
ARAPAHOE LIBRARY DISTRICT

MEETING OF THE BOARD OF TRUSTEES

May 19, 2026

Sheridan Library
3425 W Oxford Ave
Denver, CO

MEMBERS PRESENT: Theresa Mehringer, Brittany Joyce (virtual), Sarah Grazier, Sally Daigle, Liz Nichols

MEMBERS ABSENT: Bill Shaw, Katie Schroeder

PUBLIC: Max Silverman, Byron Smith, Lynn and Jim McMillen, Carl and Kaye Rehbarg, Zain Master, Amy Tree, Carly Spradlin

OTHERS ATTENDING: Beth Dauer, Attorney

STAFF PRESENT: Oli Sanidas, Executive Director; Marie Greene, Executive Assistant; Jennifer Mahin, Finance, Facilities and Safety Director; Caroline Heinselman, Director of People Services; Anthony White, Director of Innovation and Technology; Kim Collie, Director of the Project Management Office; Jessica Sidener, Director of Marketing Strategy and Community Relations; Jessica Mendes Ford, Teen Reference Librarian; Kipp Entzel, Safety Manager; Katie Holloman, Manager of Cafés; Mollie Lancaster, Collection Development Librarian

Theresa Mehringer opened the meeting at 5:44 p.m.

Theresa opened the meeting to public comment by reading the Guidelines for Public Introductions and Comment:

Thank you for attending this meeting of the Arapahoe Library District Board of Trustees. We appreciate your interest. It is the policy of the Board to invite audience participation during the public comment portion of the agenda set aside for this purpose.

1. If you wish to speak, please sign your name and address on the sign-in sheet.

2. You may take up to five minutes to make your comments. (This time constraint may be modified by the Board President to be less than five minutes if there are a number of persons wishing to speak.)
3. We will take up to 10 minutes for public comment at the beginning of the meeting. If there are more comments, we will provide additional time at the end of the meeting for an additional 30 minutes.
4. The Trustees will not be able to engage in dialogue with you, but they will make sure that you are contacted at a later time to answer any questions you may have.
5. If you have not already been introduced to the Board, please state your name and address before you begin.
6. We thank you for coming to this meeting and for your interest in the Arapahoe Library District.

Max Silverman introduced himself as the Vice President of Camden Park HOA. He stated that he received a letter from Studiotrope Design Collective that listed some impacts of the May Annex project, including additional traffic and noise and the project plans include a 20-foot set back as well as trees to add a buffer between the library property and the neighbors' properties. He is concerned that ALD is complying with the county minimum regarding the 20-foot set back and trees only offer a buffer part of the year when there are leaves. He suggested that ALD build a wall to separate the library property from the neighborhood or build the Annex building further east and attach to the current library. He stated that the residents have attended the meetings regarding the Annex, and they feel like they are not being listened to.

Jim McMillen said that he has lived in the neighborhood for 25 years and it has gotten louder and louder over time. He suggested that some mature trees be planted or a wall be built to mitigate his noise concern. He is also concerned with security because there have been some people who have been camping in the library parking lot for the past 6 months. He is also concerned about the second floor of the Annex would look directly into his windows. He suggested adding something to the Annex building windows to make them opaque.

Zain Master just bought a property adjacent to the May Library property and enjoys the peacefulness and the sound of the birds singing in his backyard. He is afraid that the removal of trees and the addition of the fire lane will impact his peace. He said there are cars that are running all night in the May Library parking lot and when he runs his AC, he breathes car exhaust fumes. He said he understands the library offers services for the greater good and expressed that he would like to work with ALD to find a solution.

Carl Rehburg reiterated the concerns of the other speakers, primarily the security concerns, light pollution and noise pollution. He stated that a wall or physical barrier would help mitigate some of the neighbors' concerns.

Lynn McMillen stated that over the years trees have been removed which removed the buffer to their backyard. She also noted that there has been a homeless problem over the last two years and she's afraid that the building of the Annex could bring in more problems.

Marina [no last name given] said she is concerned that the fire lane that is planned may cause traffic to cut through from Parker Road to Florida and she is afraid that cars could run into their fence. She also noted that there are people living in their cars at the library who move from one end of the parking lot to another and that this project might cause kids and teens who are playing outside on the Annex property to throw trash in their backyard because they don't understand how to respect people's property.

Byron Smith noted that based on the May Annex design renderings, the parking lot nearest to the neighborhood is going to be expanded from 12 parking spaces to 85 parking spaces and he thinks the 20-foot setback is going to do nothing to prevent noise and light pollution. He referenced the person living in his vehicle in the library parking lot and said that he has spoken to library manager Brad Wedig multiple times over the past three months and Brad's response has been that the problem is being worked on. Byron said he also spoke to the Sheriff's office who told him that their hands are tied because it's an issue that the library needs to handle and yet nothing has changed in the past three months. He went on to say that the residents' homes may be the largest investment in their portfolios and it should be their sanctuary.

