

RANGEVIEW LIBRARY DISTRICT  
BOARD OF TRUSTEES  
REGULAR MEETING  
November 15, 2023

1. Call to Order

A meeting of the Rangeview Library District (d.b.a. "Anythink Libraries") Board of Trustees was called to order at Anythink Wright Farms at 5:03 p.m. A quorum was present.

Trustees Attending

Lynne Fox, Gretchen Lapham, Trisha Kramer

Trustees Absent

Savannah Vickery, Suzie Brundage

Staff Attending

Mark Fink, Executive Director; Susan Dobbs, Assistant Director; Logan Macdonald, Director of Products and Technology; Stacie Ledden, Director of Strategic Partnerships; Nan Fisher, Finance Manager; Justin Sager, Construction Project Manager

Guests

Elizabeth Dauer, Legal Counsel; Kevin Shanks, Mitch Scarborough, and Tyler Londono with THK Landscape Architects

2. Additions or Changes to Agenda:

There was a request to move the Public Hearing of the 2024 Budget from Old Business to Item #5 of the agenda.

Motion to approve the agenda as amended was made by Trustee Kramer and seconded by Trustee Lapham.

3. Public Comment

None

4. Approval of the Minutes of the October 23, 2023 Regular Board Meeting

Motion to approve the Minutes of the October 23, 2023 Regular Meeting was made by Trustee Lapham and seconded by Trustee Kramer. Motion carried.

5. Finance Manager's Report - Nan Fisher:

a. Presentation and Acceptance of the October 2023 Financials

Nan reviewed the October 2023 Financials.

A motion to accept the October 2023 Financials was made by Trustee Kramer and seconded by Trustee Lapham. Motion carried.

b. Presentation of the 2024 Annual Budget - Mark Fink and Nan Fisher

Executive Director, Mark Fink presented the 2024 budget, discussing the changes from the preliminary budget presented in October, including changing the restricted line item for furniture, fixtures, equipment for the Nature Library, which included \$1 million designated for creating a museum quality experience within the library. This item was removed from the Nature Library project budget, and these funds were re-designated to the Nature Library construction budget.

Nan clarified the additional amount added for implementation of the accounting software in the revised budget.

Trustee Kramer asked if the museum quality experience was completely removed from the Nature Library. Mark explained the concept has shifted to having periodic, temporary exhibits that can be displayed throughout the library rather than designating a permanent section of the facility for them.

Trustee Fox commented that she has seen property values go down in Adams County and she would not want anyone to get their hopes up in case a down turn of property assessments does occur, potentially in the next three years.

Nan stated we have a very healthy fund balance to draw on in the future. Mark noted that, one financial model for which Nan has done projections is property tax revenue decreasing over the next several years, and that if this occurs, Anythink will be still able to meet all of its financial obligations, including personnel, facilities, bond payments, and purchasing library materials.

c. Motion to open the public hearing on the 2024 budget.

As the chair, Trustee Fox opened the public hearing on the 2024 budget at 5:16 PM. Hearing no public comment on the 2024 Budget, motion to close the Public hearing was made at 5:17 PM.

d. Presentation and Approval of the 2024 Annual Budget by Mark Fink and Nan Fisher

Motion to approve the Resolution to Adopt Budget and Appropriate Funds for Year 2024 and Certifying the Mill Levy was made by Trustee Lapham and seconded by Trustee Kramer. Motion carried.

6. New Business:

a. Capital Project Update-Justin Sager

Justin reported that after the schematic design process, the Nature Library pricing package came back 15% higher than was expected, and that Anythink has found existing funding to supplement the construction budget without making drastic cuts to the project design.

Justin reported that we are currently in the middle of the design and development phase, with updated pricing due at the end of January.

Justin noted that the City of Thornton is behind schedule on working on the site infrastructure work, which presents a risk issue; accordingly, we have a sizeable contingency to prepare for unknowns when this work is undertaken.

Trustee Fox asked if Administration had reached out to the new City of Thornton City Council members to see if they know about the project and if they support it. Justin explained that he and Mark are planning a public meeting in the first quarter of 2024 to share updates with the City and local residents on the project.

Mark shared that he and Stacie are working on a feasibility study for a major gifts campaign for the Nature Library, and that the City of Thornton Mayor and Ward 3 representatives will be participating in the study. These interviews will be conducted by the end of November, with the overall concept being shared with the Council members and they will have opportunities to give feedback as stakeholders.

Regarding the Thornton Community Center Library project, payments have not yet been request from the City by Anythink, so interest is currently accruing on those funds.

Justin noted that the project is scheduled for Anythink staff to gain access to the building in September 2024 to prepare for an October 2024 grand opening.

Justin stated that we continue to work on the lease agreement with the City, including cost sharing for items that were not part of the original IGA.

