### Agenda

Call Regular Meeting to Order  
Approval of the Agenda

<table>
<thead>
<tr>
<th>Topic</th>
<th>Lead</th>
<th>Purpose Outcome</th>
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<tbody>
<tr>
<td>Public Comment</td>
<td>President</td>
<td>Anyone may speak at this time</td>
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<td>Minutes</td>
<td>President</td>
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<td>Reports</td>
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<td>Board Reports</td>
<td>Board Members</td>
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<td>Director’s Report</td>
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<td>Financial Report</td>
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<td>Old Business</td>
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<td>Paid Leave Oregon</td>
<td>Director</td>
<td>Motion</td>
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<td>Building Purchase</td>
<td>Director</td>
<td>Discussion</td>
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<td>Resolution #2022-12.1</td>
<td>Director</td>
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<td>New Business</td>
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<td>Director Recruitment</td>
<td>Director</td>
<td>Motion</td>
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<td>Timeline &amp; Process</td>
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<td>2022-2023 Partner and Member Library Allocations</td>
<td>Director</td>
<td>Motion</td>
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<td>Good of the Order</td>
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<td>Next District Board Meeting</td>
<td>January 10, 2023</td>
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<td>Adjourn</td>
<td>President</td>
<td>Motion</td>
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Minutes
Lincoln County Library District
Board Meeting
November 8, 2022
12:00 p.m.
Zoom

ATTENDANCE—BOARD
Chris Boyle
Virginia Tardaewether
Carla Clark
Susan Garner

ATTENDANCE—STAFF
MaryKay Dahlgreen, District Director

GUESTS
Carson Block
Bonnie Nichols
Laura Kimberly
Deborah Trusty
Dan McClure
Claire Slobodka

CALL TO ORDER
Chris Boyle called the Regular Board Meeting to order at 12:00 p.m.

CALL THE ROLL AND ESTABLISH QUORUM
Quorum was established.

PUBLIC COMMENT
APPROVAL OF MEETING MINUTES
Susan moved and Carla seconded approval of the Regular Board minutes of October 11, 2022. Passed unanimously.

BOARD MEMBER REPORTS

DIRECTOR’S REPORT
Lincoln County Reads 2022 has concluded. We did not have high participation in the programs held on October 16th with Silvia Moreno Garcia but those who did attend were very pleased with the program. We will begin planning for Lincoln County Reads 2023 in December.

On September 18, 2022 MaryKay met with Sophia Roberts, Field Representative for Senator Merkley. The meeting was planned to discuss national special district issues but we also talked about libraries and I asked her to thank the Senator for his continued support of libraries.

MaryKay visited classes at Crestview Heights Elementary in Waldport on October 19th and had a very enjoyable time with the children and school librarian, Harris.

MaryKay and Laura Kimberly, Newport Public Library, were on the Newport Today radio show on KNPT on Thursday October 20. MaryKay talked about events and activities at libraries in the District.

MaryKay completed the Public Library Survey for LCLD that is required annually from the State Library of Oregon. Carol completed the Public Library survey for the Siletz Public Library. They were due by October 31, 2022.

MaryKay met with Paul Nielsen of Isler CPA, our auditing firm, on Thursday November 3 to discuss our audit which is due by December 31, 2022.

Upcoming
MaryKay will be attending an SDAO Board meeting on November 15-16, 2022 in Salem. This is a regular Board meeting.

November 11, 2022 Veteran’s Day Holiday

November 24, 2022 Thanksgiving Holiday

FINANCIAL REPORT
We have added a fiscal year to date column to the monthly report since we are on a biennial budget. We have started receiving our 2022-2023 tax revenue.
OLD BUSINESS

LCLD Integrated Library System Feasibility Study
Carson Block presented the results of the ILS Feasibility Study that was funded by Library Services and Technology Act from the State Library of Oregon. The study is available on the LCLD website as is a recording of this presentation. Chris commented that the results of this study emphasize the importance of hiring a new director before MaryKay’s retirement so they can be aware of the importance of a new, combined ILS for the District.

