

UPPER SAN JUAN LIBRARY DISTRICT
BOARD OF TRUSTEES MEETING MINUTES

May 20, 2026

The meeting was called to order by Vice President Katie Cloudman at 4:00pm. Director Barb announced that the board will return to meeting in person in July of this year. The agenda of the meeting was approved as written. The minutes of the April 15, 2026 meeting were approved as written. Gayle Dixon/David Hamilton.

Recently there have been positive comments in the Pagosa Sun newspaper regarding the library update.

New business: The Friends of the Library book drive took place last week. The group has a new board member, Julie Fox. Director Katie continues to work on donor relations, as well as possible grants for the library renovation project. To date, Katie has heard back from one grant organization.

Two presentations were made regarding Certificates of Participation, a financial instrument available to special districts in Colorado and an option for the library as we struggle to complete fundraising for the new building. Jason Simmons of Hilltop Securities and Joseph McLiney of McLiney and Company each gave a presentation to the board regarding their services. The fees for service are \$35,000 for Hilltop and \$22,000 for McLiney and Company. Their firms would act as advisors regarding securing the additional financing for the library building project. It appears as though we need an additional 1.2 to 1.4 million dollars, to be repaid over 15 years or less. However, the library needs to have the flexibility of getting out of the payment contract early if we receive the necessary donations. The library project requires additional funding by September 2026, without voter approval, and requires the flexibility of refinancing within five years. Joseph McLiney indicated he could complete the project within 45 days and the library would have the flexibility of retiring the debt early at no charge.

Director Barb suggested the board choose the consultants today. Board member Gayle Dixon suggested we need seven days to do our due diligence in selecting the vendor. She will check the vendor's references and look at their fee and interest rates. Gayle will need copies of all resolutions. The board will have a special meeting on Wednesday, May 27th at 4:00pm to make the final decision.

Financial Report: David Hamilton indicated that the library financial report looks good. The areas where expenses have risen is expected for this time of year.

Director's Report: The children's summer reading program begins June 1 and ends August 30. Our new children's librarian, Saira, has been a wonderful addition to the staff. She has added a

weekly Baby Storytime to the children's programming and two additional large one-time events, Super Mario Bingo and Preschool Pasta Art. Saira also visited a number of local businesses to solicit donations for summer reading and two businesses have already agreed to participate.

Congratulations to librarian Taylor for being accepted into this year's Colorado Association of Libraries Leadership Institute cohort. The library staff and patrons are so proud of this amazing achievement by Taylor. She will bring home many ideas on how to grow our library.

The library recently closed for two days for the electrical connection of the new and old building. The electricians finished on time and we were able to reopen the library on the third day.

The Library Foundation has added three new members with strong backgrounds in fundraising. They will raise the remaining \$1 million needed for construction. Joseph McLiney and Jason Simons were interviewed at today's meeting, as indicated previously in the meeting minutes.

Construction Report: The library has applied for a solar grant, requesting the full \$100,000. This would include a battery backup system. The exterior library sign replacement plan has been modified due to the cost. The library will be closed the week of June 15 for construction requirements. After inadvertently hitting a geothermal line under the parking lot, things have gone more smoothly. Conduit is in place to bring the fiberoptic across the alley and into the library building. Trenching and conduit for the EV chargers will be part of the parking lot plan, as well.

The interior continues to come to life with colorful walls, cabinetry and flooring. The children's room rubber flooring in patterns of color is especially cheerful. Late next month we will switch to service in the new addition while the workers turn their attention to remodeling the old section. Our new program room tables and service desk will arrive mid-May and be assembled during the transition period.

Unfinished business: The library public comment policy was presented to the board for the second time and the policy passed unanimously. David/Al

The library grand reopening is currently planned for sometime after September 1, 2026.

The next library board meeting is June 17, 2026. A special meeting of the library board will be held on Zoom next week, May 27th, 2026.

A motion to adjourn the meeting at 5:30 was presented and passed. Sheri Spears/Marcie Taylor

Respectfully submitted,

Marcie Taylor Recording secretary