



**AGENDA FOR PUBLIC MEETING**

**DATE:** Monday, October 3, 2022 at 6:00pm

**LOCATION: In Person:** Woodland Community Library  
770 Park Street, Woodland, WA

**Zoom Link:** <https://us02web.zoom.us/j/88336094525>  
Meeting ID: 883 3609 4525  
Passcode: 023177  
Or  
Dial: +1 253 215 8782

**6:00 p.m. Special Meeting**

1. Call to Order
2. Agenda Approval ACTION
3. Chair Announcements INFORMATION
4. Business
  - 4.1 Public Hearing: Sale of Woodland Property ACTION  
Resolution 2022-18: Sale of Woodland Property
  - 4.2 AFSCME Agreement ACTION  
Resolution 2022-20: AFSCME Agreement
5. Board comments
6. Setting of next regular meeting – Monday, October 17, 2022 (Hybrid: Zoom/Stevenson Community Library)
7. Adjournment

**Fort Vancouver Regional Library District  
Staff Report 2022-45  
Sale of Woodland Property**

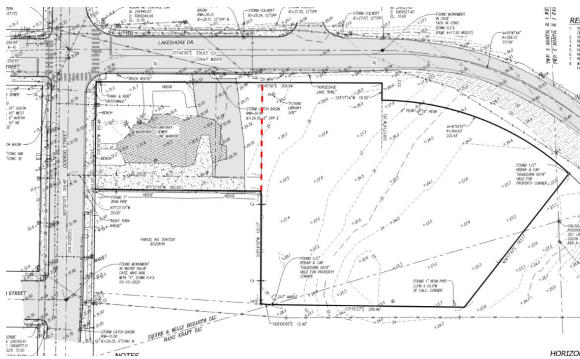
**TO: FVRL Board of Trustees**

**FROM:** Amelia Shelley, Executive Director

**DATE:** 10/03/2022

**SUBJECT: Sale of subdivided property in Woodland**

**SUMMARY:** FVRL is in the final stages of the process of subdividing the property that is the site for the new Woodland Community Library. FVRL has determined it no longer needs to retain the excess corner property for the new library project. The Board approved a public hearing for the sale of the property at their September 19, 2022 meeting. A special Board meeting for the purpose of a public hearing was scheduled for October 3, 2022 at 6 pm at the Woodland Community Library and appropriately advertised in a paper of record for more than 10 days.



The property is located at 828 Goerig Street in Woodland. The subdivided portion encompasses the corner of Goerig and Lakeshore Streets, and totals approximately one-half acre of land.

**NEXT STEPS:**

- Hold a public hearing in Woodland on the sale of the property
- Negotiate purchase with the City of Woodland

**OVERVIEW:** In June, the Board voted to surplus the subdivided portion of the property owned in Woodland to allow for the potential sale of the land prior to construction of the new library. The sale will provide some additional financial support for the project and reduce FVRL's responsibility to care for the larger piece of property now and in the future.

In order to determine fair value for the property, I identified all related project costs to the site, and prorated them based on the amount of square footage (full or partial) that was impacted by the work done. The total square footage (sf) of the property is 104,544 sf and the subdivided parcel is 21,433 sf. The subdivided parcel was the sole area where there was building demolition, as well as asbestos removal and soil mitigation. Below is a breakdown of the costs incurred to date by FVRL.

<b>date</b>	<b>828 Goerig</b>	<b>104,544 sf</b>	<b>21,433 sf</b>
1/26/2017	Property purchase price	\$1,001,714.34	\$205,365.62
4/28/2017	Phase 1 environmental report	\$7,575.00	\$1,552.98
4/13/2017	Phase 2 environmental report	\$9,057.46	\$1,856.91
5/22/2017	Geotech report	\$5,239.31	\$1,074.13
5/14/2020	Topographic site drawing	\$1,986.00	\$407.16
	<b>subtotal site costs</b>	<b>\$1,025,572.11</b>	<b>\$210,256.80</b>
12/21/2018	Hazardous substances ID		\$4,250.00
12/28/2018	Hazardous substances abatement		\$37,701.00
3/5/2019	Construction fencing		\$1,172.34
4/23/2019	Demo and removal		\$39,433.00
	<b>subtotal demo and mitigation</b>	<b>\$0.00</b>	<b>\$82,556.34</b>
4/5/2022	Subdivision	\$15,000.00	\$3,075.21
5/11/2022	Permit - City of Woodland	\$2,650.00	\$543.29
6/24/2022	Permit - Fire & Rescue	\$102.50	\$21.01
	<b>subtotal subdivision</b>	<b>\$17,752.50</b>	<b>\$3,639.51</b>
	<b>Total</b>	<b>\$1,043,324.61</b>	<b>\$296,452.65</b>

**ACTION:** Staff would like to proceed with the sale of the subdivided property to the City of Woodland and asks the Board to approve Resolution 2022-18.

**Resolution Script: 2022-18**

**RESOLUTION OF THE FORT VANCOUVER REGIONAL LIBRARY DISTRICT BOARD OF TRUSTEES AUTHORIZING THE EXECUTIVE DIRECTOR TO CONDUCT AN INTERGOVERNMENTAL TRANSFER OF SURPLUS PROPERTY TO THE CITY OF WOODLAND**

**FORT VANCOUVER REGIONAL LIBRARY DISTRICT**

**RESOLUTION: 2022-18**

**RESOLUTION OF THE FORT VANCOUVER REGIONAL LIBRARY DISTRICT BOARD OF TRUSTEES AUTHORIZING THE EXECUTIVE DIRECTOR TO CONDUCT AN INTERGOVERNMENTAL TRANSFER OF SURPLUS PROPERTY TO THE CITY OF WOODLAND**

A special meeting of the Board of Trustees of the Fort Vancouver Regional Library was held on Monday, October 3, 2022 attended by a quorum of the Board of Trustees for the conduct of such business; and, after due consideration and deliberation, the following resolution was duly passed by a majority vote of all Trustees attending.