Library Service Agreements Update
All five of the Library Services Agreements have been signed so funding will move forward.

Building Purchase Update
Still waiting. MaryKay checks in with Ron on a regular basis and he is waiting

Paid Leave Oregon
MaryKay introduced a new mandatory State of Oregon program that will take effect in 2023 that will provide up to 12 weeks of paid leave for a variety of situations for Oregonians. Since LCLD has fewer than 25 employees we don’t need to contribute but if we do we will be eligible for grants to backfill employees on paid leave. MaryKay will have the expected LCLD cost for the Board at the December Board meeting.

GOOD OF THE ORDER

NEXT DISTRICT MEETING
The next regular meeting of the LCLD Board will be held on Tuesday December 13, 2022 at noon at the LCLD office and on zoom.

ADJOURNMENT
Meeting adjourned at 1:08 p.m.
General Updates
MaryKay attended the SDAO Board meeting on November 16, 2022 via zoom.

MaryKay attended the Siletz Valley Friends of the Library meeting on November 17, 2022.

MaryKay completed the Local Government Finance Survey from US Census Bureau and the 2022 Ready Read Grant report from the State Library of Oregon.

MaryKay had a variety of meetings and discussions about the LCLD purchase of the building we are currently renting.

Upcoming
December 26, 2022 Christmas Holiday

January 2, 2023 New Year Holiday

January 3-6, 2023 MaryKay Vacation
### Lincoln County Library District
#### Statement of Revenues and Expenditures - Cash Basis
##### NOVEMBER and FYTD 22/23

