

Elbert County Library District dba Pines & Plains Libraries
Board of Trustees Study Session Minutes
March 19, 2024

The Board of Trustees of the Pines & Plains Libraries met for a study session at the Elizabeth Branch.

1. Call Meeting to Order: The meeting was called to order at 1:10 p.m. by Robert Thomasson.

2. Roll Call and Verification of Quorum: Board Members present: Robert Thomasson, RuthAnn Stricker, Alan Krenek, and Maral Heggemeier.
Staff: Director Susan Byrne and Elizabeth Branch Manager Sarah Coleman.
Guest: Zach Higgins, Town of Elizabeth Community Development Director

3. Discuss Elizabeth Library Swale with Zach Higgins, Community Development Director, Town of Elizabeth:
Answers to previous questions:
 - a. Who is responsible for building the swale?
 - i. Elizabeth Street Plaza, the developer who is doing construction on the property to the east of the library. Construction will attempt to stay in the easement area shown on the provided map. The developer will remediate any marks or changes to land by the end of the project.
 - b. Do zoning laws allow for the property adjacent to build within 12 feet of the property line?
 - i. Yes, the zoning is regional commercial, there is a five foot set back from the interior site and rear. Building can commence up to the five foot set back.
 - c. How will the water drainage from the adjacent property be directed north and eventually into the retention pond?
 - i. The low point on the property is in the northwest corner. The swale will carry water from Elizabeth Street Plaza to the retention pond. The swale is sized to handle flows from the buildout and from the street above. The retention pond is a regional pond that does not belong to the library.
 - d. Which property is the retaining wall to the east of the Library on?
 - i. If there is damage to the retaining wall Elizabeth Street Plaza will make improvements. All development must maintain historic flows wherever they exist. The library district will notify the Town if there

is a problem in the future. Further conversations will be needed with Elizabeth Street Plaza to decide if work will be done to increase the height of the retention wall that is on library property. (Regarding the foundation of Elizabeth Street Plaza: As the development is in the planning and zoning phase, it is yet to be decided if a standard spread footing, with or without caissons, will be done.) Elizabeth Street Plaza plans to build a ten foot retaining wall on their property.

- e. The pathway leading from the Library property to the shopping complex to the north has already been washed out by drainage from the property to the east. What can be done to restore this pathway and avoid further damage to it?
 - i. The town engineer has only been made aware of this recently, the library district will need to have a conversation with the builder about this. Any sort of building, like a fence, should be built outside of the easement. Any construction done in the easement is done at the risk of the library district. The pathway over the easement would be at risk.

4. Adjourn:

Motion to adjourn meeting at 1:51 p.m.

Alan Krenek motioned; RuthAnn Stricker 2nd

All approve.

Next regularly scheduled meeting will be held on Wednesday, March 27, 2024 at 6 p.m. at the Elizabeth Library Meeting Room.

Respectfully submitted by Nat Nelson, Administrative Assistant