the fact that KCLS can own its own land. He noted that a new building there would provide more successful architecture, and therefore a better community connection. It would also complement and enhance the existing buildings to create a successful gathering of civic functions. Gib said the Park District could take over the current Library building, and create more space for community services, and the current Park District would hopefully expand into more of a community center. He suggested that KCLS has the opportunity to create a true civic park. Gib asked the Board not to build on yesterday's agenda, but on what works today and can become stronger tomorrow.

Mike Collins, Chair of the Vashon Park District Board, said he is glad to report that KCLS and the Park District are talking. He noted that one problem with the dialogue is that the numbers are changing dramatically. Mike said that on March 23, new construction was estimated at \$7.7 million and expansion was \$7 million. Looking at those numbers, he saw an incentive for new construction and a reason for the Park District to contribute to replacing the old Park District building with a new Library. Considering the new numbers, Mike said the Park District would still like to work with KCLS, but it is hard to have a constructive dialogue when the numbers keep changing. He said there is a perception of dealing with an old database, and encouraged KCLS to seek ways the architect could tighten up the numbers. Mike stressed that the Park District wants to make this project work.

Alice Larsen noted that Bill Ptacek said in reviewing comments made at public hearings before the bond issue passed, many were related to having additional space, and that appeared to be the most important concern for the Vashon Library. She said that unfortunately, at that time, the issue of moving the Library out of the town core was not part of the discussion. Alice suggested that if the issue had been presented, the response would have been different. She urged the KCLS Board to consider the Community Council's survey. Alice said the Council has tried to make the survey unbiased by only including three basic questions. She hopes that when the survey results are finalized, the Board will take them into consideration. Regarding frontage improvements, Alice noted that at the current location, there are sidewalks and a 25-mile-per-hour zone. She is not sure what improvements are required, but can't imagine that they would be extensive. She invited the Board to walk to the K2 site, with no sidewalks, a 40-mile-per-hour zone and ditches near the road. Alice said KCLS can't think a Library could be built there without incurring significant cost, and there is no City of Vashon to pick up those costs. She assumes that along with the building permit, KCLS would probably be required to do significant improvements to the site access at considerably more cost than improving the Ober Park site. Alice noted that many developers are trying to make KCLS various offers, some noting the advantage of having the Library on the main Highway. She said this is not a matter of helping strangers find the Library easily, since if KCLS put the Library one block off the main road, Vashon residents will still be able to find it. Alice mentioned that there is a huge empty shopping mall one block off the main Highway that would more than welcome the Library, and a building lot behind that shopping center that Mike Kimmel would be happy to clear for the Library. She said one proposed site, Vashon Village, would cause harm to the community. Alice noted that the developers aren't

mentioning that the property currently houses an office complex containing many small businesses that might have to shut down if they were evicted. She said if that property were developed, it would cause the largest eviction of businesses Vashon has ever seen, which is not something anyone wants to see in these economic times. Alice added that the Park District is willing to work with KCLS, and asked the Board to work with the Park District to satisfy the needs of the community.