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<tr>
<th></th>
<th>Current Period Actual</th>
<th>Year to Date Actual</th>
<th>Bennial to Date</th>
<th>Biennial Budget</th>
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<td>July 2022-Nov 2022</td>
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<td>November 2022</td>
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<td>6521 Support Local Libraries</td>
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<td>$ 10,000.00</td>
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<tr>
<td>6524 Summer Reading Programs</td>
<td>$ 2,203.59</td>
<td>$ 4,669.47</td>
<td>$ 9,000.00</td>
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<tr>
<td>Total 6520 Support Local Libraries</td>
<td>$ -</td>
<td>$ 5,843.59</td>
<td>$ 11,809.47</td>
<td>$ 19,000.00</td>
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<tr>
<td>6525 Online Databases</td>
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<td>6526 Library2Go (Overdrive)</td>
<td>$ 5,389.69</td>
<td>$ 10,387.46</td>
<td>$ 9,000.00</td>
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<td>6527 Mango Languages</td>
<td>$ 200.00</td>
<td>$ 400.00</td>
<td>$ 4,000.00</td>
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<tr>
<td>6528 ProQuest (Heritage Quest)</td>
<td>$ 2,027.57</td>
<td>$ 4,000.00</td>
<td>$ 4,000.00</td>
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<td>6529 Misc. Databases</td>
<td>$ -</td>
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<tr>
<td>Total 6525 Online Databases</td>
<td>$ -</td>
<td>$ 5,389.69</td>
<td>$ 12,615.03</td>
<td>$ 13,400.00</td>
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<tr>
<td>6550 Siletz</td>
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<tr>
<td>6551 Materials, Supplies and Services</td>
<td>$ 192.03</td>
<td>$ 7,354.09</td>
<td>$ 2,000.00</td>
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</tr>
<tr>
<td>6554 Siletz Electricity</td>
<td>$ 179.89</td>
<td>$ 945.31</td>
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<td>6555 Siletz Collection Development</td>
<td>$ 150.15</td>
<td>$ 1,283.61</td>
<td>$ 5,658.79</td>
<td>$ 8,000.00</td>
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<tr>
<td>6556 Siletz Water/Sewer</td>
<td>$ 960.00</td>
<td>$ 2,400.00</td>
<td>$ 2,400.00</td>
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<tr>
<td>6557 Siletz Copier Lease</td>
<td>$ 40.00</td>
<td>$ 399.32</td>
<td>$ 1,269.96</td>
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<tr>
<td>6558 Siletz Internet and Phone</td>
<td>$ 149.00</td>
<td>$ 732.62</td>
<td>$ 2,595.13</td>
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<tr>
<td>6559 Siletz Gas</td>
<td>$ 31.64</td>
<td>$ 115.74</td>
<td>$ 1,090.37</td>
<td>$ 2,000.00</td>
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<td>6560 Siletz Alarm</td>
<td>$ 435.17</td>
<td>$ 1,145.85</td>
<td>$ 700.00</td>
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<tr>
<td>6561 Siletz Programming</td>
<td>$ 991.54</td>
<td>$ 1,403.37</td>
<td>$ 2,492.15</td>
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<td>6562 Siletz Repair &amp; Maintenance</td>
<td>$ 175.66</td>
<td>$ 2,399.81</td>
<td>$ 6,108.38</td>
<td>$ 4,000.00</td>
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<td>Current Period Actual</td>
<td>Year to Date Actual</td>
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<td>November 2022</td>
<td>July 2022-Nov 2022</td>
<td>July 2021-Nov 2022</td>
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<td>6563 Siletz Userful</td>
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<td>$ 1,717.88</td>
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<tr>
<td>Lincoln City</td>
<td>$ -</td>
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<td>$ 282,362.00</td>
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<td>Newport</td>
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<td>$ 347,913.00</td>
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<td>Toledo</td>
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<td>$ 92,954.00</td>
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<td>Waldport</td>
<td>$ -</td>
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<td>$ 242,473.00</td>
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<td>$ -</td>
<td>$ -</td>
<td>$ 965,702.00</td>
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<td>6700 Bank Charges &amp; Fees</td>
<td>$ 16.00</td>
<td>$ 79.90</td>
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<td>$ 9,545.59</td>
<td>$ 92,200.75</td>
<td>$ 1,264,451.70</td>
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<td>6910 - CPA YE Adjustment</td>
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<td>$ 1,441.41</td>
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<tr>
<td>7000 Capital Outlay</td>
<td></td>
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<td>7011 Van Replacement</td>
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<td>$ 10,000.00</td>
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<td>7020 Van</td>
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<td>$ 10,000.00</td>
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<td>Total 7000 Capital Outlay</td>
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<td>$ 166,157.00</td>
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<td>Operating Contingency</td>
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<td>$ 15,000.00</td>
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<td>Total Operating Contingency</td>
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<td>$ 151,157.00</td>
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<td>Unappropriated Ending Balance</td>
<td></td>
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<td>$ 106,546.00</td>
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<tr>
<td>Total Expenditures</td>
<td>$ 39,642.16</td>
<td>$ 127,608.61</td>
<td>$ 3,463,483.00</td>
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RESOLUTION No. 2022-12.1
RESOLUTION APPROVING THE PURCHASE OF CERTAIN REAL PROPERTY FROM
RONALD SCOTT COLE REVOCABLE LIVING TRUST, AND AUTHORIZING THE
LINCOLN COUNTY LIBRARY DISTRICT BOARD (LCLD) PRESIDENT AND LCLD
DIRECTOR TO EXECUTE ALL NECESSARY DOCUMENTS TO COMPLETE THE
PURCHASE

a. In March, 2021 Lincoln County Library District began leasing the building at 132 NE 15th
   In Newport, OR from Ronald Cole.

b. In early 2022 the owner, Ronald Cole, offered to sell the building to the Lincoln County
   Library District. The LCLD Board began discussions about the value of LCLD owning the
   property and asked the Director to begin negotiations with Ronald Cole for the purchase
   of the building.

c. The proposed Owner’s Sale Agreement and Earnest Money Receipt ("Agreement",
   Attachment 1) commits the County to the purchase of the Property for $405,000 upon the
   signing of the sales agreement. The Agreement requires the District to pay $500 of
   nonrefundable earnest money once this Resolution is executed and provides for closing
   of the purchase not later than January 3, 2022

d. It is in the best interests of the County to purchase the Property on the terms and
   conditions set forth in the attached Agreement.

