

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Library Expansion

DEPARTMENT: Library & Leisure Services **DIVISION:** Library Services

AUTHORIZED BY: J. Blama **CONTACT:** J. Suzy Goldman **EXT.** 1605

Agenda Date <u>7/26/05</u> Regular <input type="checkbox"/> Consent <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input checked="" type="checkbox"/> Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

Update on library expansion.

BACKGROUND:

On May 24, 2005 staff presented to the Board of County Commissioners several options for expansion of the public library system. Though no specific plan was selected, staff was directed to report back to the Board regarding options for a survey of County residents on public library services and a review of the library impact fee. There was a consensus to authorize the Chairman to contact each city to determine the interest in locating a library within the city and if so, where it might be located and the willingness to mitigate possible higher land costs.

Population Survey

A telephone survey is the preferred method to determine the perception of Seminole County residents regarding public library service and the possible need for expanding current services and space, as well as adding new services. Based upon the size of the population and the need for statistical validity, a telephone survey can be conducted in a manner that ensures that the required number of respondents for an accurate sampling is attained. The Library Services Division Fiscal Year 2004/05 Budget has \$25,000 available for this survey.

The State Library of Florida will also conduct focus group sessions at no charge to the County. Though these sessions do not ensure statistical validity, they may provide insight into how library users and non-users perceive the current level of service.

Reviewed by:	_____
Co Atty:	_____
DFS:	_____
Other:	_____
DCM:	<u>SS</u>
CM:	<u>JL</u>
File No.	<u>BLLS01</u>

Staff requests direction on conducting the telephone survey and/or focus group sessions.

Library Impact Fee

The Library Impact Fee was adopted on April 9, 1991, and became effective in both the unincorporated area and in the incorporated municipal areas on June 1, 1991. The fee of \$54 per residential dwelling unit is based upon collection items only and is calculated on a standard of 1.0 book per capita. Buildings, furnishings and/or equipment were not included. The fee is effective countywide, with provision made for municipal contribution credits in the event of a City's enactment of its own public library impact fee. A municipal credit results in no County library impact fee within the City of Altamonte Springs. Currently 38,471 residents of the City of Altamonte Springs are registered as Seminole County Public Library patrons. This is 91% of the city's total population.

If a new level of service is adopted, such as 2 books per capita and/or .5 sq. ft. per capita, the revenue collected based upon the revised impact fee may be used to address growth only. The revenue would not be available to fund level of service deficits that may need to be corrected as a result of adoption of the higher standards.

The Planning & Development Department's Fiscal Year 2004/05 Budget has \$35,000 available for a study of the library impact fee. Staff requests direction on conducting this study.

Response to the Chairman's Letter

The cities of Oviedo and Winter Springs responded to the Chairman's letter. (See attached letters.)

Oviedo

The City of Oviedo adopted in mid-May a resolution endorsing the relocation of the East Branch Library to the City's new downtown development. The City is also willing to help mitigate higher land costs related to the proposed location.

Winter Springs

The City of Winter Springs adopted on July 11, 2005 a resolution endorsing the location of a new public library in the Town Center. The City, however, is not interested in mitigating higher land costs associated with this location.

Joint City/County Advisory Committee

On June 15, 2005 staff reviewed with the Joint City/County Advisory Committee the options for expansion of the public library system presented to the Board of County Commissioners on May 24, 2005. (See attached Options for Library Expansion.) The Committee passed a motion supporting the plan recommended by the Mayors & Managers Subcommittee on Library Expansion (Option A) with the stipulation that discussions be held with the City of Altamonte Springs and incorporating their needs into

the plan. The Committee asked that further information be provided on possible uses for the existing library buildings.

Several cities requested that presentations be made to their governing boards regarding the need for library expansion. Staff requests direction on this request.

Recommendation

The possible expansion of the Seminole County Public Library System has produced much interest and discussion. On June 14, 2005 the Board approved the concept of offering educational DVD's/videos in expanded public libraries. Clearly, there is support at some level for expansion. In order to reach a consensus on the plan, the Board may consider the following:

Base an expansion plan on the results of the population survey.