Walter Weston, a graduate of Vashon High School and current Vashon resident, said that back when the K2 Commons project started, he toured the site with Dick Sontgerath, and has been excited about the project since then. Walter said it has been clear from the start that many local Island businesses are interested in the site, and there is a lot of potential for community events. He noted that he is a business banker for Wells Fargo, and this project makes economic sense for Vashon Island. Walter said he strongly supports the K2 Commons project. As far as the Library is concerned, he thinks it is fantastic that the Library System is considering tagging on with the K2 Commons project. Walter presented comments from Michael Laurie, a sustainability consultant with more than 25 years of experience of work in 22 states including hospitals, hotels, schools, offices and industrial facilities: "The developers of the K2 site stand out as some of the most environmentally and socially concerned developers I have ever met. It just makes good social, ecological, and economic sense to support a project that would create new jobs, revitalize an existing building for the new Library, and support many community based ventures." Walter then read comments from Jon Flora, who serves as President of the Franciscan Foundation of Tacoma: "The K2 Commons location is a bonus for children from the Vashon schools and provides better access and parking. Moving the Library actually offers an opportunity to improve the Ober Park site property, including the repurposing of the existing Library building as the town's first 'civic center'." He quoted David Warren: "More children are closer to the K2 building than to downtown. With the Minglement Store nearby, K2 Commons will be a gathering destination for students after school [...] with Vashon Allied Arts' plans for a new building and the O Center and Vashon College behind K2, this area of the Island is rapidly becoming the arts/education center of the Island." Walter also read comments from real estate professional Susan Lofland: "Please support the efforts that have already been made to move the library as part of an amazing community center. Our Island families will benefit for many years to come." He quoted PTSA member Shelly Dillon - PTSA Member: "My family and everyone I know is for the Library moving to the new space. I avoid the current Library because the parking situation, quite frankly, sucks! It is way too congested down there and I would definitely use it more if there was a nice open area to park. I like that K2 is right on the bus line. I like that it is closer to all the public schools and easy for the kids to get to." Walter then read a statement from software engineer Carl Olsen: "K2 Commons is centrally located dead center in the middle of the Island and very close to several public and private schools. The Library would be front and center of this amazing project." He quoted Earl B. Seaman, an architect: "While change is a challenge for many of us, we firmly believe that the K2 Commons location for the Library is ideal. There it would be both accessible as well as part of a truly vibrant complex. Please count me among Vashon citizens who strongly support the relocation of the Library." He then shared a statement from Laura Weston, Para-educator for the Vashon School District: "The Library would provide many benefits to the community if it were relocated to the K2 site. One benefit concerns the school complex located mid-Island. The elementary school Chautauqua was built so that it would be located near the middle school and the high school. They are all in walking distance from each other. It was very important to the families on the Island to have all the schools centrally located so that the educational buildings would be separate yet connected. Having the public Library within walking distance to all three schools is a great advantage for students and families. This Library location would provide a safe and educational place for students to come after school, during days of early and late arrival and during other situations that revolve around the school schedule. The K2 location of the Library would tie in with the goals of the Island residents to provide a healthy and sustaining place for our youth." Finally, he read a statement from Microsoft employee Greg Parrott: "This opportunity at K2 Commons is unique and fundamental. While a new Library would be an asset for the entire community, it's also a catalyst for completing a significantly beneficial project for our Island community." Walter noted that this is a large group of people with a wide range of interests, so the fact that they can agree on K2 Commons is a testament to this exciting and unique project. Walter restated that he strongly supports K2 Commons.

Keith Putnam said he moved to Vashon in 1939, and is a licensed architect still in private practice. For most of his career, he was a principal in architectural firms. He has worked in five states on projects ranging from schools, churches, stores, offices, factories, telephone and power utilities, and single and multiple housing units. He provided architectural services on the Vashon K2 campus for 50 years, so he is very familiar with the site. When K2 moved off the Island, he was asked to help evaluate several redevelopment schemes before Dick Sontgerath and Truman O'Brien came into the picture. He feels the current proposal will be good for the community, and noted that one of the best ways to build green is to recycle entire buildings. Keith said the K2 developers have met with the Department of Development and Environmental Services (DDES) regarding the project, and included the Library in the agenda for that meeting since KCLS was already looking at the site. The

impacts of land use, lot coverage, parking, road access, surface water management and building code compliance were addressed at that meeting. Keith noted that DDES staff members were very positive about redevelopment of existing buildings and the adequacy of existing support systems, and it seems unlikely that there will be a protracted or difficult permitting process. Keith mentioned that he participated in the Vashon-Maury Island planning and zoning studies of 1978 and 1986, the Town Plans of 1983 and 1994, and the County-funded study of governance. He noted that one theme runs through all of these studies and plans: the people of Vashon and Maury Islands primarily consider themselves Islanders, not distinguishing between people who live in town and those who live beyond the town. Keith said most housing on Vashon is distant from the town core, scattered along the shoreline or the slopes that overlook Puget Sound. He noted that the bulk of the people drive to the Library, just as they travel to the schools, churches, assisted living facilities, stores, small industries and parks that are outside the town core. Keith said site conditions and development costs at Ober Park will limit the size of the Library building and onsite parking. He added that during construction, the site work and equipment and materials staging areas will sharply limit all uses of the site and, in the case of a remodel, the operation of the Library. Keith noted that one thing everyone can agree on is that Vashon residents want the Library to be open and available. He pointed out that a new Library at K2 can be completed with no disruption of service at the existing location. Keith said the Library would purchase a parcel of land and since the K2 site is created out of five parcels, it would be legally easy to do a boundary adjustment without a short plat. He noted that the site has already undergone a level one review, and the developers have an agreement with K2 regarding what would happen if any hazardous materials were found later in the project. Keith said the only negative feature identified so far was one modest-sized buried oil tank. He suggested that it is not as if the developers are going in blind without due diligence, and they do have a budget for geotech studies. Keith said some part of the larger building may require substantial foundation changes, but not the machine shop. He noted that K2 made a diligent effort to reduce any hazardous materials in their operations, and won awards for their efforts.

