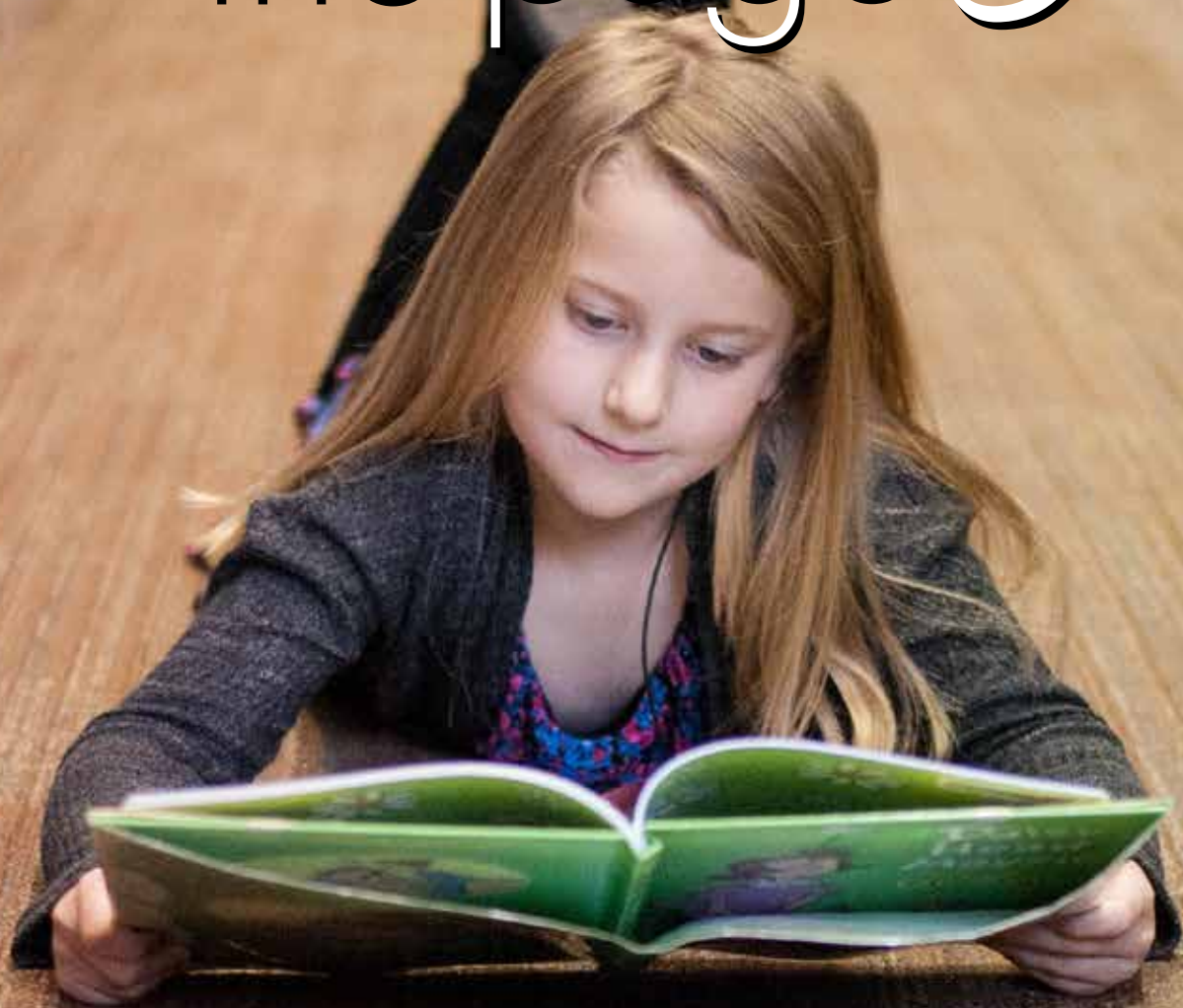
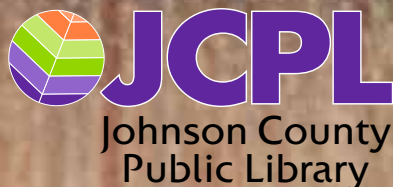


Turning the page



The next chapter doesn't start until you turn the page.

