

Record of:	Study Session
Held:	Wednesday, July 10, 2019, 9:30 a.m., via Conference Call
Attendance:	This meeting was held as scheduled and in accordance with applicable statutes of the State of Colorado, with the following members present: Trustees: John Beckwith, Ron Cole, Sean Duffy, Lawrence Falter, Bob Morris, Meghann Silverthorn, Louise Wood Also present were: Bob Pasicznyuk, Patti Owen-DeLay
Call to Order:	Public: 9:32 a.m.
Items of discussion: Admin/Services Building	<p>President Duffy called the meeting to set geographical direction for Bob and staff with an admin/services building. Secondly, to get a general update on where we are with options.</p> <ul style="list-style-type: none"> • Geographic Parameters – is out of county okay? <ul style="list-style-type: none"> • Library construction is expense – \$600 • Office construction is much cheaper • How do we deploy PSM while maximizing the money? By end of 2019, we will have \$16m for capital toward this project. • Options: <ul style="list-style-type: none"> - economical purchase of existing building - building an office with purchase of land - building on the property we own <p>Question for the board – is there an issue (optics or other) with having this admin/service building outside the county. This would be all admin/service personnel.</p> <p><u>Bob M</u> – No problem going outside Douglas County into Arapahoe County. Most important is access. Would prefer Douglas County.</p> <p><u>Meghann</u> – Prefer not to go outside county. If killer deal need to look at. Would prefer not to change staff location.</p> <p><u>Lawrence</u> – Stay in Castle Rock. Staff close to one of our locations, which are all within the county. Of course, consider access. No out of county. Would like to see numbers that justify that. Negative optics from Town of Castle Rock and Partnership. Consider south of county.</p> <p><u>John</u> – Agree with Meghann and Lawrence. Blacklash concerns including BOCC. Keep in library – lose touch with library services/operations. Work to</p> <p><u>Ron</u> – Opposed to going outside of Douglas County. As far as staying in library or not, management decision.</p>



STUDY SESSION RECORD

Louise – Don't feel so strongly about it, but would defer. Surprised we are still talking about an admin/service center being outside of library. Access should be a primary concern. I-25 and C-470 location (LT North).

Sean – 99.95% opposed to leaving the county. Pull together economic development people and put them to work to help us. Make them part of our search team would be good for us.

- Potential new construction

Bob – Looking at dirt in CAP and C-470/Chamber because it is cheaper than building on lot we own.

Looking at a lease option would give more \$ to PSM now, and then delay the costs to later. We are looking for ownership.

John – County demographer – not just Castle Rock, but Sterling Ranch along with admin/service center. Keep big picture in mind.

Bob M. – Primary focus is access.

- Recap

Consensus – stay in Douglas County absent some amazing opportunity that we should discuss. Instruct broker to stay in county and find a building already built.

Adjournment:

The Study Session ended at 9:30 p.m.