David Sunstrom first became aware of the K2 Commons project when he was President of the Board of the Vashon-Maury Island Health Services Center, a nonprofit health center. The Center tried for years to raise funding to build a new clinic on the Island, but wasn't able to. The Board became aware of K2 Commons and toured the site. David reported that after that tour, Highline Medical Systems, which runs the Center's practice, signed a letter of intent to move to the K2 site. As a patient, David likes the vision of being able to go to the Library and browse books and magazines if there is a long wait to see the doctor. He pointed out the value of creating synergy between the Health Center and other tenants. David doesn't see K2 Commons as competition against other merchants downtown, but rather considers it an enhancement of space that would otherwise be sitting vacant. He noted that Dick Sontgerath and Truman O'Brien, longtime Island residents, are attempting to manage the site in an environmentally friendly way using a cost-effective and sensitive approach of utilizing existing resources rather than building from scratch. David also mentioned that there is more than adequate parking. He noted that one common concern is that the site is not in the core of downtown Vashon, but K2 Commons is committed to running a shuttle bus between the two locations. David said that while there are some valid concerns, he doesn't think anything is insurmountable. He voiced his support for the K2 project. David said he knows the KCLS Board will do its due diligence and come back with an answer, and while some may view it as a loss and others a win, KCLS will do its best for the community.

Melinda Sontgerath said Islanders don't always agree, but are passionate about the community. She is also in favor of moving the Library to K2 Commons. With some of the changes the community is seeing, she is interested in the economic vitality of the town core, where she owns a restaurant. Melinda is also the past President of the Vashon-Maury Island Chamber of Commerce. She assured the Board that no one has a greater interest in maintaining a happy, healthy and vibrant town core than she does. Melinda noted that the Town Plan describes the town core as being between Cove and Cemetery Roads. She said the K2 Commons property is within those boundaries, less than 100 seconds from Bank Road and the main Highway. She noted that the driving time for the length of what the Town Plan describes as the core is 2.5 minutes, which is not as far as some speakers have asked the Board to envision. She added that the K2 site is about 30 seconds driving time away from three schools and located in the middle of what is becoming the cultural center of the Island. Melinda noted that K2 Commons will house medical, educational, recreational and sports facilities, and provide economic stimulus to Island businesses. She said that the more good reasons people have for coming to town, the more businesses will benefit. Melinda suggested that Vashon residents need to be forward-thinking and open to change in order to create the sustainable economy they say they want. She then read a letter from former Washington State Governor Booth Gardner to Bill Ptacek: "I am writing to congratulate you on your successful leadership of the King County Library System and to express my support for your being part of the K2 Commons project. As you may know, I have agreed to the use of my name, The Gardner Center, on the event/conference centerpiece of K2 Commons. I have also agreed to assist Truman and Dick in any other ways that may be helpful to their most unique and exciting project. The Library at K2 Commons is a thoughtful, forward-thinking decision on your part. K2 Commons is at the center of the Island and has the potential to be a national model for the repurposing of a

former industrial building. It is environmentally sensitive, starting with the reuse of the 'machine shop' building for your new Library. The synergy from the mix of other users—health care, education, gardens, athletic, arts, commerce and more—is a unique opportunity for the Island. Congratulations again. I look forward to our mutual interest in the success of this most exciting project. Please feel free to contact me directly if I may be of any assistance to you.”