PLAN FOR PROPOSED CLARK PLEASANT BRANCH PROJECT



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Libraries are more relevant today than ever before. They are spaces and places for all ages to have opportunities to learn, stores for the imagination, a home for personal growth and a hub for every local resident to connect with one another through programs and events.

-Dana Monson, Director of Economic Development at Johnson County Development Corporation

”

FROM THE DIRECTOR

“

We launch into the future with confidence in our mission and commitment to Johnson County Public Library's core values in making a difference in Johnson County. JCPL provides a premier educational experience, fosters a learning environment that supports residents of all ages and empowers people to embrace their challenges. We have always been an institution that faces forward. As we plan improvements to our facilities, we are planning to meet the current and future needs of our residents. Libraries that are designed to meet the needs of 21st century learners will add to our community's quality of place and spur economic growth. As economic development transforms, the business of public libraries evolves as well.



**Lisa Lintner,
JCPL Director**

Public libraries are catalysts for a community's physical development. We see this in Trafalgar where, since opening in 2007, development has grown around the Trafalgar Branch. Both businesses and residents have discovered that building near the public library is a major asset to the community. Libraries are highly regarded and seen as contributing to the stability, safety and the quality of life in neighborhoods. They fit in well with a wide mix of public and private sector developments. Planning for careful and responsible improvements to our other three branch locations will contribute to making Johnson County an outstanding place to live and to do business.

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OUR LEADERS



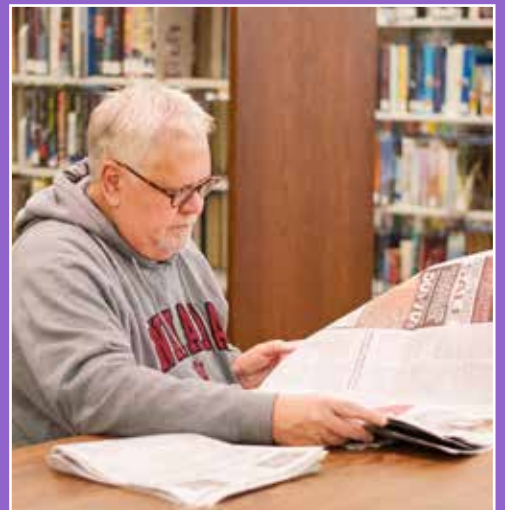
"Many families and caregivers rely on the library to provide high quality and essential preschool reading and learning experiences. Residents entering the workforce rely on libraries to get them online to apply for jobs. Local businesses are increasingly tapping into the library's online resources to keep themselves competitive and find new business opportunities. Public libraries today are often the only community centers, community engagement spaces and community living rooms available in the area."

– Gretchen Beaman, President of the Johnson County Public Library Board of Trustees



"Our county prospers when it strengthens the connection between people and the places they share. The Johnson County Public Library works to provide opportunities for learning and creating shared new experiences. By helping to increase our community's capacity for skilled and enlightened residents it helps our community thrive. An investment in our public library is an investment in the local economy and social prosperity of Johnson County."

– Jody Veldkamp, President of the Johnson County Public Library Foundation



OVERVIEW

For two years, the Johnson County Public Library (JCPL) Board of Trustees and library staff have been engaging the community in developing a long-term vision to provide outstanding services, resources and facilities for Johnson County. MSR Design, an architectural firm with broad library design and services knowledge, has worked with JCPL to develop a Building Analysis Plan to make that vision a reality. The JCPL Board and staff have developed this plan based on community input and MSR Design's recommendations.

Brief Summary of JCPL's Long-range Plans for Facilities

As a result of JCPL's thorough research of the needs of our community and analysis of our facilities, the Board of Trustees will:

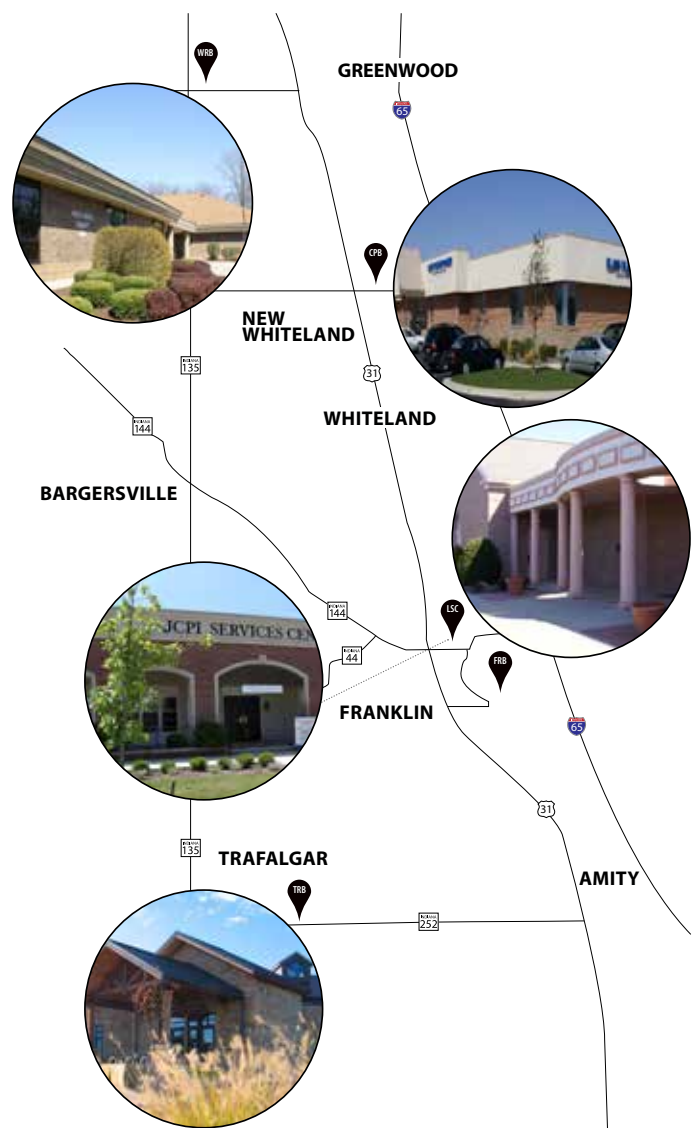
- Update focused mechanical and lighting deficiencies at our Trafalgar Branch, funded with current rainy day funds
- Seek funding for major library improvement projects—
Projected population growth and specific needs of the community will be addressed by these facilities improvements. Outcomes include: **improved visibility, enhanced accessibility, increased flexibility, added safety measures** and **additional community study and meeting spaces**. If funded, the projects would be completed in succession over the next 10-15 years. Projects will be funded by a property tax increase of \$0.0250 per \$100 of assessed value. The median homeowner's (\$146,600 property value, with a net assessed value of \$63,040) would see an increased property tax cost of \$0.30 per week (or \$15.76 per year.) Residents at their property tax cap would not experience an increase. The JCPL Foundation will raise private dollars to assist in funding a learning lab, furniture and technology.
- Project 1: Relocate the Clark Pleasant Branch; increase size by at least 60%
- Project 2: Relocate the White River Branch; increase size by at least 80%
- Project 3: Fully renovate and slightly expand current Franklin Branch; increase public spaces by at least 30%



OUR HISTORY

One room in Franklin, IN housed the humble beginnings of the Johnson County Public Library. In response to the need for a public library, local women's clubs raised \$1,850 from the community and opened Franklin's first public library in 1911. That little library alone served the community for 55 years until rural Johnson County dwellers saw the beginning of bookmobile service to towns outside of Franklin. To meet the growing demand for library services in the county, the Franklin-Johnson County Public Library (JCPL) was established in 1977. A decade later, JCPL opened the current Franklin Branch (19,400 sq. ft.) and the White River Branch (23,500 sq. ft.) in 1987. It wasn't until 2002 that the Clark Pleasant Branch (10,000 sq. ft.) was established in New Whiteland. Our library on the prairie, the Trafalgar Branch (22,000 sq. ft.) was built in 2007. In 2008, the JCPL Services Center was opened in downtown Franklin, housing our library administration, as well as our Adult Learning Center and Marketing and Communications Department.

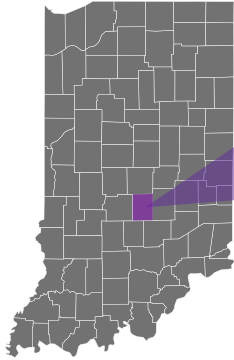
Today, the Johnson County Public Library system provides services including access to downloadable digital content for eBooks, eAudiobooks, streaming video and music. The Adult Learning Center offers tutoring for English as a Second Language and adult basic education. All four branches offer computers with internet access, databases for research, community rooms, free wireless connectivity and exceptional, innovative programming for children, teens and adults.



