

**Flathead County Library  
Board of Trustees Meeting Minutes  
Main Library  
October 25, 2007**

**I. Call to Order** – Hilde called the meeting to order at 3:00p.m. Present were Laura Long, Jerry Hanson, Dave Hilde, Anne Moran, Kala Lougheed, Jonathan Smith, Flathead County Attorney and Library Director, Kim Crowley. Staff members in attendance were Lisa Kean, Barbara Boorman, Julie Marotz, Greg Weatherly, Marilyn Campbell, and Jocelyne Bodden. Citizens of Flathead County included Fred Ricketts, Bob Lopp, Bill Kuehn, Doretha Merola, Pat Jarvi, N Kathryn Forden, Jackie Kieser, Michael Ober, Ivan Lorentzen, Kathy Lundgren, Richard Kuhl, Donna M. Jones, Lyndan Langstaff and daughter, Dorothy Laird, Margaret Davis, Marylane Parnell, and Paulette Lawrence.

**II. Approval of Minutes** - Moran moved to accept the minutes of September 20, 2007 with additions and Hanson seconded. Motion carried.

**III. Reports** –

**DEQ report** – Lougheed, Moran (30 minutes) Moran reported on the history of the site prior to Tidyman’s and passed photos from the DEQ. Moran handed out an inventory of the items in the environmental report she had reviewed. Moran had arranged for a conference call with Jeff Kuhn of the DEQ in order to hear the state’s position on the site.

**Financial Report** – Marr, Crowley – (10 minutes)

The Board was presented with the final financial report for Year-end FY07. The transfer amount for FY07 into the Library Depreciation Fund was \$82,959.82. They also received final reports for July, August & September of FY08 that show the library on track for spending. The cash balance is being closely monitored until the first half of the property taxes are paid in November. Hanson made a motion to accept all of the financial reports, Moran seconded and the motion carried.

**Meeting with FVCC President** – Moran, Hanson (10 minutes) Hanson reported on the meeting with Jane Karas that was attended by Hanson, Moran, Crowley and Marr. He read a letter he had composed to Karas regarding that meeting.

**Correspondence** – (20 minutes)

**How’d we do submissions** – Crowley spoke of the 300+ comments that have been received with a unanimous desire for the Tidyman’s site or at least in the downtown area. Several classes at St. Matthew’s school sent drawings of the new library at the Tidyman’s location.

**Heckathorn letter** – Long drafted a letter to the editor to address the concerns of the Heckathorns. Hanson suggested that the Board meet with the reporter to write another article with new information. Moran asked for time to

digest the letter and Hilde asked the members to read it and make a decision at the Strategic Planning Retreat on Oct. 30<sup>th</sup>.

Letters from Hileman and Clement regarding the location of a new library were presented to the Board since they were addressed directly to the Board.

Crowley received a letter from the Columbia Falls Library Association requesting that Long be removed from the Board because she no longer resides in Columbia Falls. Crowley checked with the county attorney and commissioners who advised that they did not want to remove Long from the Board and that we are not *required* to have a representative from each community.

**Director's Report**—Crowley reported on the meeting with the Columbia Falls Library Association regarding an interior remodel of the CF Branch Library. The Library Association had agreed to fund \$44,000 of the remodel cost. Crowley asked the Board if they would approve budgeting \$50,000 from the Library Depreciation Reserve Fund to fund the remainder of the remodel. Long made a motion to spend \$50,000 from the Depreciation Fund to remodel the Columbia Falls branch. Hanson seconded and the motion carried. *Addition to Director's report: Moran asked to be consulted regarding the future purchases of self-check machines.*

**IV. Open Time for Persons to Address the Board** – (30 minutes, if needed)

Numerous citizens addressed the Board with their opinions of the best location for a new library as well as concerns about the roof at Tidyman's, the ability to serve the least mobile, the traffic on Hwy 93, availability for the kids & seniors and the possibility of other downtown locations.

**V. Old business** - (40 minutes)

**New main library site – action** – Hilde addressed the public to say that the Board has for many years looked for a downtown location with no luck. FVCC offered land for a new library but then the Tidyman's property came available. Lougheed and Moran agree that they are not ready to make a decision until all the facts are on paper. Hanson stated that he will not agree on the Tidyman's site unless the DEQ writes a letter stating that there will be no further action by the state.

Hanson asked about the progress with the debt collection company. Crowley said they are working with the vendor to get the printer working before they proceed.

Moran asked about the microfilm reader in Whitefish and was informed that they were just about ready to be up and running.

**VI. New Business** – (40 minutes)

**Developer update** – WM Capital Group (Patrick Murphy & John Wilbur) John Wilbur of WM Capital Group presented a proposal to the Board that they have put the Tidyman's property in escrow and said they would conduct an environmental study to satisfy their own questions about the property. CTA Architects presented drawings of conceptual designs for the face of a library and possibilities for other areas in town. Wilbur asked the Board for a verbal agreement of their intent to get serious about this location in order to start due-diligence. Wilbur wants to know that the Board would move on the Tidyman's property if the environmental study checks out and if terms can be reached. Long

made a motion to enter into discussions with the developer with the end goal being acquisition of the Tidyman's property. Hilde called for a second and the motion died for lack of a second. Long motioned that the board continue talks with Mr. Wilbur to further explore his proposal. Hilde called for a second. Motion died for lack of a second.

**Review agenda for Strategic Planning Retreat** – Crowley reminded the Board of the retreat on Oct. 30<sup>th</sup>.

**VII. Adjournment** – The meeting was adjourned at 6:45pm.

Next meeting will be at the Bigfork Branch, Dec 5th, 2007 at 6:00pm.

Respectfully submitted, Karen Marr

## **ADDENDUM APPROVED BY BOARD 1/24/2008**

Jeff Kuhn gave a “brief overview” of the Tidyman’s property. There were three bulk plant facilities on the property bordering the railroad; very common in Kalispell and across the state. Soils in Kalispell are very fine-grained and when the clean-up took place they dug out the worst contaminated soil. They could see the petroleum in the excavation site. There was oil leaking into the fibre optic vault on the property and it was steam cleaned when Tidyman’s was built. There is not fire explosion hazard now. DEQ is aware of residual contamination and they hauled a lot of it away when initial remediation was done. This is no different than many sites in Kalispell; these were large facilities and the utility corridors helped transmit contamination. This is not an unusual situation but DEQ cannot close the site; they can only monitor. Over time biologically the contamination may go away; all we can do now is monitor. DEQ does not feel it is appropriate to go in and clean up because the soil is not being disturbed. They are not interested in opening it up; only if there is construction/development at a later date. The property is already developed, they don’t see a need to go in and create more problems. They have watched as surrounding buildings were developed to make sure there were no problems—they don’t want to create more problems. Sites are eligible for reimbursement from the State’s monitory fund. May have to wait 6 -12 months for reimbursement. Whoever purchases the property would be responsible for future monitoring and clean-up that there started under the footprint of the 3 bulk plants. This is one of 1600 open files in the state and the DEQ is not requiring any active remediation on this one. If the County purchases the property they are liable. Jeff works for the remediation division not the fund division. The fund division could be contacted to find out exact amounts of remediation dollars available for this site. When asked “what if we are only purchasing the footprint of the actual building?” Kuhn responded that that would be a different scenario. He suggested we do our own assessment—do geo-technical borings of the exact footprint that you would purchase. There is less contamination further away from the bulk plant footprints. If you were to do your own assessment, you’d know exactly what you are getting into.