Columbia Library District  
Minutes, Meeting of July 5, 2012

Board members present were Julie Baka, Vice-President; Rosie Gerding, President; Lisa Groshong; Phil Harrison; and Jim Jones. Susan Breyfogle, MaryEllen Sievert and David Webber were absent. Also in attendance were John French, Matt Kriete of ESS, DBRL Director Melissa Carr and staff members Elinor Barrett, Amanda Burke, Russ Niermeyer, Jim Smith and Mitzi St. John.

Call to Order
Gerding called the meeting to order at 5:34 P.M. in the Virginia G. Young Room of the Columbia Public Library.

Roll Call and Determination of Quorum
A quorum of members was present.

Public Comment
There was no comment from the public in attendance.

Gerding thanked the Board for re-electing her and noted that she will miss the July 12 DBRL Board meeting.

Approval of Minutes
Gerding asked for corrections or changes to the minutes from June 14, 2012. Hearing none, she declared the minutes approved as written.

South Parking Lot Bids
Kriete reported two bids were received: one for an asphalt overlay and the other for replacement of the concrete. Although both bid amounts were higher than estimated, the bid for the asphalt overlay is within the budgeted amount for the project. Kriete updated the board on the discussions that he and Dan Simon have had with City staff regarding the library’s plans and variance request.

Kriete and Simon recommend that the library revise the planned scope of work and omit the reconfiguration of the driveways. This action will reduce the amount of disturbed impervious surface and lessen the likelihood that the library will need to provide additional storm water detention. This would allow the library to seek an administrative variance rather than going to the board of Adjustments. Kriete noted that repaving work and the reconfiguration of the driveway can be done separately and the library would have the option of reconsidering this change when the City revises the storm water ordinance. Kriete recommended acceptance of Christensen Construction’s base bid for an asphalt overlay.

Gerding clarified that the board can choose to proceed with the driveway reconfigurations, but there is no possibility of obtaining an administrative variance in that situation and we’d have to seek a variance through the Board of Adjustment or comply with the current ordinance on storm water retention.

In response to a question from Gerding, Kriete noted that several potential bidders were busy with other projects. He noted that the amount of traffic through the library’s parking lot is significant. In order to maintain service to the public during construction, the work will be performed in phases, which adds to the expense of the project and may have deterred some potential bidders.

In response to a question from Gerding, Kriete stated that the asphalt should last about ten years and will need to be resealed every two years. Carr noted that the north parking lot is ten years old and Kriete said that it is holding up very well.
Jones inquired if the newly-laid asphalt would need to be torn up to create storm water retention areas if the board later decided to reconfigure the driveways. Kriete stated that the project would likely just require a rain garden.

Harris inquired what the bid estimate would be for an asphalt overlay if a rain garden was not required. Kriete stated that the cost of a rain garden was bid at approximately $6,000.

ACTION: Groshong moved, Jones seconded recommending to DBRL Board to stay with the asphalt overlay instead of the alternate concrete replacement. The motion passed unanimously.

ACTION: Baka moved, Harrison seconded recommending to DBRL Board that we accept the Base Bid for the asphalt overlay from Christensen Construction as the low and best bid. The motion passed unanimously.

ACTION: Harrison moved, Groshong seconded recommending to DBRL Board that they direct the Engineers and staff to delete from the parking lot plans any increase in impervious surface area and seek a city staff variance for the storm water. The motion passed unanimously.

ACTION: Jones moved, Baka seconded recommending to DBRL Board that they reject all bids for Alternate C. The motion passed unanimously.

Baka asked about the inquiries into the duration of the concrete poured in 2002. Carr stated that the contractor performed what was requested on the change order but some recompense may still be pursued via the architect.

**Update on Other CPL Projects**
Niermeyer announced that the tuck pointing project is proceeding well. The Secret Garden wall is nearly done and the entire wall around the south parking lot is finished. Barrett added that the contractor and their employees have been great to work with.

Kriete left the meeting.

In response to a question from Gerding, Barrett stated that the company is based in St. Louis but has a satellite office in Columbia. Many of the employees are local residents but some supplemental workers have come to Columbia for the duration of the job.

**Miscellaneous**
Gerding thanked everyone present for their cards and emails, and said that she was especially touched by hearing from library staff members.

**Public Comment**
There was no comment from the public in attendance.

**Adjournment**
There being no further business, Gerding adjourned the meeting at 6:05 P.M.

Minutes recorded by Amanda Burke, DBRL staff.

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Jim Jones, Board Secretary