The Franklin Chamber of Commerce was pleased to acknowledge the work of the Johnson County Public Library during its 2018 annual awards meeting. JCPL was awarded the Franklin Chamber Business Hall of Fame award, which is earned based on years of service, success in growth and stability, commitment to quality and overall contribution to the community.

- Rosie Chambers, Franklin Chamber of Commerce
Executive Director

OUR STRENGTHS



Based on Indiana State Library statistics for 2017

Of the 236 library districts in Indiana, JCPL is:

- 11th highest library system in the state for circulation of library materials, attendance at events and programs, use of public internet computers, use of wireless internet connection
- 14th highest in library visitors

For more than a century, JCPL has been providing evolving and innovative learning opportunities to residents of Franklin (since 1911) and Johnson County (since 1977.)

CURIOUS Johnson County residents are eager to learn and explore new things. More than 1 million items were borrowed in 2017, a 7% increase from 2016.

PASSIONATE Committed, highly-educated staff believe in making a difference in the community and are respected and valued by our residents. Library staff are among our community's emerging leaders and advocates for learning.

MULTIFACETED Library spaces provide the community with neutral places to meet and expand their knowledge. Libraries offer free use of public meeting spaces to community organizations and low-cost business meeting spaces. In 2017, more than 1,000 public meetings were held at our libraries with more than 13,000 residents attending.

ADAPTABLE JCPL has existed for more than 110 years in Johnson County by demonstrating a willingness to reinvent and adapt services to meet the needs of our residents. The Library harnesses new technology and trends and shares expertise by providing responsive programming and materials. Our staff responds to community issues and concerns offering learning opportunities for every age group and demographic.

RELIABLE JCPL has strong fiscal management and the utmost respect for taxpayer funding.

RESPONSIVE The Library has an agreement with Johnson County Community Organizations Active in Disaster (JCCOAD) to provide space for crisis solution coordination during times of community crisis. Our Library system is dedicated to helping those in need with referrals to local social services as well as respite from the heat and cold.

INNOVATIVE In 2017, JCPL hosted over 2,700 programs designed to respond to community needs and encourage learning. More than 50,000 residents attended library programs including 1,500 residents who attended our 2017-2018 Authors at JCPL author series featuring 13 award-winning and New York Times best-selling authors. In June of 2018, more than 600 residents attended the Library on the Prairie pioneer festival at our Trafalgar Branch.

TIMELINE

AUGUST 2016

The Johnson County Public Library board of trustees created a long-range planning committee consisting of members of trustees and community leaders to examine the future of the building structures used by JCPL



FEBRUARY 2017

The board engaged the MSR design firm to lead the building analysis, examine services and resources needed for the future growth of Johnson County



JULY-SEPTEMBER 2017

Several visioning sessions were held to discuss JCPL's future with the community, stakeholders and elected officials



JANUARY 2018

MSR delivered a 205-page analysis of library buildings and suggested improvements to services based on growth and demographics of Johnson County over the next 10 years



AUGUST 2018

The board of trustees asked the director to begin individual conversations with county council members to include them in the planning process and ask for their suggestions in implementation

For several months, the Library board and staff examined the suggestions and determined how they should be implemented for shaping JCPL's future service to Johnson County residents

RECOMMENDATIONS

TO BE INCORPORATED IN JCPL'S 2019-2023 STRATEGIC PLAN:

- System-wide strategic management of materials: rebalance existing collections to allow new use and add more study and meeting room space
- Explore new ways to serve currently underserved areas in our library district, including Bargersville

TO BE EXPLORED THROUGH BUILDING IMPROVEMENTS:

JCPL will continue to improve as we provide library facilities that address the community's growth and future needs for learning. Libraries are more than just books. They are community engagement spaces, safe places for children and teens to spend out-of-school time, facilities which connect seniors to the world and provide crucial social interactions for healthy living.