APPROVAL OF MINUTES Nos. 875 and 876: Sally Daigle moved to approve the minutes from the April 21, 2026 regular meeting of the board and the May 5, 2026 special meeting of the board.

Theresa Mehinger read a request from Bill Shaw to add a note in the May 5, 2026 special minutes about creating a balance between space for public social interaction versus space for private individual activity.

Liz Nichols seconded the motion with the proposed addition and the motion passed.

CONSENT AGENDA:

- A. Approval of an estimated spend not to exceed \$1,700,000 with vendors to be determined to finish the RADISH warehouse space that was leased for

the RAD and IS teams. Includes HVAC engineering and installation to support storage of the bookmobile and Rover; engineering and design of tenant finish of office space for approximately 30 staff (construction to be issued via RFP); safety and security upgrades; IT infrastructure and equipment; and furniture and shelving.

- B. Environmental Designs LLC estimated spending of \$350,000 for landscape maintenance and grounds projects in the district in 2026. This includes adjustments required due to current drought conditions. Environmental Designs is the vendor selected via the RFP previously listed on the September 2025 consent agenda.
- C. Approval of \$40,000 to the Colorado Smart Cities Alliance for administration of the 2027 Library Innovation Challenge, with a focus on including more Colorado library districts to participate in the process.
- D. Estimated spending of \$181,273.60 to Prima Venture Partners LLC Nureal.AI for the development of a district-wide space usage and visual analytics system for Arapahoe Libraries. This vendor previously provided a successful pilot project following their selection in the competitively bid 2025 Library Innovation Challenge and will now develop a system in consult with Arapahoe Libraries that can then be provided to other public library systems.

Liz Nichols moved to approve the consent agenda, Sally Daigle seconded and the motion passed.

Theresa asked to clarify the reason for consent agenda items A and B, which were also on last month's consent agenda. Beth Dauer explained that those items are on the consent agenda again for ratification due to some changes that have been made to the meeting notification process.

FINANCIALS: Jennifer Mahin reviewed the financials with the trustees.

Sally Daigle moved to accept the Financials as presented. Liz Nichols seconded, and the motion passed. Approval of the Financials means:

- Acceptance of the Statement of Revenue and Expense
- Acceptance of the Balance Sheet

POLICIES:

A. Public Comment Policy (first reading)

Oli Sanidas explained that the revisions to the policy are to proactively add more structure to ALD's public comment policy. He noted that the full 30 minutes

will be moved to the beginning of the meeting rather than 10 minutes at the beginning and 30 minutes at the end.

The policy will move to a second reading at the June board meeting.

Sarah Grazier asked if ALD should consider offering a way for the public to sign up to speak at the board meetings. Liz Nichols said that she would be concerned with limiting access for some of the public or that it would make it harder for the public to come to the meetings and speak without signing up ahead of time.

BOARD PRESIDENT REPORT: Theresa Mehringer reported that there will be two board vacancies next year and some of the board members are considering revising the process and the interview questions and they have contacted attorney Beth Dauer for guidance.

EXECUTIVE DIRECTOR REPORT: Oli Sanidas reported that an opening became available on the board audit committee when Steve Oliver left the board. Sarah Grazier volunteered to join the audit committee. Sally Daigle moved to approve Sarah to the audit committee and Liz Nichols seconded and the motion passed.

Oli also reported that ALD is exploring an IGA with the Sheridan Police Department to respond to library calls. Currently Denver PD responds, but their response can be inconsistent or delayed. One of the options is for ALD to annex the Sheridan library property in order to gain access to public services from the City of Sheridan. Sally Daigle said that she has already mentioned it to the people at the City of Sheridan.

LEGAL STATUS REPORT: Attorney Beth Dauer reported that the legislature has adjourned and she will put together a list of any issues that may affect the district and present it at the June board meeting.

Beth also reported that a parking agreement with the Denver Summit and The Space is currently in negotiation and if an agreement is made, it will be presented to the board for approval.

DATA REPORT: Jessica Sidener, Director of Marketing Strategy and Community Relations, presented some highlights from the ALD Cafés. She gave some context for how cafés began at ALD. Part of the strategy was to attract people who didn't normally visit the libraries, but the cafés were not intended to be a big revenue generator. She highlighted some numbers since the opening of the café at The Space this past February.

OTHER BUSINESS: No other business was brought before the Board.

Liz Nichols moved to adjourn, Sarah Grazier seconded and the meeting was adjourned at 7:13 pm.

06/18/26

Date Approved

Liz Nichols

Liz Nichols (Jun 18, 2026 14:11:30 MDT)

Liz Nichols, Secretary