**WHEREAS**, FVRL purchased 2.42 acres of property at 828 Goerig in Woodland, Cowlitz County (Parcel 50480) for \$999,999.00 in 2017, and

**WHEREAS**, the District has determined that the property is larger than needed to site the new library, and resolved on June 25, 2022 to surplus the property to reduce the cost and maintenance burden to FVRL; and

**WHEREAS**, once the subdivision is complete, FVRL will sell the excess property to the City of Woodland to support construction of the new library, and

**WHEREAS**, in order to sell the property, FVRL has duly advertised in the Columbian Newspaper on September 20, 2022 and held a public hearing on the sale of the property per 39.33.020 RCW at the Woodland Community Library on October 3, 2022; and

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Trustees of the Fort Vancouver Regional Library District authorizes the Executive Director to conduct an intergovernmental transfer of surplus property to the City of Woodland.

Adopted this 3rd day of October 2022

Approved: \_\_\_\_\_  
Jane Higgins, Chair

Attested: \_\_\_\_\_  
Penny Love-Henslee, Vice Chair

**Fort Vancouver Regional Library District**  
**Staff Report 2022-48**  
**AFSCME Salary Review Agreement**

**TO: Board of Trustees**

**FROM:** Amelia Shelley, Lee Strehlow

**DATE:** 10/03/2022

**SUBJECT: AFSCME Salary Review Agreement**

**SUMMARY:**

FVRL recently came to an agreement with our AFSCME union members over compensation as agreed upon in the Collective Bargaining Agreement ratified in December 2021. Staff is requesting the Board ratify a Memorandum of Understanding with AFSCME Local 307L covering wage increases based on FVRL's 2021 salary review.

**Key Considerations of the MOU**

- FVRL undertook a salary review as agreed upon in the current collective bargaining agreement
- The new compensation plan brings all AFSCME members to a minimum of 100% of market
- Gives all AFSCME members a minimum of a 3% increase
- Salary increases to take effect when ratified by both the Board and AFSCME membership
- CBA still obligates FVRL to a 2023 salary increase of 2.5% to individuals who are not at the top of the pay grade

**Budget Impact:**

- Cost of salary increases are within the capacity of the 2022 budget and can be accommodated in the draft 2023 budget.

**Performance Expectations**

AFSCME already has a growth and development program in place which provides quarterly evaluations and provides increases on a schedule. Although not every year, the growth and development plan has increments of two to three years between increases, with a maximum possible increase of 5%. FVRL accounts for these compensation obligations by averaging them at 2.5% annually. Increases in compensation occur as long as AFSCME employees meet their growth and development performance goals.

**Staff Recommendation**

Staff recommend the ratification and approval of the AFSCME contract.

**Advantages:** Approving wages reflects our confidence in our AFSCME members' skills and abilities, and our desire to provide appropriate compensation for their work. All FVRL employees are impacted by many of the social and societal stresses that the pandemic has wrought including inflation, struggles to find childcare, rising housing costs and concerns about personal health and safety.

**Disadvantages:** Obligates FVRL to future wage increases without knowledge of the economy or ability for FVRL to pay. AFSCME and FVRL accept that this could lead to layoffs in the future should funds fall short of obligations.

**Resolution Script: 2022-20**

**RESOLUTION OF THE FORT VANCOUVER REGIONAL LIBRARY DISTRICT BOARD OF TRUSTEES AUTHORIZING THE RATIFICATION OF THE MEMORANDUM OF UNDERSTANDING BETWEEN THE FORT VANCOUVER REGIONAL LIBRARY DISTRICT AND LOCAL 307L OF THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES**

**NOW, THEREFORE, BE IT RESOLVED** that the Fort Vancouver Regional Library District Board of Trustees adopts Resolution 2022-20, authorizing the ratification of the AFSCME MOU with FVRL.

**FORT VANCOUVER REGIONAL LIBRARY DISTRICT**

**Resolution 2022-20**

**RESOLUTION OF THE FORT VANCOUVER REGIONAL LIBRARY DISTRICT  
BOARD OF TRUSTEES AUTHORIZING THE RATIFICATION OF A  
MEMORANDUM OF UNDERSTANDING BETWEEN THE FORT VANCOUVER  
REGIONAL LIBRARY DISTRICT AND LOCAL 307L OF THE AMERICAN  
FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES**

The special meeting of the Fort Vancouver Regional Library District (FVRL) Board of Trustees was held on October 3, 2022 and attended by a quorum of the Board for the conduct of such business; and, after due consideration and deliberation, the following resolution was passed by a majority vote of all Trustees then attending.

**WHEREAS**, the FVRL Board of Trustees authorizes the ratification of Memorandums of Understanding (MOU) between Local 307L of the American Federation of State, County and Municipal Employees (AFSCME), and

**WHEREAS**, this MOU will implement the bargained results of FVRL's 2021 Salary Review which has resulted in a new compensation plan, classification structure and wage and salary increases for AFSCME members; and

**WHEREAS**, the new compensation plan results in pay increases that are within the approved 2022 FVRL budget, and

**WHEREAS**, the MOU between AFSCME and FVRL will take effect upon ratification by both entities,

**NOW, THEREFORE, BE IT RESOLVED** that the Fort Vancouver Regional Library District Board of Trustees adopts Resolution 2022-20, authorizing the ratification of the AFSCME MOU with FVRL.

Adopted this 3<sup>th</sup> day of October 2022

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Jane Higgins, Chair

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Penny Love-Henslee, Vice-Chair