

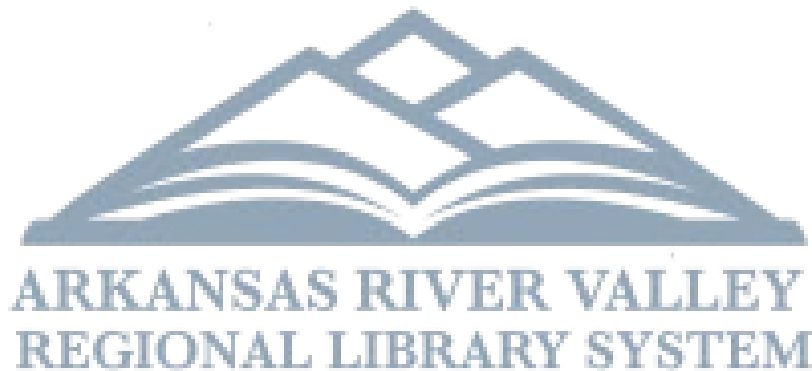
Johnson County Public Library
Special Board Meeting: Cost Analysis
Minutes
August 29, 2022

Present over Email: Reagan Eisele, Alvin Mason, Alicia Merritt, Heather Patton, Sterling Penix, James Ritchie, Misty Hawkins, Kathy Jones, and Herman Houston.

New Business:

A). At the recommendation of Judge Houston, Patton, Mason, and Eisele voted to approve hiring Chris Hartsfield with Allison & Partners for a cost analysis comparison between an expansion remodel of current library facility and a remodel of a building the sizing equivalent of Fred's, which will be paid out of the library checking account.

- See attached emails for reference.



Respectfully submitted,
Alicia Merritt, Secretary

Heather Patton

Oct. 20, 2022

Cost Analysis Recommendation

12 messages

James Ritchie <jcpl72830@gmail.com>

Mon, Aug 29, 2022 at 8:05 AM

To: Alicia merritt <alicia.b.merritt@gmail.com>, Alvin Mason <alvin@apexai.net>, Heather Patton <hpatton@ar5thjudicial.org>, Herman Houston <johnsoncountyjudge@gmail.com>, Misty Hawkins <arvrls.director@gmail.com>, Reagan Eisele <reagan.highfill@gmail.com>, Sterling Penix <sterlingpenix01@gmail.com>

Morning,

Judge Houston has recommended that we do a cost analysis comparison between remodeling/expansion of our current facility and building a new library the sizing equivalent of something similar to Fred's.

Jones suggests we hire Chris Hartsfield with Allison & Partners out of Little Rock, due to his familiarity with our library facility and needs.

If you are all in agreement with this plan of action, we will need your approval to hire and pay Chris Hartsfield out of the library checking account.

Thank you for your time and consideration,
Jimmy

James Ritchie <jcpl72830@gmail.com>
To: Misty Hawkins <director@arvrls.com>

Mon, Aug 29, 2022 at 8:06 AM

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James Ritchie

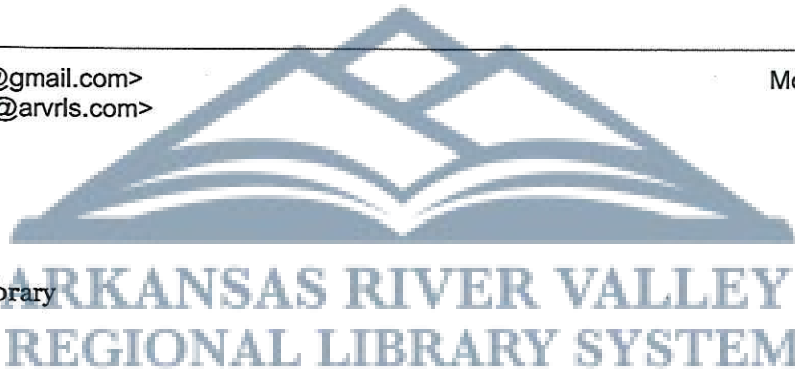
Branch Manager

Johnson County Public Library

2 Taylor Circle

Clarksville, AR 72830

1-479-754-3135



Heather Patton <HPatton@ar5thjudicial.org>

Mon, Aug 29, 2022 at 8:43 AM

To: James Ritchie <jcpl72830@gmail.com>

Cc: Alicia merritt <alicia.b.merritt@gmail.com>, Alvin Mason <alvin@apexai.net>, Herman Houston <johnsoncountyjudge@gmail.com>, Misty Hawkins <arvrls.director@gmail.com>, Reagan Eisele <reagan.highfill@gmail.com>, Sterling Penix <sterlingpenix01@gmail.com>

I am in agreement but only because it gives a point of reference for comparison purpose.