Todd Pearson has lived on Vashon since before 1958, and noted that it has a small, fragile and vulnerable town core. He said that while it might be defined as extending beyond 1.5 miles, it is really a few blocks. Todd suggested that the possibility of a K2 project succeeding threatens to destabilize the community in a way that can't be guessed now. He said the project may be great, and he applauds the K2 developers for their vision, but it could also contain one and a half downtown Vashons. He noted that the KCLS website says “We value the involvement of the public, our customers, by recognizing that it is for them we provide service.” Todd said that tonight the Board is hearing an overwhelming sentiment that Vashon residents favor keeping the Library downtown. He mentioned that doing so is critical to the survival of the town.

Logan Price said this is the third time he has attended a KCLS Board meeting, and hopes it is the last in this capacity since he'd rather come with more positive comments. He thinks it's interesting that Vashon residents are here to protect the Library and are pleading with the KCLS Board to help them do that. Logan said that in the end, it obviously falls on the public to protect the public trust, but that is also in the Trustees' job description. He grew up on Vashon, but one of the things that forms his opinion on this matter was when he and a friend went to New Orleans a year after Hurricane Katrina and found it lost in a sea of governmental neglect. If there were any libraries in the City at that point, he didn't see one. Books were rare and schools, hospitals and mental health institutions were shut down. When Logan and his friends tried to provide extra services and a place for children to go, he realized how privileged he was to grow up on Vashon with the Library within walking distance. He asked the Board to consider what will happen when the flood of economic uncertainty washes off the façade and cheaply packaged consumer bling of K2 Commons. Logan finds the idea of K2 Commons interesting since the Issaquah Commons is just a shopping mall and just a place to spend money. He said if K2 is a commons, it is not his commons. Logan said the true commons is the Library, which is the thing that serves the community. He will do anything he can to protect it, and said fortunately a lot of people feel the same way. Logan said the Trustees need to weigh that, and the community will support them if they do.

Betty Martin moved to Vashon 20 years ago, and raised her children at the Library. She said one of the great treasures of living there was that her children could walk to the Library. Betty used to think that libraries are just a place for books, but she noted that the Library is now no longer just for books, but also provides internet access, Story Times, a place for teens to hang out, social contact for elders who live alone and a place to get warm when coming in from the Park. Betty said that the Library changed when she learned that it was not just for books, but was the heart of the community. She saw that it was weaving into people's lives and she learned to live in a community of people she cared about. Betty noted that the Library is geographically a part of the community and she'd like it to stay there.

Martin Koenig mentioned that he has served on boards, and he is always incredibly thankful of anyone who serves on them. He said it is a real contribution to any community to do this type of work. This is his fourth time speaking at a KCLS Board meeting, and until now residents have been addressing the importance of the Library. Over the past few weeks, he has been in contact with Kay Johnson and architect Robert Miller to talk about the numbers, which is one reason the numbers have been changing. Martin said he appreciates that Kay and Robert have been responding to his inquiries and adjusting numbers, and he thinks they will change even more. He invited the Board to have its April meeting on Vashon, hosted by the Community Council, and tour the area. Richard Eadie replied that KCLS has 44 Libraries, and the Board tries to visit each one from time to time. He said the next meeting is at Lake Forest Park, and he doesn't think it's fair to change that. The KCLS Board held a Board meeting at the Vashon Library in August 2007. In May, the Board is scheduled to meet at the Des Moines Library. The Board commits to meetings at Libraries in advance, and it is difficult to change locations with short notice. Martin commented that the current level of detail of project knowledge is less than the schematic stage, reflecting a contingency range of negative 50% to positive 30%. He said most public agencies use a range of negative 5% to positive 5% to evaluate alternate projects and establish new projects. Martin presented a chart showing a range of costs for four options. Based on the chart, he believes three of the options should be further developed and discussed with the Department of Development and Environmental Services (DDES). If the options are then found equal, he thinks the decision should default to the Vashon community's preference. After Martin heard about KCLS' meeting with DDES, he spoke with DDES representative Shelly Sabour, who sent him the notes from the meeting. Martin believes that there were some serious misconceptions by some of the meeting attendees. He has written a letter to Randy Sandin at DDES to explore three issues. If Martin receives the answers he hopes he will, he said it should lessen Robert Miller's feeling of risk, make the KCLS Board less

nervous and reflect upon the incorrect assumptions made at the DDES meeting. Martin noted that Bill Ameling and Mike Collins have said that the community and the Park District will work with KCLS to make the Library work at Ober Park. Martin added that KCLS could also use the gravel lot currently used by the Park and Ride.

