

Minutes—Draft
DIXON PUBLIC LIBRARY DISTRICT
GOVERNING BOARD OF LIBRARY TRUSTEES
7:00 P. M., WEDNESDAY, June 8, 2016,
REGULAR MEETING

MEETING LOCATION
DIXON CITY COUNCIL CHAMBERS
600 EAST A STREET, DIXON, CA 95620

1. Call to Order
Ms. O'Halloran called the meeting to order at 7 pm
2. Business meeting
 - a. Pledge of Allegiance
Pledge of Allegiance said
 - b. Roll Call
Trustees
Caitlin O'Halloran, President—present
Guy Garcia, Vice President—present
John Gabby, Clerk—present
Melissa Maseda, Member—present
Joe Dipaola, Member—absent

Staff
Steve Arozena, Library Director—present
3. Notice to the Public
None
4. Correspondence
None
5. Consent Agenda
None
6. Public Comment
None
7. Guests & Presentations

8. Director's Report

Library Activities

Mr. Arozena stated that the Summer Reading Club has begun and the first special performer, Timothy James, a magician from Livermore, came and drew 105 attendees. At the end of the first week, 421 children have signed up for the reading club. Last year's total was 452. Mr. Arozena said that Jim, the Youth Services Librarian, has been promoting the reading club in public and private schools and signing up children at those locations. Mr. Arozena stated that he has signed up for a class on getting grants for libraries. He stated that the budget approval will be delayed until July as the library is still waiting for some estimated costs from other sources. The budget needs to be approved and submitted to Solano County by 8/31.

9. Continuing Business

Update on Miller Building and other properties

Mr. Arozena stated that he was instructed to look at options for the Miller Building and other properties that the library owns at the last Board meeting. He referred the Board to a plat map of the library's properties. He stated that the library paid \$489,000 for the Miller Building in 2008, the Lefever property in the same year for \$665,000, and the Pereira property cost \$307,000. Mr. Arozena said he talked with the Solano County Assessor's office to see what the current valuation of the properties are and was told that government buildings and properties are not assessed for value.

Mr. Arozena said that there is a conflict between the 2013 report done by Paul Roberts, Vallejo architect and ZFA, a structural engineering firm that looked at the building earlier in 2016. ZFA was concerned that the building may be built using unreinforced masonry, which is notoriously unstable in earthquakes. ZFA estimated that a retrofit of the building could cost upward of \$1 million if that is the case. Mr. Arozena said that despite a lack of recent earthquake activity near Dixon that a 6.5 temblor in 1892 caused some damage here and extensive damage in Winters and Vacaville. That quake's epicenter was only 6 miles west of Dixon. Mr. Arozena said he spoke with Fred Turner, an engineer from the State Seismic Commission about how best to determine whether a building is made of reinforced or unreinforced masonry. He said that a structural engineer should be able to tell visually, by using push-pull tests to determine support strength, or by doing radiographic or thermographic tests. Without giving specifics, he said that the tests are expensive. He suggested going to three structural engineers who do those types of tests to get estimates. He asked the engineer from ZFA if they could do the tests—he was told that he knows about the tests and would get back to us. Mr. Gabby suggested that we need to know what the structural integrity of the building is even if we decided to sell it. Mr. Arozena said that in the event of the building not being salvageable that he talked to Double D Demolition in Vacaville and that the cost of knocking down the building and taking away its remnants would be \$15-20,000. He said that when that option was raised at a library staff meeting that the reaction to the possibility of demolishing the building was quite negative and that he hopes it would be only exercised as a last resort.

Mr. Arozena said that he had a meeting with the city manager, the economic development person for the city and the community development director. The city is open to either a joint venture with the library or to perhaps purchase land from the library

to expand the park. They were also interested in the vacant library properties as a possible location for relocating the building at 1120 North First and developing it as a local history museum with the Dixon Historical Society. Mr. Arozena also discussed as another option the development of an amphitheater for public programs to be used by both the city and the library. He pointed out that it is a prime location for such a site and that there is nothing in Dixon comparable. Mr. Arozena said that the library still needs more space, more office space, study rooms, and a better place for its programs. He said that at this point the library has \$560,000 cash in treasury and that the cost of the properties that the library owns was \$1.5 million a decade ago. Mr. Gabby gave Mr. Arozena the direction to continue investigating what it would cost to find out how safe the Miller Building is and that there would be backlash against tearing down a historical building downtown. Mr. Garcia said that the future of the properties all hinges on how structurally sound the building is and that things will fall into place once that is known. Ms. O'Halloran said that the next step is to find out how structurally sound the building is. Mr. Garcia asked for public comment. Susan Werrin said it would be best to find out by a definitive test how the building was constructed. She asked Mr. Arozena what test that would be and he said thermal or radiographic tests can be done. She pointed out that the building predates the Carnegie, which is on the National Register of Historic Places and that there would be a portion of the community against tearing down the building. She also stated that the Carnegie is so close, that it could be damaged by knocking down the structure. She stated that she hopes that the initial report was correct and that the building is salvageable.

10. New business

Approval of minutes from May 12, 2016 meeting

Mr. Gabby moved that the minutes be approved. Mr. Garcia seconded. The motion passed 4-0.

Meeting adjourned.

Caitlin O'Halloran, Board President

John Gabby, Clerk

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