The Lincoln County Library District Resolves:

1. The Board approves the purchase of the Property on terms substantially in
   conformance with the attached Agreement.

2. The LCLD President and LCLD Director are authorized and directed to execute the
   Agreement and all other necessary documents required for completion of the
   purchase.

Adopted by the Board of Directors of Lincoln County Library District this 13th Day of
December, 2022

AYES:
NAYS:
ABSENT:
ABSTAIN:

Chris Boyle, LCLD Board President               MaryKay Dahlgreen, LCLD Director
OVERRIDE'S TRADE AGREEMENT AND EARNEST MONEY RECEIPT

A. PURCHASER'S OFFER: LINCOLN COUNTY LIBRARY DISTRICT

1. offer to purchase the following real property located in the County of LINCOLN,
   State of Oregon (insert address and legal description): 132 M. 52 RD NEWPORT OR T 37

2. for the purchase price of $500,000.00

3. payable as follows: as earnest money herein received of for:
   (a) on 7/2/2023, as earnest money, the sum of $0,
   (b) on (date) , as additional earnest money, the sum of $0,
   (c) on (date) , contract, the sum of (balance of down payment)
   (d) the balance of the purchase price

4. if the offer is accepted, the earnest money received for shall be:
   (a) use for closing costs or deposit with

5. if the property is one to four dwelling units or other
   complete
6. in the amount of $500,000.00

7. (b) lender, and Seller and Buyer as provided for in
   PRIORITY OF LIENS AND RIGHTS OF THIRD PARTIES

8. possession as follows:
   (a) title to property shall be delivered to PURCHASER on or before
   (b) all title to property shall be delivered to PURCHASER in
   (c) all other

9. if the property is leased, the term of lease

10. to be executed and delivered

11. to the Buyer on or before

12. to be in the Buyer's possession by

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PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference. NO PART OF ANY STUDIES-MEAS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.
SELLER'S PROPERTY DISCLOSURE STATEMENT (Page 1)

Not a Warranty
(ORS 105.464)

If required under ORS 105.465, a seller shall deliver in substantially the following form the seller's property disclosure statement to each buyer who makes a written offer to purchase real property in this state:

Instructions to the Seller

Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you provide your explanation(s). If you are not claiming an exclusion or refusing to provide the form under ORS 105.475(4), you should date and sign each page of this disclosure statement and each attachment.

Each seller of residential property described in ORS 105.465 must deliver this form to each buyer who makes a written offer to purchase. Under ORS 105.475(4), refusal to provide this form gives the buyer the right to revoke the offer at any time prior to closing the transaction. Use only the section(s) of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under ORS 105.470, fill out only Section 1.

An exclusion may be claimed only if the seller qualifies for the exclusion under the law. If not excluded, the seller must disclose the condition of the property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the seller's choice should be directed to a qualified attorney.

Section 1. Exclusion from ORS 105.465 to 105.490 – Do Not Fill Out This Section Unless You Are Claiming an Exclusion Under ORS 105.470.

You may claim an exclusion under ORS 105.470 only if you qualify under the statute. If you are not claiming an exclusion, you must fill out Section 2 of this form completely.

Initial only the exclusion you wish to claim.

This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or installation permit(s) 

This sale is by a financial institution that acquired the property as custodian, agent or trustee, or by foreclosure or deed in lieu of foreclosure.

The seller is a court appointed receiver, personal representative, trustee, conservator or guardian.

This sale or transfer is by a governmental agency.