Greg Wessel stated that although he works in the critical areas section of DDES, his work has nothing to do with Libraries and he is here as an independent citizen and Island resident. He had the opportunity to attend a KCLS Board Planning Committee meeting at which Robert Miller presented cost estimates. After receiving notes from that meeting, Greg had concerns that some of the data being used to evaluate the different scenarios was not accurate. Part of his concern comes from KCLS presenting the options as a pre-application meeting. He said some of the numbers being presented sound firm but are not. The first issue is the possible presence of a stream to the north of the existing Park District building. Greg noted that it is questionable if the stream is a regulated feature when looking at the comments from DDES, and said there are ways in the zoning code to reduce the setback for the stream. He said one of the issues Vashon residents have asked for clarification on is the degradation of the parcel. Another is the conditional use permit. Greg noted that Ober Park is zoned for recreational cultural land uses, and libraries are permitted as an accessory to a park. He would like clarification as to whether the current Library has a conditional use permit. Greg said it appears that the traffic engineer concluded that Ober Park required 460 feet of frontage improvement through aerial photographs. He noted that the speed limit by Ober Park is 25 miles per hour, and the property has existing, although not conforming, sidewalks and curbs. Greg said at K2, the speed limit is 40 miles per hour and the shoulder is narrow in places and has deep ditches. He noted that walking through there is scary and, in fact, there is a memorial nearby to a man killed when walking down the shoulder. Greg mentioned that the area was recently rezoned to commercial business (CB), but there will still not be any sidewalks, traffic lights or a safe crosswalk. He said that according to the Revised Code of Washington 46.04.080, "business district means the territory contiguous to and including a highway when within any six hundred feet along such highway there are buildings in use for businesses including but not limited to hotels, banks, or office buildings, railroad stations, and public buildings which occupy at least three hundred feet of frontage on one side or three hundred feet collectively on both sides of the highway." Greg asked why KCLS would not apply urban standards and road improvements to K2. He asked how children are supposed to get to the Library. Greg noted that children will have to walk a third of a mile down the narrow side of a road where cars are speeding unless KCLS improves walking access, reduces the speed limit and puts in lights. He wonders if DDES requires urban standards at Ober Park, why they would not require the same at K2.

Bonnie De Steiguer, a longtime resident, said she and her husband have been researching how KCLS chooses sites for its Libraries. In doing so, they spoke to Marge Griffen, who was active in finding the location for the Richmond Beach Library. Bonnie read an excerpt from a letter from Marge Griffin to Bill Ptacek: "Remember 'People For a Library In the Park' a few years back? Our project originated from the Vashon example, and every time we ran into stumbling blocks, we again referred to all the advantages in Vashon's park location. I have been told that a Vashon petition signed by at least 1,000 people approved of a park location. I believe nearly all Richmond Beach residents would agree that Richmond Beach Library in the park is a great success. Shouldn't Vashon be given another 'fair and unbiased' look?" Bonnie said she knows that KCLS Board and staff want a Library they can be proud of, and Vashon wants a Library that works for the community. She hopes KCLS and Vashon can work together to make that happen.

Jim Garrison noted that he owns a small water company that serves 450 homes and has worked on groundwater management plans and has been part of Coordinated Water System planning efforts. He mentioned that KCLS has a water share from King County Water District 19, which is water service that is transferable to a new Library at the K2 site. Jim said the K2 site only has three water shares, and he believes the development can't be accomplished on those three shares. He noted that the developers must change state law to get the Health Department to approve water catchment. Jim said the only weather water catchment in Washington State occurred on Marrowstone Island in the 1980s. Since that system failed, a 12-inch water line now travels to the Island. Jim suggested that the Health Department is skeptical of catchment proposals due to that failure, and it is highly unlikely that the K2 developers will succeed in changing State law to achieve their catchment water needs. Jim appreciates their dream, but thinks it is just that: a dream. He believes the Library has the potential to move to a site in which development will never occur. Jim mentioned that in 2001, DDES received a complaint about the K2 machine shop. A code enforcement inspector went to the site and filed the following description: "Operation of a business, employing up to 12 people, in an unsafe building (cinderblock construction located in the King County right-of-way has numerous horizontal and vertical cracks in the walls from earthquake damage, has holes in roof); underground oil tanks have never been removed or legally filled." Greg noted that Department of Ecology statistics on oil storage indicate that if the tanks are more than 25 years old, they are leaking. He said KCLS has the potential to inherit a toxic oil spill site, and would be liable for the cleanup. Jim added that the Library building would be 7.5 feet from a section of Vashon Highway with a speed limit of 40