Building improvements include (*see "Our Future" for more details*):

- Project 1 - Focused mechanical and lighting updates for the Trafalgar Branch - Fall 2018-Winter 2019
- Project 2 - Relocation and design of the Clark Pleasant Branch
- Project 3 - Relocation and design of the White River Branch
- Project 4 - Complete renovation and slight expansion of the Franklin Branch

These projects will:

- Accommodate the county's expected growth
- Increase quality of place and enhance Johnson County's neighborhoods
- Champion lifelong learning by promoting literacy and creating educational focal points in the community
- Focus on design that creates updated, comfortable and welcoming spaces
- Address needs for 21st century learning as well as coworking and business spaces to encourage a flourishing and prosperous community
- Increase engagement with natural surroundings
- Strengthen access to the arts, culture and entertainment
- Ensure facilities will continue to be a valuable resource in the upcoming years
- Create new Friends Book Sale locations in easily-accessible, attractive spaces within library branches

TO BE EXPLORED IN 2024-2029 STRATEGIC PLAN:

- No additional branches were recommended before 2028. Library staff will utilize the four improved branches and explore options to provide services to underserved areas
- Determine renovation and transformation needs of current JCPL Services Center



OUR FUTURE

THE NEED FOR 21ST CENTURY PUBLIC LIBRARY SPACES:

Our current library branches in Clark Pleasant and White River townships and in Franklin cannot accommodate the materials and the public spaces the community needs and desires. Our existing public and work spaces are inflexible and not conducive to needs of residents.

Gleanings from visioning sessions with the community:

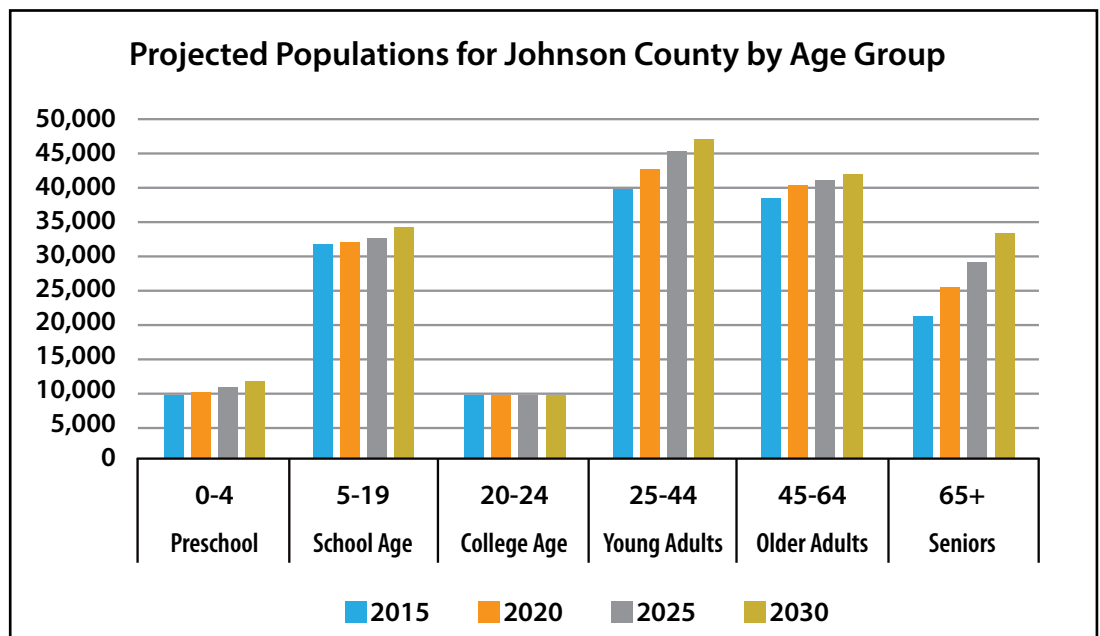
- Young children need early childhood learning exploration areas
- Adults need quiet study and reading rooms, collaborative spaces and resources for entrepreneurialism
- Teens need a fulfilling place in the community to go after school and the summer
- Seniors need engaged learning opportunities and connection to other people for mental stimulation and emotional health
- Meeting rooms often limit the number of people able to attend community meetings. Interest in library programs often exceeds room capacity, limiting participation or forcing staff to move the programs offsite, incurring additional fees for room rentals, etc
- Natural light and comfortable spaces are needed to inspire longer visits
- Population Explosion – Residency in Johnson County has nearly doubled since 1987 (year White River and Franklin Branches were opened.) Johnson County was the third fastest-growing county in the state in 2016, according to the most recent population estimates from the U.S. Census Bureau

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“JCPL has made me a better teacher and my students more engaged learners. Thank you from the bottom of my heart.”