Signature of Seller Claiming Exclusion
Print or Type Name
Date

Signature of Seller Claiming Exclusion
Print or Type Name
Date

Signature of Buyer to Acknowledge Seller’s Claim
Print or Type Name
Date

Section 2. Seller’s Property Disclosure Statement — If You Did Not Claim an Exclusion in Section 1, You Must Fill Out This Section:

NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE PROPERTY LOCATED AT 132, NE 152 ST STREET, HARNETT, OR 97351 (“THE PROPERTY”).

DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER’S ACTUAL KNOWLEDGE OR LAW OF THE PROPERTY AT THE TIME OF DISCLOSURE. YOU HAVE FIVE DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALES AGREEMENT.

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, YOU ARE ADVISED TO OBTAIN AT ANY COST THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON YOUR BEHALF, INCLUDING, FOR EXAMPLE, ONE OR MORE OF THE FOLLOWING: ARCHITECTS, ENGINEERS, PLUMBERS, ELECTRICIANS, ROOFERS, ENVIRONMENTAL INSPECTORS, BUILDING INSPECTORS, CERTIFIED HOME INSPECTORS, OR PEST AND DRY ROT INSPECTORS.

Seller □ is □ is not (indicate which) occupying the property.

1. Seller’s Representations:

The following are representations made by the seller and are not the representations of any financial institution that may have made or may make a loan pertaining to the property, or that may have or take a security interest in the property, or any real estate licensee engaged by the seller or the buyer.

1.TITLE
A. Do you have legal authority to sell the property? [ ] Yes [ ] No [ ] Unknown
B. Is title to the property subject to any of the following:
   (1) First right of refusal? [ ] Yes [ ] No [ ] Unknown
   (2) Option? [ ] Yes [ ] No [ ] Unknown
   (3) Lease or rental agreement? [ ] Yes [ ] No [ ] Unknown
   (4) Other listing? [ ] Yes [ ] No [ ] Unknown
   (5) Life estate? [ ] Yes [ ] No [ ] Unknown
C. Is the property being transferred an unlawfully established unit of land? [ ] Yes [ ] No [ ] Unknown
D. Are there any encroachments, boundary agreements, boundary disputes or recent boundary changes? [ ] Yes [ ] No [ ] Unknown
E. Are there any rights of way, easements, licenses, access limitations or claims that may affect your interest in the property? [ ] Yes [ ] No [ ] Unknown
F. Are there any agreements for joint maintenance of an easement or right of way? [ ] Yes [ ] No [ ] Unknown
G. Are there any governmental studies, designations, zoning overlays, surveys or notices that would affect the property? [ ] Yes [ ] No [ ] Unknown
H. Are there any pending or existing governmental assessments against the property? [ ] Yes [ ] No [ ] Unknown
I. Are there any zoning violations or nonconforming uses? [ ] Yes [ ] No [ ] Unknown
J. Is there a boundary survey for the property? [ ] Yes [ ] No [ ] Unknown
K. Are there any covenants, conditions, restrictions or private assessments that affect the property? [ ] Yes [ ] No [ ] Unknown
L. Is the property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the property is sold? [ ] Yes [ ] No [ ] Unknown

2. WATER
A. Household water
   (1) The source of the water is (check ALL that apply): [ ] Public [ ] Community [ ] Private [ ] Other

[Signature]
Print or Type Name
Date

[Signature]
Print or Type Name
Date

*If yes, attach a copy or explain on attached sheet. (continued on page 2)*

[Signature]
Print or Type Name
Date

[Signature]
Print or Type Name
Date
2. WATER (Continued)

(2) Water source information:

*a. Does the water source require a water permit? ☐ Yes ☐ No ☐ Unknown
If yes, do you have a permit? ☐ YES ☐ NO
b. Is there any water treatment located on the property? ☐ Yes ☐ No ☐ Unknown
*c. Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source? ☐ Yes ☐ No ☐ Unknown
d. If the source of water is from a well or spring, have you had any of the following in the past 12 months? ☐ Flow test ☐ Bacteria test ☐ Chemical contents test ☐ No ☐ Unknown
*e. Are there any water source plumbing problems or needed repairs? ☐ Yes ☐ No ☐ Unknown