miles per hour. He asked the Board to imagine how far a small child coming out of the machine shop entrance would be from a truck traveling 40 miles per hour. Jim mentioned that when his two twin girls were three years old and he took them to the current Library, one bolted to where she knew the playground was and one bolted towards a dog on the far side of the street. It took Jim 150 feet to catch his daughter before she reached the street, and he said he'd only have 7.5 feet to respond at the K2 site. He believes that the K2 site is a big mistake.

Marty Leibowitz, who shares his time between Vashon and Seattle, said he became a licensed architect in 1976 and has worked on a variety of projects, one of which was managing the Group Health design and construction department. With experience as both a client and an architect, he would like to help KCLS. Marty said he provided a similar service for the Epiphany neighborhood of Seattle, where the community needed a conditional use permit for an addition to a school and accomplished the project through a collaborative effort with the building architects, owners and community members. Considering the cost estimates, Marty found that the figures for the K2 site and the renovation of Ober Park are about identical. He feels that it is impossible to directly compare these two sites. Marty said the Ober Park site is an existing park, with historic public use and events, including the Strawberry Festival and Tree Lighting. He noted that there are mature plantings and sophisticated landscape design components such as berms, swales and architectural paving. Marty mentioned that the site also has existing curbs, gutters, planting strips and street lighting. He noted that the 25-mile-per-hour speed limit is posted and enforced, and the site is very pedestrian friendly. Marty said that the Ober Park site is in the town core and within the Park. He also said the site is within walking distance to amenities like shopping, a movie theater, restaurants and book stores, and is on the main road with mass transit and other bus access. In comparison, Marty said K2 is a vacant manufacturing site with old buildings surrounded by parking lots. He noted that the streets are absent of curbs, gutters and lighting, and just have trenches. Marty said the Highway has a 40-mile-per-hour speed limit and is pedestrian unfriendly and unsafe. He pointed out that the K2 site is 1.5 miles south of town, served by limited mass transit, and not within walking distance of town core amenities. Marty also said the current Library at Ober Park was built as a Library and has been remodeled several times. He noted that the restrooms and interior improvements are all of excellent quality, and the brickwork of the building is the best in the region. He compared this to the K2 building, which was built as an industrial machine shop. Marty said he could take a sledgehammer through the wall, and the architects have even said the roof is worth nothing. He added that the building is ugly, has boring non-architecture of no historic value and questionable retention value, and it may be more prudent to tear it down and start again. The thought of calling this site a "remodel" shocks him. Marty said that while the architect is thrilled with the Ober Park site and would love to work there, the K2 site has no context and KCLS has no idea of what would become of the existing block façade. Marty noted that most of the budget would be spent on the interior of the building, and the floor slabs would need to be leveled because they vary in height. He said that while the Ober Park site has context, the K2 site has a dream based on four pictures by a renderer. Marty is worried that KCLS will have an amazing Library tacked onto a building in the middle of a wasteland. He comes from Massachusetts originally, and along a strip of highway between Amherst and North Hampton are dead malls that have turned entirely into thrift shops, since commerce couldn't support the amount of building in the area. Marty said it's not a far push to imagine that this site will be no more than a Library surrounded by a giant thrift shop. He asked if KCLS has ever checked the liquidity of the K2 developer. He has heard that the developers don't have a new date extension on the option to purchase, so KCLS may be considering dealing with a firm that doesn't currently have the right to sell the property. Marty asked why KCLS representatives haven't started in-depth meetings with the Park District and King County regarding critical issues that affect the budget by more than \$1 million. He asked why KCLS hasn't met further with the Park District, which sounds more than willing to work with KCLS up to \$700 thousand and more. Marty said that with the Park District's assistance, a new building at Ober Park could be under budget. He then asked what KCLS' timeline is, and said there is much to beware of, because without a timeline from beginning to end, consultants love to spend money. Marty noted that \$120 thousand has been spent on consultants so far, and if he were consulting on the project, he could easily spend another \$250 thousand. He believes that KCLS should demand a timeline and make the consultants stick to it and then make decisions. Marty also thinks design build is a red herring. He noted that any developers can come to KCLS after knowing the project budget and current offers, and offer to build it for less.