Survey questions can be asked that will determine the expectations for public library service, as well as the attitude regarding relocation of branch libraries and the possible outcome a referendum.

Choose another county as a model.

In the 1980's representatives from both Osceola and Pasco Counties visited Seminole County Public Library System. These counties built similar buildings and developed service models that closely followed Seminole County policies and procedures.

The following centrally administered County public library systems in Florida have recently expanded and may serve as a model.

Hillsborough
Palm Beach
Volusia

THIS IDENTICAL LETTER WAS SENT TO THE MAYORS OF THE SEVEN CITIES IN SEMINOLE COUNTY

BOARD OF COUNTY COMMISSIONERS



May 27, 2005

The Honorable John Bush
Mayor of Winter Springs
1126 E. State Road 434
Winter Springs, Florida 32708

Dear Mayor Bush:

The Board of County Commissioners continues to work on developing an appropriate plan for the expansion of our library system in Seminole County. At the last BCC meeting on May 24th, the Board was presented with a variety of options for expansion of the Seminole County Public Library System. The basic issues being considered by the Board include a) the level and extent of services that we want to deliver in our libraries; b) the amount of space necessary to deliver those services; c) the number of libraries necessary across the County to make those services convenient to the citizens; and d) where the libraries would be located.

With regard to the last point, in recent weeks a substantial amount of interest has been expressed by City officials for locating a library within their city. While it is the County's intent to maintain a countywide library system, it is unlikely that we will be building a library in each city. There also seems to be interest by some of the cities in locating libraries as part of their downtown development projects, which could be the most expensive land the County could possibly choose for a library location.


The Board has asked that I communicate with you to determine 1) your interest in locating a library in your city, 2) where it might be located, and 3) to understand what ability the City might have to help mitigate the higher land costs that might be associated with a decision to locate there.

I would appreciate a response from the City expressing your level of interest within the next 30 days so that we can move forward with our library planning effort.

Thank you for your cooperation on this and other matters of mutual interest and concern.

Sincerely,

BOARD OF COUNTY COMMISSIONERS


Chairman Carlton Henley

cc: Board of County Commissioners
J. Kevin Grace, County Manager
Suzy Goldman, Library & Leisure Services Director



JOHN F. BUSH
OFFICE OF THE MAYOR

June 14, 2005

Mr. Carlton Henley
Chairman
Seminole County Commission
1101 East First Street
Sanford, Florida 32771

Dear Chairman Henley:

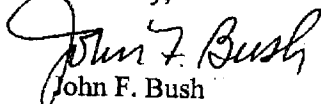
I am pleased to respond to your request for information regarding the upgrade of the Seminole County Public Library system. As you know, I served on the committee led by Ms. Goldman which studied the current county library system as well as other libraries in Central Florida. I found this committee to be diligent in their efforts to recommend the best possible solution to bring our county libraries up to the standards the citizens of Seminole County expect from their county and city governments.

As the Mayor of Winter Springs, I strongly support the location of the next county library in the Winter Springs Town Center. The data from the county's library study indicated that the next library should be located in the Winter Springs area. Our town center is an ideal location due to it being the focal point of our city as well as its proximity to Winter Springs High School, Indian Trails Middle School, and Keeth Elementary School.

The library committee discouraged the involvement of any city government in the design, planning, staffing, equipping, or other involvement in the library planning process due to the financial resources each city might have. The recommendation to bring all libraries in the county up to the regional level would be fair and equitable to all citizens of our cities and county.

It is my belief that the citizens of Winter Springs will support a county-wide referendum to adequately and fully fund our county library system. As Mayor of the City, I will work diligently to garner the support of the Winter Springs Commission as well as the citizens of our city to support the upgrading of the Seminole County Library System and to locate a library in our Town Center.