– Jo Ellen Weems,
Resource Teacher
at Greenwood
Christian Academy

”



census information from STATS Indiana

OUR FUTURE

IMPROVEMENTS WILL PROVIDE LIBRARIES THAT ARE:

Accessible

Easier to navigate for persons with disabilities



Safe

Include more safety and security features



Efficient

Updated facilities provide better energy efficiency



Flexible

internal spaces that will adapt to future library needs



Intentional

designed to promote learning, skill building and community involvement



Wired

increased electrical capacity for personal computers and devices



“

In communities, public spaces such as parks, libraries, recreation facilities and walking/biking trails are all essential components of healthy livable cities. Each of these facilities and aspects help improve the lives of community members, from the very young to the very old, throughout their lifetime.

- Suzanne Findley, Keller Williams Hometown Real Estate

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PROPOSED PROJECTS

CURRENT PROJECTS:

- Our Trafalgar Branch is undergoing improvements to HVAC and lighting that are being funded through rainy day funds

FUTURE PROJECTS:

- Address the proximity issues of the Clark Pleasant Branch and the White River Branch being so close to the Greenwood Public Library (which is in Johnson County, but not in our library district)
- Relocate and Transform the Clark Pleasant Branch:

Build a larger facility in a highly-visible location that speaks to community needs and supports unique hands-on learning opportunities

- Relocate and Transform the White River Branch:

Relocate the Branch to a location with increased visibility—with the intention of making it more convenient for Bargersville residents—while also addressing proximity issues with the Greenwood Public Library

I-69 planning has an impact on this location

- Renovate and Expand Franklin Branch:

Update the Branch to reflect current and future trends

Create more public space, relocating some operations to the White River Branch



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I believe in supporting things that make our community a better place to live, learn, lead, grow and raise our families. The Johnson County Public Library is near the top of this list for my family in things that make Johnson County such an incredible place to call home.

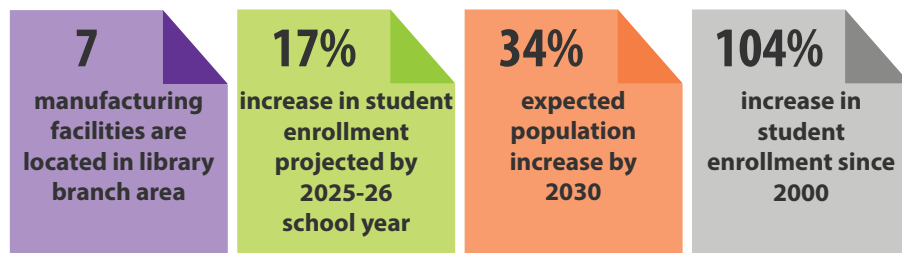
- Tandy L. Shuck, Leadership Johnson County
Executive Director

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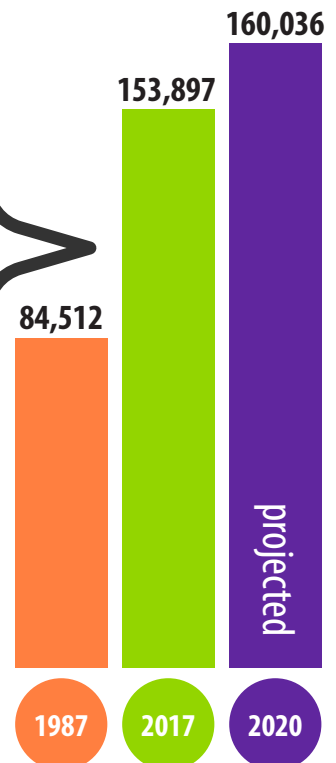
GROWING NEEDS

JCPL established the current Clark Pleasant Branch location in 2002. Although it was originally designed as an office building, the Library Board opted to move into the space as an interim location as it had only one year to move from the existing location inside Sawmill Woods Elementary. The current Clark Pleasant Branch is 10,000 sq. ft. and serves Whiteland, New Whiteland and Clark and Pleasant Townships.