Allen De Steiguer presented his "Alternate Estimate Balanced" spreadsheet and explained how to interpret it. He noted that various contingencies, which represent changes in site conditions and permitting delays, have been optimistically approached. Allen said it is common to carry varying levels in cost estimates depending on the levels of the project. He believes that 40% contingencies are more representative, and he expects the figures to narrow down as risk is worked out. As more project details are developed, Allen said it is normal to have contingencies between negative 5% and positive 5%. He mentioned that the K2 site is known to contain toxic materials, and anecdotal evidence exists of a fire in the building when fiberglass doghouses were being built there. Allen said the structure was built in 1946, before Environmental Protection Agency regulations were in

place, so KCLS will not know more until more tests are completed. This enforces the need for a higher risk factor, and Allen said he added \$100 thousand to his estimates to account for the potential cost of hazardous waste cleanup. He mentioned that some demolition needs to be done, and surveying needs to be done on both sites. Because he reviews estimates frequently, when he sees a mix of numbers down to the dollar at this level, he is suspicious because he doesn't think anyone knows that much about the project at this point. He normally expects numbers to be rounded off to the thousand. He advised KCLS to be careful of the numbers being presented at this stage of development. Allen added that if he were doing the project, he wouldn't replace the furniture, since the furniture at the Vashon Library just changed about two years ago. He would be pleased to work with Robert Miller, Bill or Kay, and he appreciates the increased amount of information and intent to dialogue. Allen noted that he has put 200 hours of his own time into this project, and he would be happy to sit down and discuss these numbers further. Allen went through his spreadsheet and further detailed the reasons behind his adjustments. He questioned KCLS' budgets for mitigation costs and legal fees, as well as its usage of fee schedules in general. Allen's spreadsheet equates to \$7.1 million for K2 and \$6 million for expansion at Ober Park. He said that this is a reflection of the increased risk at K2. Allen suggested that the community doesn't have any assurances other than the Board saying it will make a balanced decision based on what's best for the System.

John Candy presented additional petitions signed by 407 Vashon residents, bringing the total to 1,500 Vashon citizens asking KCLS to consider keeping the Library at Ober Park. He said that these people believe that the Library is perfect where it is now. John said they are happy with KCLS and feel grateful for how wonderful it is.

Jean Bosch, the President of the Vashon-Maury Island Community Council, said the Council is an organization on Vashon where any adult Vashon resident can come and vote. The Council sponsored a survey of patrons regarding the Library, which was designed by a separate Survey Committee. She noted that residents are still voting, and can drop off ballots through Friday, April 3. So far, 2,000 responses have been collected. The surveys were sent to every registered voter. Residents were only able to obtain a new, numbered ballot by contacting a Survey Committee member. Jean noted that she has a Master of Social Science degree, and has done graduate PhD work, and spent years writing questionnaires as the head of survey research for real estate economic firms. She requested that Alice Larsen, who is similarly qualified, be the survey numbers expert. Jean presented a copy of the survey, and noted that it is not a complicated document, comprised of only three questions. She said that at the request of the K2 developers, K2 is listed at the top on 50% of ballots and Ober Park is listed first on the other 50%. Voters were also able to suggest other sites. Jean said the most important question was "How important do you think it is that the Vashon Library be located in the town core?" She noted that Committee members have been carefully collecting the surveys and two have been doing data entry. The return rate is 25%. Jean said that unlike some previous speakers, the people involved in the survey have no financial stake in the outcome, but are trying to make a statement about what the people on Vashon want. She mentioned that in a meeting with Dow Constantine, Bill Ptacek said he is not interested in public input, since there are as many people on one side as the other. Jean thanked the Board for opening up to public input, and said she thinks this will show the true community sentiment.