Sincerely,


John F. Bush
Mayor

COPY: City Commission

CITY OF WINTER SPRINGS, FLORIDA

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WINTER SPRINGS, FLORIDA 32708-2799
City Telephone: 407-327-5956
Facsimile: 407-327-4753
Personal Mobile: 407-256-6987
Email: jfbush@winterspringsfl.org
City Website: www.winterspringsfl.org

Bcc
cm
DCM's
Library Director



Ronald W. McLemore
City Manager

CITY OF WINTER SPRINGS, FLORIDA

1126 EAST STATE ROAD 434
WINTER SPRINGS, FLORIDA 32708-2799
Telephone (407) 327-1800

Rec
cm
DEM
Library Director
to attorney

June 16, 2005

Carlton Henley, Chairperson
Seminole County Government
1101 East First Street
Sanford, FL 32771

Dear Chairman Henley:

On behalf of the City Commission I am happy to provide you with responses to your questions communicated to the city in your May 27, 2005 letter regarding expansion of the county library system.

Location of a Library in Winter Springs: It is the position of the City Commission that the city strongly endorses the location of a branch library in Winter Springs. This is consistent with your study that indicates the need for a branch library in Winter Springs.

Location: There is very little land left in Winter Springs that is not already under contract for development. The two possible locations that would be suitable for a library are in the Town Center and at the intersection of S.R. 417 and S.R. 434. Land values at the intersection of S.R. 417 are higher than those in the Town Center. It is doubtful that land values in any urban areas on a major corridor are going to be appreciably less than the Town Center in Winter Springs.

Additionally, we are not aware of any existing vacant buildings or in-fill sites that would be suitable.

Land Mitigation Cost: The city prefers the library to be located in the Town Center. It is the natural location for such a public building. Additionally, the library would serve as an economic anchor for the Town Center.

The city does not own any property suitable for a library site, nor do we have the means to acquire a site large enough without a tax increase. I think it is going to be quite difficult to suggest to the voters of Winter Springs why they would have to be subjected to two separate referendums; (1) a county-wide referendum to build and operate a library, and (2) a city-wide referendum to buy the land upon which to build a library. I think this would all but assure defeat of the referendum in Winter Springs. Additionally I don't know how we would be able to explain to the residents of Winter Springs why they would have to pay separately for land to build a library in Winter Springs when they have

been paying county taxes for a long time for libraries and related land costs in other cities through their county taxes?

In my opinion, the better approach would be to keep the message simple and positive, making it possible for Winter Springs to turn out a large vote in favor of the library. That message would be similar to the following:

Winter Springs, you have been paying library taxes for a long time to pay for libraries in other cities. Due to growth, it's now your time for a library. If you vote in favor of the referendum, we are going to build you a first class library in your city of which you will be proud.

As opposed to:

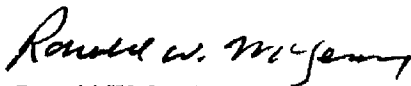
Winter Springs, you have been paying library taxes for a long time to pay for libraries in other cities. Due to growth, it's now your time for a library. However, since land prices have gone up, you are going to have to pay twice, once for the land with your city taxes, and second for the construction and operation of the library with your county taxes. It doesn't matter that no one else in the past has had to do this.

Again, this complicated and issue evoking message is going to be a hard sell.

In summary, the city would like to locate the library in the Winter Springs Town Center. Due to the lack of developable land in Winter Springs, it is doubtful that a suitable site can be found any less expensive than the Town Center. Asking Winter Springs residents to approve two separate referendums for location of a library in the city, one a city-wide referendum to pay for the land, and second, a county-wide referendum to construct and operate a library, is probably going to turn an almost certain large favorable vote into a probable defeat.

In closing, we are anxious to do what ever we can to help make the referendum possible. We believe that our strength would be in turning out a large favorable vote that could help offset less favorable votes in other areas of the county. However, it doesn't appear that acquisition of the property by the city is a good strategy.