I still believe that purchasing and developing property surrounding our existing property is our first choice and more representative of the board's vision for the library's future.hp

Sent from my iPhone

> On Aug 29, 2022, at 8:05 AM, James Ritchie <jcpl72830@gmail.com> wrote:

>

>

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Alvin Mason <alvin@apexai.net>

Mon, Aug 29, 2022 at 8:57 AM

To: Heather Patton <HPatton@ar5thjudicial.org>, James Ritchie <jcpl72830@gmail.com>

Cc: Alicia merritt <alicia.b.merritt@gmail.com>, Herman Houston <johnsoncountyjudge@gmail.com>, Misty Hawkins <arvrls.director@gmail.com>, Reagan Eisele <reagan.highfill@gmail.com>, Sterling Penix <sterlingpenix01@gmail.com>

I agree with Heather. I also want to throw this out. Are we ready to hire someone for this. We have not even discussed as a board what we want as far as the remodel/expansion. I would think we would need to know this before we hire someone.

Thanks,

Alvin
[Quoted text hidden]

Reagan Eisele <reagan.highfill@gmail.com> Mon, Aug 29, 2022 at 9:37 AM
To: Alvin Mason <alvin@apexai.net>
Cc: Heather Patton <hpatton@ar5thjudicial.org>, James Ritchie <jcpl72830@gmail.com>, Alicia merritt <alicia.b.merritt@gmail.com>, Herman Houston <johnsoncountyjudge@gmail.com>, Misty Hawkins <arvrls.director@gmail.com>, Sterling Penix <sterlingpenix01@gmail.com>

Alvin makes a good point about Mr. Hartsfield needing some clarity. Are we comfortable reaching out to him about the job and providing more details for him later? If he's familiar with the facility it makes sense to lock him in but as Alvin pointed out, he can't very well do an accurate analysis until we get him some details.

Sent from my iPhone

> On Aug 29, 2022, at 8:57 AM, Alvin Mason <alvin@apexai.net> wrote:
> I agree with Heather. I also want to throw this out. Are we ready to hire someone for this. We have not even discussed as a board what we want as far as the remodel/expansion. I would think we would need to know this before we hire someone.
[Quoted text hidden]

Sterling Penix <sterlingpenix01@gmail.com> Mon, Aug 29, 2022 at 10:02 AM
To: Reagan Eisele <reagan.highfill@gmail.com>
Cc: Alvin Mason <alvin@apexai.net>, Heather Patton <hpatton@ar5thjudicial.org>, James Ritchie <jcpl72830@gmail.com>, Alicia merritt <alicia.b.merritt@gmail.com>, Herman Houston <johnsoncountyjudge@gmail.com>, Misty Hawkins <arvrls.director@gmail.com>

Good morning Friends,

I am in the process of being sworn on.

Once I am official ... I will jump into the visit.

Best wishes ,

Sterling P.

Sent from my iPhone

> On Aug 29, 2022, at 9:37 AM, Reagan Eisele <reagan.highfill@gmail.com> wrote:
>
> Alvin makes a good point about Mr. Hartsfield needing some clarity. Are we comfortable reaching out to him about the job and providing more details for him later? If he's familiar with the facility it makes sense to lock him in but as Alvin pointed out, he can't very well do an accurate analysis until we get him some details.
[Quoted text hidden]

Heather Patton <HPatton@ar5thjudicial.org> Mon, Aug 29, 2022 at 10:46 AM
To: Kathy Jones <jkjones1142@centurytel.net>
Cc: Jimmy <jcpl72830@gmail.com>

Can you address these concerns?hp
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James Ritchie <jclibrary72830@gmail.com> Mon, Aug 29, 2022 at 2:14 PM

To: alicia.b.merritt@gmail.com, Alvin Mason <alvin@apexai.net>, Heather Patton <hpatton@ar5thjudicial.org>, Herman Houston <johnsoncountyjudge@gmail.com>, reagan.highfill@gmail.com, Sterling Penix <sterlingpenix01@gmail.com>, Jimmy Ritchie <jcpl72830@gmail.com>, director@arvrls.com

Afternoon,

Kathy Jones has responded to Alvin and Reagan's questions about the cost analysis recommendation, which I've forwarded to everyone in this email thread.

Sincerely,
Jimmy

----- Forwarded message -----
From: <jkjones1142@centurytel.net>
Date: Mon, Aug 29, 2022 at 12:04 PM
Subject: RE: Cost Analysis Recommendation
To: James Ritchie <jclibrary72830@gmail.com>

Let me try and address some of your concerns.

What the judge is requesting is something from an outside source defending the purchase of surrounding property. He is going to need to justify why the library is going to spend in excess of \$500,000 for surrounding property and then tear them down. He is in no way disputing the direction and vision the board has for the future of the library.

I suggested Chris Hartsfield, because he did the drawings for the 4,000 square foot expansion that was done in 2019. I think he will be able to give a cost estimate on the approximate 5,000 square feet of new space versus remodeling of the Fred's building. Chris will only be used for a cost analysis project. Hiring an architect for the project is a bidding process that will need to be advertised.