LOOK TO YOUR LIBRARY

On May 1-8, 41 KCLS Libraries will be opening one hour earlier than normal so that staff can focus on KCLS services relating to the current economic situation. The event will feature four service stations: Just laid off?, Searching for a job?, Struggling small business? and Bills piling up?. Staff will use this opportunity not only to showcase KCLS resources, but also local agencies. Many Libraries have arranged to partner with local agencies, such as the Northwest Justice Project and United Way's 2-1-1 service. The KCLS website will also feature a page focusing on the content and resources supporting the four stations, as well as special events and other Library resources. KCLS will promote the event with visible entryway banners, station signs, handouts and other promotional materials. Four public service announcements (PSAs) featuring staff members Elsa Steele, Darth Nielsen, Cecie Streitman and José Gonzalez, will be shown on Comcast cable channels and KONG-TV. Radio promotions will also run on KUOW, KPLU and Entercom stations. The staff will also be wearing t-shirts, funded by the KCLS Foundation, to create more awareness and generate interest in the event.

SITE SELECTION CRITERIA

KCLS has been using the Site Selection Criteria since 2003 for all bond projects. Staff was recently directed to make sustainability a more prominent element of the Criteria. Staff compared sustainability topics in the existing criteria with Leadership in Energy and Environmental Design criteria, and created a new section under

phase two of the Criteria. Bill Ptacek noted that the Criteria is an evolving document, and can always be changed if other areas need to be addressed.

Lucy Krakowiak presented the Planning Committee's recommendation to approve the revised Site Selection Criteria and the motion passed unanimously.

RENTON LIBRARY INTERLOCAL AGREEMENT

The City of Renton asked KCLS to help develop an interlocal agreement between KCLS and Renton in the event the City annexes to KCLS. The agreement offers a draft outline of what would occur after a successful annexation. This includes what would happen to the current Renton Library facilities, how KCLS would handle its own capital projects in adjacent areas, how the transfer of assets and staff would be handled, what would happen to the remaining payments for the Benson Hill annexation and cross-use, and how KCLS would transition the current City Library Board. KCLS prepared the first draft of the document after a meeting was held between the two entities. The draft has been sent to the City and KCLS is awaiting feedback before the agreement can be finalized and approved by the KCLS Board.

In response to the earlier testimony from Union representative Susan Veltfort, **Rob Spitzer moved approval of a resolution that the KCLS Board recognizes KCLS staff in connection with National Library Workers Day, April 14, and acknowledges their hard work and skills. Richard Eadie seconded and the motion passed unanimously.**

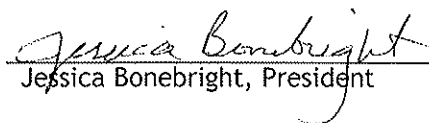
Staff added that KCLS will be hosting the "Lunch by Management" recognition effort for staff June 2-4.

DIRECTOR'S REPORT

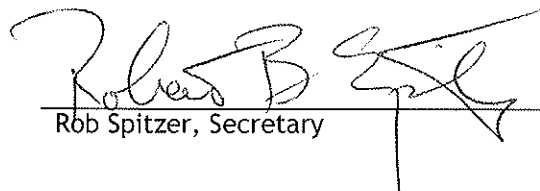
Bill Ptacek noted that there is finally good news regarding the new Kenmore Library. The Postal Service has been negotiating with the City of Kenmore on a new site. The Postal Service is now operating on the basis that it needs to be out of the current Kenmore Postal Station by September 2009, which means KCLS could start construction on the Kenmore Library this year. Bill also mentioned that the Bellevue Downtown Association awarded the Bellevue Regional Library as the "2008 Community Treasure." Regarding the Duvall Library, Bill said the Washington Holdings development is not moving forward in time for the Library to be built there. The City of Duvall is now proposing a joint Library and City Hall project. Since the community is looking forward to its new Library, KCLS would like to work quickly to explore this new option with the City. Bill noted that he has now testified four times in Olympia, on bills increasing the maximum population of Cities annexing to Library Districts and increasing the number of Library District Trustees to seven. Bill also reported that the Literary Lions Gala was a rousing success, attended by more than 320 people.

ADJOURNMENT

Jessica Bonebright adjourned the meeting at 9:41pm.



Jessica Bonebright, President



Rob Spitzer, Secretary