Sincerely,



Ronald W. McLemore
City Manager

/jp

cc: Mayor and Commission



CITY OF **OVIEDO** FLORIDA

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BCC
DCMS
CM

June 29, 2005

The Honorable Carlton Henley, Chairman
Seminole County Board of Commissioners
1101 East First Street
Sanford, FL 32771-1468

Subject: EXPANSION OF LIBRARY SERVICES

Dear Chairman Henley:

I have received your letter dated May 27, 2005 regarding the development of an appropriate plan for the expansion of library services in Seminole County. On behalf of our City Council, I want to applaud and encourage the County Commission's efforts in this endeavor. Public library facilities are an integral part of our local educational system and can serve as a critical element in the fabric of our urban communities.

At our May 18, 2005 meeting, our City Council adopted a resolution asking Seminole County to relocate the Oviedo branch of the Seminole County library into the City's new downtown development. Pursuant to that policy direction, the City is requesting the Board of County Commissioners to entertain that option as it considers the construction of expanded facilities to serve our community. The City appreciates the concerns that you expressed regarding the cost of land for public library facilities, especially when those facilities are located in a heavily urbanized and developed downtown location. The City will work closely with the property owners and the County to ensure that land costs do not obstruct the County's initiative to improve library services.

In response to the questions that you posed in your letter, I would like to share with you the following:

1. The City of Oviedo has a strong interest in locating a library within our community. The resolution adopted in mid-May is evidence of that policy direction.
2. The City Council would prefer to locate the new library facility in the new portion downtown development, in the area north of Mitchell Hammock Road and along Division Street.

3. Because of its critical role in providing infrastructure for the new downtown, the City is in a position to work with the County and with private property owners to help mitigate the higher land costs that one might expect from a downtown location. The City has begun discussions with the private property owners to develop a specific proposal for presentation to the Board of County Commissioners. We understand that your decisions regarding the expansion of library services will be made later this year and it is our intent to have a specific proposal before the Board of County Commissioners to assist in that policy discussion.

The City Council is ready and capable of utilizing its resources to collaborate with the Board of County Commissioners in planning this important public facility in our community. We will keep the Board informed of our progress in this endeavor so that the Board will have the benefit of the City's proposal when rendering its decisions on location, cost, and schedule.

We look forward to working with you in this matter.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Thomas G. Walters". The signature is written in a cursive style with a large, sweeping initial "T".

Thomas G. Walters, Mayor
City of Oviedo

Option A

- Renovate Central Branch
- Renovate North Branch for administrative space
- 5 new 40,000 sq. ft. regional libraries
- Relocate East, North, Northwest, West branches
- New regional library in Winter Springs
- Offer requested services in all

Option B

- Renovate Central Branch
- Renovate North Branch for administrative space
- 5 new 32,000 sq. ft. regional libraries
- Relocate East, North, Northwest, West branches
- New regional library in Winter Springs
- Offer current services only

Option C

- Renovate Central Branch
- Renovate North Branch for administrative space
- 5 new 25,000 sq. ft. branches (phase 1)
- Offer current services only
- Plan site to expand buildings to 50,000 sq. ft. and parking from 125 to 250 spaces

Option D

- Existing branch libraries remain open as community libraries
- 2 new 50,000 sq. ft. regional libraries and renovated Central regional library
- Renovate existing 12,000 sq. ft. branches
- Build/rent/or renovate existing county-owned building 10,000 sq. ft. for library support operations

Option	Includes Req Svcs	Books per capita by 2010	Total public sq ft	Per capita sq ft	Cost (Capital/ Operating)
A: (LAB Rank # 1) FTE 226 relocate existing 5 new 40,000 sq ft regional libraries renovate CE, NO - Admin Center	Yes	2.24	250,000	0.50	\$50 M/\$12 M
B: (LAB Rank # 3) FTE 214 relocate existing 5 new 32,000 sq ft regional libraries renovate CE, NO - Admin Center	No	1.88	210,000	0.42	\$40M/\$11 M
C: (LAB Rank # 4) FTE 214 relocate existing 5 new 25,000 sq ft branches	No	1.35	150,000	0.30	\$33 M/\$12 M
D: (LAB Rank # 2) FTE 184 existing libraries remain open 2 new 50,000 sq ft regional libraries Renovate CE, NO, separate Admin Center	Yes, at 3 regional libraries	1.78	198,000	0.40	\$29 M/\$9 M