I suggest that you use your library checking for this purpose because the board makes the decision how and when to use the discretionary funds. The library paid around \$3,000 for the previous plans and I would think this analysis would not exceed that amount. Also, your County Judge has made this request and I suggest that you honor his request.

If you have any further questions, please do not hesitate to contact me.

Kathy
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The logo for the Arkansas River Valley Regional Library System features a stylized mountain range with three peaks. Below the mountains, the text "ARKANSAS RIVER VALLEY" is written in a large, blue, serif font, and "REGIONAL LIBRARY SYSTEM" is written in a smaller, blue, serif font below it.

—
James F. Ritchie
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Reagan Eisele <reagan.highfill@gmail.com>
To: James Ritchie <jclibrary72830@gmail.com>

Mon, Aug 29, 2022 at 3:01 PM

Cc: alicia.b.merritt@gmail.com, Alvin Mason <alvin@apexai.net>, Heather Patton <hpatton@ar5thjudicial.org>, Herman Houston <johnsoncountyjudge@gmail.com>, Sterling Penix <sterlingpenix01@gmail.com>, Jimmy Ritchie <jcpl72830@gmail.com>, director@arvrls.com

That was very helpful! Thank Kathy for me for the excellent explanation.

I'm fully in favor of the cost analysis.

Sent from my iPhone

On Aug 29, 2022, at 2:14 PM, James Ritchie <jclibrary72830@gmail.com> wrote:

[Quoted text hidden]

Alvin Mason <alvin@apexai.net>

Mon, Aug 29, 2022 at 3:23 PM

To: James Ritchie <jclibrary72830@gmail.com>, "alicia.b.merritt@gmail.com" <alicia.b.merritt@gmail.com>, Heather Patton <hpatton@ar5thjudicial.org>, Herman Houston <johnsoncountyjudge@gmail.com>, "reagan.highfill@gmail.com" <reagan.highfill@gmail.com>, Sterling Penix <sterlingpenix01@gmail.com>, Jimmy Ritchie <jcpl72830@gmail.com>, "director@arvrls.com" <director@arvrls.com>

It sounds like we are going to ask them for 3 different costs. Remodel library, remodel Fred's and then build new. Is that correct?

Thanks,

Alvin

[Quoted text hidden]

James Ritchie <jcpl72830@gmail.com>

Mon, Aug 29, 2022 at 3:33 PM

To: Alvin Mason <alvin@apexai.net>

Cc: James Ritchie <jclibrary72830@gmail.com>, "alicia.b.merritt@gmail.com" <alicia.b.merritt@gmail.com>, Heather Patton <hpatton@ar5thjudicial.org>, Herman Houston <johnsoncountyjudge@gmail.com>, "reagan.highfill@gmail.com" <reagan.highfill@gmail.com>, Sterling Penix <sterlingpenix01@gmail.com>, "director@arvrls.com" <director@arvrls.com>

Alvin,

I misunderstood Kathy when she explained it to me.

It'll be a cost comparison of a remodel of our current library facility and a remodel of a building the sizing equivalent of Fred's.

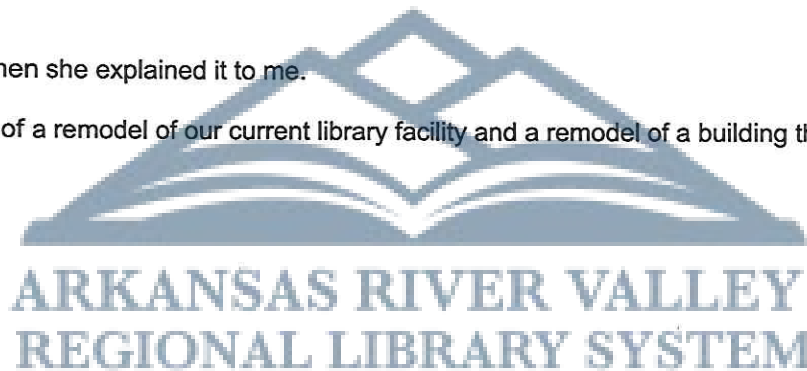
Jimmy

[Quoted text hidden]

-

James Ritchie

[Quoted text hidden]



Alvin Mason <alvin@apexai.net>

Mon, Aug 29, 2022 at 3:35 PM

To: James Ritchie <jcpl72830@gmail.com>

Cc: James Ritchie <jclibrary72830@gmail.com>, "alicia.b.merritt@gmail.com" <alicia.b.merritt@gmail.com>, Heather Patton <hpatton@ar5thjudicial.org>, Herman Houston <johnsoncountyjudge@gmail.com>, "reagan.highfill@gmail.com" <reagan.highfill@gmail.com>, Sterling Penix <sterlingpenix01@gmail.com>, "director@arvrls.com" <director@arvrls.com>

That makes more sense.

Thanks,

Alvin

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