

Columbia Library District Minutes, Meeting of October 10, 2011

Board members present were Rosie Gerding, President; Julie Baka; Susan Breyfogle; Philip Harrison; Tom Richards; MaryEllen Sievert and David Webber. Lisa Groshong and Jim Jones were absent.

DBRL Director Melissa Carr and DBRL staff members Elinor Barrett, Amanda Burke, Russ Niermeyer, Jim Smith and Mitzi St. John were in attendance. Also present were Wes Bolton and Brian Harrington of Allstate Consultants.

Call to Order, Roll Call and Determination of Quorum

Gerding called the meeting to order at 6:00 p.m. in the Virginia Young Room of the Columbia Public Library. A quorum of members was present.

Public Comment

No members of the public were present.

Approval of Minutes

Gerding asked for changes or corrections to the minutes from September 12 and 15, 2011. Hearing none, she declared the minutes approved as written.

New Business

There was no new business.

Old Business

Repair of CPL South Parking Lot: Smith reviewed the two options that were included on the memo in the Trustees' packets. Carr said that the staff and engineers expect either option to require compliance with the City's storm water ordinance. Webber expressed his support for a longer-term fix and asked why the asphalt overlay, which is expected to last 10-15 years, is recommended by staff over the concrete option, which is expected to last 25-30 years. Smith replied that besides the lower initial cost of the asphalt, staff believes asphalt will be easier to maintain. Niermeyer elaborated that the asphalt can be patched, whereas repairing the concrete is more involved and more expensive.

Carr noted that the current concrete has not lasted as long as expected, and it appears that it was not poured to an appropriate thickness over all parts of the lot. The unique geological issues of the property are also an issue. Carr said that Matt Kriete of ESS recommended the asphalt. Niermeyer noted that the geotextile that will be inserted below the asphalt will increase its durability and the ease of repairing the asphalt versus repairing concrete. However, he believes that if the concrete is taken out and replaced correctly, the parking lot will not experience cracking to the same extent as the current lot.

To gauge potential inconvenience to patrons, Webber asked if the length of the lot closure would differ depending on which option is selected. Barrett said that the concrete would likely take longer, as all of the old concrete must first be removed. If the asphalt overlay is selected, the old concrete will be ground down but not completely removed.

Richards asked if another asphalt overlay can be done when the first one reaches the end of its lifespan. Smith said that the surface could be milled down and another asphalt overlay poured at that time.

Harrison referred to a handout distributed by Kriete at the last CLD meeting and asked why Option A1 (Partial Concrete Replacement) was not recommended. Smith replied that it would cause less

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inconvenience to patrons to fix the entire lot at the same time, rather than doing a partial fix that would continue to require occasional patching on the portions that were not replaced; furthermore, the contrasting shades and seemingly random positions of the areas of new and old concrete will give the lot a untidy look.

Baka asked what recourse the library has against the company that poured the original concrete. Carr stated that staff is following up with the library's attorney.

ACTION: Webber moved, Breyfogle seconded recommending the Regional Board accept the proposal for a complete asphalt overlay of the south parking lot. The motion passed.

Reconfiguration of CPL South Parking Lot: Breyfogle asked if the pavers can be reused once they are extracted for the asphalt overlay. She noted that they are distinctive and cost a significant amount of money. Smith said that the Board does not need to rush a decision about whether or not to reuse the pavers. However, to include the pavers in the new parking lot surface but use a concrete base and different mortar to prevent uneven settling, it would cost around \$20,000.

Baka said that she would not expend \$20,000 to reset the pavers and is in favor of using eye-catching paint instead. She suggested reusing the pavers in another creative way. Harrington suggested the library consider new technologies such as epoxy overlays, which can currently be seen at the intersection of Stadium and Providence ("brick" crosswalks). There was agreement among the Trustees that the pavers not be reset and other means of highlighting the ramp entrance be explored.

Breyfogle asked staff to explain the unique geological conditions in the library's property. Barrett replied that ESS soil testing showed complex soil conditions that change frequently throughout the property. Harrington agreed that he has seen great soil variation in the area, and added that the problem with highly varied soil conditions is water control.