(3) Are there any water treatment systems for the property? ☐ Leased ☐ Owned ☐ Unknown

B. Irrigation

(1) Are there any ☐ water rights or ☐ other irrigation rights for the property? ☐ Yes ☐ No ☐ Unknown
(2) If any exist, has the irrigation water been used during the last five-year period? ☐ Yes ☐ No ☐ Unknown
(3) If there are any water rights certificate or other written evidence available? ☐ Yes ☐ No ☐ Unknown

C. Outdoor sprinkler system

(1) Is there an outdoor sprinkler system for the property? ☐ Yes ☐ No ☐ Unknown
(2) Has a back flow valve been installed? ☐ Yes ☐ No ☐ Unknown
(3) Is the outdoor sprinkler system operable? ☐ Yes ☐ No ☐ Unknown

3. SEWAGE SYSTEM

A. Is the property connected to a public or community sewer system? ☐ Yes ☐ No ☐ Unknown
B. Are there any new public or community sewage systems proposed for the property? ☐ Yes ☐ No ☐ Unknown
C. Is the property connected to an on-site septic system? ☐ Yes ☐ No ☐ Unknown

(1) If yes, when was the system installed? ☐ Yes ☐ No ☐ Unknown
(2) If yes, was the system installed by permit? ☐ Yes ☐ No ☐ Unknown
(3) Has the system been repaired or altered? ☐ Yes ☐ No ☐ Unknown
(4) Has the condition of the system been evaluated and a report issued? ☐ Yes ☐ No ☐ Unknown
(5) Has the septic tank ever been pumped? ☐ Yes ☐ No ☐ Unknown

If yes, when? ☐ Yes ☐ No ☐ Unknown
(6) Does the system have a pump? ☐ Yes ☐ No ☐ Unknown
(7) Does the system have a treatment unit such as a sand filter or an aerobic unit? ☐ Yes ☐ No ☐ Unknown
(8) Is a service contract for routine maintenance required for the system? ☐ Yes ☐ No ☐ Unknown
(9) Are all components of the system located on the property? ☐ Yes ☐ No ☐ Unknown

*D. Are there any sewage system problems or needed repairs? ☐ Yes ☐ No ☐ Unknown
E. Does your sewer system require on-site pumping to another level? ☐ Yes ☐ No ☐ Unknown

4. DWELLING INSULATION

A. Is there insulation in the:

(1) Ceiling? ☐ Yes ☐ No ☐ Unknown
(2) Exterior walls? ☐ Yes ☐ No ☐ Unknown
(3) Floors? ☐ Yes ☐ No ☐ Unknown

B. Are there any defective insulated doors or windows? ☐ Yes ☐ No ☐ Unknown

5. DWELLING STRUCTURE

*A. Has the roof leaked? If yes, has it been repaired? ☐ Yes ☐ No ☐ Unknown
(1) If yes, any additions, conversions or remodeling? ☐ Yes ☐ No ☐ Unknown
(2) If yes, was a building permit required? ☐ Yes ☐ No ☐ Unknown
(3) If yes, was a building permit obtained? ☐ Yes ☐ No ☐ Unknown
(4) If yes, was final inspection obtained? ☐ Yes ☐ No ☐ Unknown

B. Are there any smoke alarms or detectors? ☐ Yes ☐ No ☐ Unknown
D. Are there carbon monoxide alarms? ☐ Yes ☐ No ☐ Unknown
C. Is there a wood stove or fireplace insert included in the sale? ☐ Yes ☐ No ☐ Unknown

If yes, what is the make? ☐ Yes ☐ No ☐ Unknown
If yes, is it installed with a permit? ☐ Yes ☐ No ☐ Unknown
If yes, is a certification label issued by the United States Environmental Protection Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it? ☐ Yes ☐ No ☐ Unknown