Clark-Pleasant is G-R-O-W-I-N-G



The population of Johnson County has nearly doubled since 1987 (year White River and Franklin Branches were opened)



PROPOSED PROJECT

CURRENT BUILDING (debt-free)	VS	PROPOSED RELOCATED LIBRARY COST: \$8.8M
10,000 sq. ft.	BUILDING	16,000-20,000 sq. ft.
Capacity: 60 people	MEETING ROOM	90-120 people
None	SMALL STUDY/MTG ROOM	3 rooms
10 computer stations	TECHNOLOGY	10 computer stations + flexible tech access
46	PUBLIC SEATING	65
None	LEARNING LAB	1,000 sq. ft.
None	TEEN & EARLY CHILDHOOD LEARNING CENTERS	sq. ft. to be determined

Estimated Annual and Monthly Taxpayer Impacts of \$0.0250 Tax Rate

(Assumes taxpayers not at circuit breaker tax cap)

Market Value of Property	Net Assessed Value (1)	Annual Tax Impact of \$0.0250	Monthly Tax Impact of \$0.0250
\$75,000	\$16,500	\$4.13	\$0.34
100,000	32,750	8.19	0.68
146,600 (2)	63,040	15.76	1.31
175,000	81,500	20.38	1.70
200,000	97,750	24.44	2.04
250,000	130,250	32.56	2.71
1 Acre Agricultural Land (3)		\$0.40	\$0.03
100 Acres Agricultural Land (3)		40.25	3.35
\$100,000 Rental / Commercial Property		25.00	2.08

(1) Tax impact based upon net assessed valuation of home, which includes the standard deduction, supplemental homestead deduction and the mortgage deduction. (2) Median home value within Johnson County, per U.S. Census Bureau 2012-2016 American Community Survey. (3) Per the Department of Local Government Finance, the base rate for agricultural land is \$1,610/acre for taxes payable in 2019. Actual value will vary based on productivity factors.



Impact on Taxpayers to Fund Project

- \$0.0250 property tax increase/\$100 of assessed value
- Median homeowners (\$146,600 property value, with a net assessed value of \$63,040) would see an increase of \$0.30/week or \$15.76/year
- Residents at their tax cap will not experience an increase
- JCPL currently carries no debt
- JCPL has \$1.4M saved for the \$8.8M project

FUNDING

- JCPL will hold public hearings and work with the community to develop a design to meet Clark Pleasant Branch area and county needs. These hearings will outline basic design and process and will educate the public regarding the funding for the project.
- The Johnson County Public Library will meet with the county council, our approving entity for this project, to request a \$0.0250 property tax increase to issue a Government Obligation (G.O.) Bond to finance the first project, the relocated and expanded Clark Pleasant Branch. Subsequent projects for White River Township and the city of Franklin will be planned in the future, financed with reissuance of the G.O. bonds granted to the Clark Pleasant Branch project. Detailed planning for future projects for the White River Branch and the Franklin Branch will begin after the Clark Pleasant project is underway.
- JCPL currently has \$1.4M saved to be used for the Clark Pleasant Branch project.
- The JCPL Foundation (a 501c3, not-for-profit organization) will launch a capital campaign to assist with the purchase of furniture and technology for this project. Private partnerships will be explored to fund the creation of the learning lab at the new Clark Pleasant Branch.
- The White River Branch project will benefit from the sale of the current, debt-free Clark Pleasant Branch.



Relocation: Projected Costs

New Construction	\$4,702,500
Site Purchase	\$300,000
Site Development	\$235,125
FF&E	\$495,000
A/V Equipment	\$822,938
Soft Costs	\$1,175,625
Subtotal	\$7,731,188
Escalation	\$309,248
Contingency	\$773,119
Total	\$8,813,554
	-\$1,400,000
Total Financing Required	\$7,413,554

Existing G.O Bond

“

As all institutions must, today's public libraries must adapt to changing times. Today's libraries offer important programming, broadband access to all and a host of modern-day essentials. Wherever we can, we must support their expanding missions so that members of today's (and tomorrow's) generation have opportunities to learn and grow outside the classroom on their own self-directed learning trajectories.

- Don Cummings, Manager of Technical Talent Development, Endress+Hauser

”





**Learn more and offer feedback
at one of our preliminary determination hearings:**

Tue / Dec. 18 / 6 p.m.

Tue / Jan. 15 / 6 p.m.

Franklin Branch: 401 State St., Franklin

Or attend one of our community meetings:

Thu / Jan. 10 / 2 p.m.

Sat / Jan. 12 / 10 a.m.

Clark Pleasant Branch: 530 Tracy Rd., New Whiteland

Public input is welcomed and necessary at these meetings!

**We welcome feedback for this project on our website,
pageafterpage.org**