The committee discussed the installation of curbs around the planted beds to redirect water flow. Harrington explained that the clay soil in the beds prevents storm water from soaking into the ground and the water instead flows along under the lot and causes damage due to freezing and thawing, so curbs are needed to divert water into other channels. Bolton clarified that Allstate Engineering had previously suggested pursuing a storm water variance for any work to reconfigure the parking lot, but if Allstate Engineering's project is rolled into the repairs overseen by ESS, then no variance will be needed because ESS intends to meet the requirements of the storm water ordinance. The Trustees indicated general agreement that the curbs should be installed.

Smith noted that probable costs listed for the reconfiguration options do not include costs to comply with the City's storm water ordinance, nor the list of options on the second page of the memo. In response to an inquiry from Webber, Barrett explained that a "monumental sign" is typically a free-standing sign used to identify a business or organization along a roadway. She noted that, if the Board elects to change the lot entrance to the south drive, a new monumental sign may be called for near the southeast corner of the property.

Richards asked if the parking lot congestion and safety problems are severe enough to merit the loss of 6-8 parking spaces. Webber stated his support for increased safety at the expense of 6-8 spaces. Carr noted that the library has only had minor incidences in the last ten year. She asked the Board to consider some unintended consequences of reconfiguration, such as difficulties in approaching the book drops in their current locations. Smith noted another consequence: utilizing the south drive as the entry will cause more traffic to drive through the school crossing on Garth. Barrett elaborated that a PR issue may be inadvertently created if patrons don't see any tangible improvement from

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reconfiguration. She noted that some patrons would likely be in favor of losing 6-8 spaces if all of the remaining spaces could be widened slightly.

Webber suggesting asking University of Missouri Parking and Transportation Services Director Jim Joy take a look at the parking lot. Webber also suggested that the compact car parking next to the stairs be eliminated.

Gerding suggested utilizing a bright flag or banner to attract patrons to the ramp.

In response to the suggestion that the north drive be closed, Bolton said the Fire Department would likely not allow the closure.

Breyfogle recommended doing advance PR before the lot has to be closed for the repair work or reconfiguration, emphasizing the benefit that patrons can expect. Richards suggested explaining any changes by using the wording, "While the lot is being resurfaced we are taking the opportunity to..."

The committee directed staff to work with Allstate Engineering to do further research into reconfiguration Option 1 from the memo in the Trustees' packets, including testing of large vehicles' turning radii, and bring that information back to the CLD Board. The committee indicated their lack of interest in pursuing any further research into Option 2.

Harrison expressed his support for continuing to explore minor improvements, as listed in Option 3. Smith noted that some small-scale improvements are already being investigated, such as an informational sandwich board at the top of the stairs providing patrons with tips on how to be safe and ease congestion in the lot. Barrett said that staff can look into Gerding's idea for a flag or banner. She added that she believes the changes suggested by the Board in 2007-08 were helpful and made a positive improvement in the parking lot, despite the fact that the pavers do not stand out as much as anticipated by the Trustees. Barrett believes that many more people are using the ramp and dropping off patrons at the end of the ramp. Carr added that patron complaints about the parking lot have dropped significantly since the lot and ramp were reconfigured in 2008.

Miscellaneous

Carr informed the Board that she has spoken with a patron numerous times over the past year who has concerns about CPL's accessibility. The patron says she cannot use the stairs and believes the ramp is too long. She feels unsafe parking in the north lot and crossing Broadway. Carr has offered to have staff members meet the patron at the bottom of the ramp to assist her into the building. Carr has offered home delivery service. The patron would like an outside elevator installed. The patron has contacted the ADA Coordinator at MU and her City Councilman. The Board discussed the options the library currently provides and staff mentioned some new ideas that have been debated. Sievert stated that she understood from working on campus that outside lifts or elevators were very problematic. Carr responded that a lift would need a key to operate, and she is concerned about younger library patrons playing on the equipment. Carr stated that she has a meeting with the patron this Wednesday (October 12), and may request direction from the Board afterward. The Board expressed their general agreement that Carr had offered a significant number of alternatives to the patron.

Public Comment

No members of the public were in attendance.

Adjournment

Hearing no further business, Gerding adjourned the meeting at 7:09 p.m.

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Minutes recorded by Amanda Burke, DBRL Staff

Jim Jones, Board Secretary