He commented that cranes are placing steel and the form of the building taking shape.

Trustee Fox asked if they expect any slow down due to holiday season. Justin answered these factors are baked into normal schedule. Fox stated it's good to hear things are going smoothly.

**b. Nature Library Landscape Design Presentation with THK**

The THK team shared the landscape components of the project with the Board. Kevin Shanks, Director of Planning provided a quick background and shared the history and partnership with the City of Thornton for this project.

Mitch Scarborough, Project Manager, shared that the infrastructure package for the Nature Library is currently being reviewed by the City's contract department and we hope to get bids soon, select a contractor, and to start in early 2024.

Tyler Londono, Lead Designer on the project gave a 3D presentation about the outdoor spaces of the Nature Library to include the entry road, community garden, parking pathways, gardens around the library, outdoor lab area, storytime area, outdoor café, trailhead that has a unique paving pattern, outdoor classroom, teen outdoor spaces, learning gardens, back lawn to include a boulder water feature, mud play area, and showed the loop trails for the library that also includes a story telling circle.

Trustee Fox asked about distance from the parking lot to the front door, and Mitch noted that from the furthest point it is 450 feet, the closest parking spaces are 180 feet from the front door.

Trustee Lapham asked if the material was gravel in the outdoor seating/café area, the team noted that it will be concrete.

Trustee Lapham asked if the trail is in the shape of a loop and about its length. THK noted that the interior loop will be approximately 1.5 miles in length; and it will connect to the regional trail running through the

open space. THK noted that the regional trail will be concrete and the local library trail will be dirt.

Trustee Fox expressed appreciation for the bike racks being set up in the shade.

Trustee Fox asked if trees will be planted on the property. Tyler stated the trees shown on the plan will be planted.

Trustee Fox remarked that having outdoor access to bathrooms will be appreciated by parents. Maria stated the outdoor bathroom hours will mirror the park hours.

Trustee Fox asked if the Anythink trails are part of our 15 acres. The team confirmed they are. Mitch also stated the goal for the rest of the undeveloped 15 acres is to conduct a short-grass prairie restoration, which involves removing the existing broom grass and replace with native short prairie grass. Trustee Fox asked if that would need to be irrigated. Mitch said it will need to be irrigated to get it established then after 2 years it can grow on its own.

Trustee Kramer asked about the care and cost of planting all the different plants. Tyler noted that plants selected are either native, drought tolerant, or friendly to the Colorado climate.

Mark Fink stated that THK has been awesome to work with and they have been an important partner for the design process from the beginning.

**c. Introduction of New Anythink World Manager-Logan Macdonald**

Logan Macdonald introduced the Anythink World Manager, Alex Thao.

Alex told a little bit about his background with Anythink and The Studio and his excitement for Anythink World.

Alex noted that the Anythink World is designed to be more than just one space, and it will provide multiple options for customers to have fun as well as educational experiences. He noted there will be opportunities for all customers and staff to explore and play in a new ways.

Alex noted that he is currently working on editing instructional videos for Anythink World.

Alex reported that links to the Anythink World were recently sent to all Anythinkers, giving them the opportunity to play and learn in the World at their own pace. He also noted that he is meeting with managers to discuss future programming expectations and guidelines for the space,

and then will meet with the Guide team about how they will be able to activate the space for customer programs.

Mark Fink mentioned the Board should have received the invitation into the Anythink World space and are encouraged to log in.

Trustee Fox asked Alex who he thought the early adopters will be. Alex believes it will be staff and teens, with the hopes that the programming will draw all ages.

**7. Legal Counsel Report -Beth Dauer**

Legal counsel discussion of Prop HH, which did not pass, however there is still uncertainty about what property taxes will be collected for 2024. A special session has been called by legislation to discuss this topic and will start on Friday. The effort is to try to get citizens to pay less property tax, and Counsel noted that the Board will need to review a budget amendment as a result.

Mark Fink shared the CAL Legislation Committee has drafted talking points, especially for Special Districts about how this new legislation could impact the library district's revenue.

**8. For the Good of the Order**

Trustee Kramer attended the Native American Indian Celebration at Anythink Wright Farms. She said "it was a packed house, the food was amazing, and the performance was wonderful. I appreciate all that went into that event."

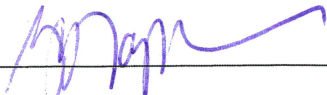
**9. Adjournment**

There being no further business to come before the Board, the meeting was adjourned at approximately 6:14 pm.

**Motion to adjourn was made by Trustee Kramer and no second available.  
Motion carried.**

Respectfully submitted,

Susan Dobbs  
Assistant Director/Recorder

  
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Acting Secretary of the Board  
Rangeview Library District