*E. Has pest and dry rot, structural or "whole house" inspection been done within the last three years? ☐ Yes ☐ No ☐ Unknown

F. Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the basement)? ☐ Yes ☐ No ☐ Unknown

If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation done. ☐ Yes ☐ No ☐ Unknown

H. Is there a sump pump on the property? ☐ Yes ☐ No ☐ Unknown

I. Are there any materials used in the construction of the structure that are or have been the subject of a recall, class action suit, settlement or litigation? ☐ Yes ☐ No ☐ Unknown

If yes, what are the materials? ☐ Yes ☐ No ☐ Unknown
(1) Are there problems with the materials? ☐ Yes ☐ No ☐ Unknown
(2) Are the materials covered by warranty? ☐ Yes ☐ No ☐ Unknown
(3) Have the materials been inspected? ☐ Yes ☐ No ☐ Unknown
(4) Have there ever been claims filed for these materials by you or by previous owners? ☐ Yes ☐ No ☐ Unknown

If yes, when? ☐ Yes ☐ No ☐ Unknown
(5) Was money received? ☐ Yes ☐ No ☐ Unknown
(6) Were any of the materials replaced or repaired? ☐ Yes ☐ No ☐ Unknown

6. DWELLING SYSTEMS AND FIXTURES

If the following systems or fixtures are included in the purchase price, are they in good working order on the date this form is signed?

A. Electrical system, including wiring, switches, outlets and service ☐ Yes ☐ No ☐ Unknown
B. Plumbing system, including pipes, faucets, fixtures and toilets ☐ Yes ☐ No ☐ Unknown
C. Water heater tank ☐ Yes ☐ No ☐ Unknown
D. Garbage disposal ☐ Yes ☐ No ☐ Unknown
E. Built-in range and oven ☐ Yes ☐ No ☐ Unknown
F. Built-in dishwasher ☐ Yes ☐ No ☐ Unknown
G. Sump pump ☐ Yes ☐ No ☐ Unknown
H. Heating and cooling systems ☐ Yes ☐ No ☐ Unknown
I. Security system ☐ Owned ☐ Leased ☐ Unknown

*If yes, attach a copy or explain on attached sheet.

(continued on page 3)

NO PART OF ANY STEVENS-HESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.
6. DWELLING SYSTEMS AND FIXTURES (Continued)
   J. Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action suit settlement or litigation?
      □ Yes □ No □ Unknown

   (1) Are the problems with the product?
      □ Yes □ No □ Unknown
   (2) Is the product covered by a warranty?
      □ Yes □ No □ Unknown
   (3) Has the product been inspected?
      □ Yes □ No □ Unknown
   (4) Have claims been filed for this product by you or by previous owners?
      □ Yes □ No □ Unknown
   (5) Was money received?
      □ Yes □ No □ Unknown
   (6) Were any of the materials or products repaired or replaced?
      □ Yes □ No □ Unknown

7. COMMON INTEREST
   A. Is there a Homeowners’ Association or other governing entity? Name of Association or other governing entity ____________________________
      Contact Person ____________________________ Phone Number ____________________________
      Address _____________________________________________
      B. Regular periodic assessments: $ _______ per □ Month □ Year □ Other
      □ Yes □ No □ Unknown
   C. Are there any pending or proposed special assessments?
      □ Yes □ No □ Unknown
   D. Are there shared “common areas” or joint maintenance agreements for facilities such as walls, fences, pools, tennis courts, walkways or other areas co-owned in undivided interest with others?
      □ Yes □ No □ Unknown
   E. Is the Homeowners’ Association or other governing entity a party to pending litigation or subject to an unsatisfied judgment?
      □ Yes □ No □ Unknown
      □ N/A
   F. Is the property in violation of recorded covenants, conditions and restrictions or in violation of other bylaws or governing rules, whether recorded or not?
      □ Yes □ No □ Unknown

8. SEISMIC
   Was the house constructed before 1974?
      □ Yes □ No □ Unknown
   If yes, has the house been bolted to its foundation?
      □ Yes □ No □ Unknown

9. GENERAL
   A. Are there problems with settling soil, standing water or drainage on the property or in the immediate area?
      □ Yes □ No □ Unknown
   B. Does the property contain fill?
      □ Yes □ No □ Unknown
   C. Is there any material damage to the property or any of the structure(s) from fire, wind, floods, beach movements, earthquake, expansive soils or landslides?
      □ Yes □ No □ Unknown
   D. Is the property in a designated flood plain?
      □ Yes □ No □ Unknown
      Note: Flood insurance may be required for homes in a floodplain.
   E. Is the property in a designated slide or other geologic hazard zone?
      □ Yes □ No □ Unknown
   F. Has any portion of the property been tested or treated for asbestos, formaldehyde, radon gas, lead-based paint, pesticide or other hazardous substance?
      □ Yes □ No □ Unknown
   G. Are there any tanks or underground storage tanks (e.g., septic, chemical, fuel, etc.) on the property?
      □ Yes □ No □ Unknown
   H. Has the property ever been used as an illegal drug manufacturing site?
      □ Yes □ No □ Unknown
   *F. If yes, was a Certificate of Fitness issued?
      □ Yes □ No □ Unknown
   *I. Has the property been classified as forestland-urban interface?
      □ Yes □ No □ Unknown

10. FULL DISCLOSURE BY SELLER
    *A. (City of Portland only) A Home Energy Report for the dwelling is attached.
       □ Yes □ No
    *B. If no, a copy of the waiver or exemption is attached.
       □ Yes □ No
    *C. Are there any other material defects affecting this property or its value that a prospective buyer should know about?
       □ Yes □ No
     *D. If yes, describe the defect on attached sheet and explain the frequency and extent of the problem and any insurance claim, repairs or remediation.
     *E. Verification: The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy of this disclosure statement. I/we authorize you/our agent to deliver a copy of this disclosure statement to all prospective buyers of the property or their agents.

II. Buyer’s Acknowledgment
   A. As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me/us or can be known by me/us by utilizing diligent attention and observation.
   B. Each buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made only by the seller and are not the representations of any financial institution that may have made or may make a loan pertaining to the property, or that may have or take a security interest in the property, or of any real estate licensee engaged by the seller or buyer. A financial institution or real estate licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in another party’s disclosure statement required by this section or any amendment to the disclosure statement.
   C. Buyer (which term includes all persons signing the “buyer’s acknowledgment” portion of this disclosure statement below) hereby acknowledges receipt of a copy of this disclosure statement (including attachments, if any) bearing seller’s signature(s).

DISCLOSURES, IF ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER’S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER, HAVE FIVE DAYS FROM THE SELLER’S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOCATION YOUR OFFER BY DELIVERING YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE UNLESS YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS SELLER’S PROPERTY DISCLOSURE STATEMENT.

[Signatures and dates]

Agent receiving disclosure statement on buyer’s behalf to sign and date:

[Signatures and dates]
Lincoln County Library District
Director Recruitment Process and Timeline 2023

January 2023
Create committee
Update position description
Create application requirements (application, resume, supplementary questions, etc)

February 2023
Post application materials on website
Advertise position locally and nationally

March 1-15, 2023
Committee review applications

March 15 – April 8, 2023
Interviews and Reference checks

April 11, 2023
Board decision based on committee recommendation

June 1, 2023
New hire begins
LINCOLN COUNTY LIBRARY DISTRICT FUNDING ALLOCATION 2022-2023

#1 The actual funding that each library will receive from Lincoln County Library District between December 2022 and June 2023

<table>
<thead>
<tr>
<th>LIBRARY</th>
<th>TOTAL 22-23</th>
<th>DECEMBER</th>
<th>JANUARY</th>
<th>FEBRUARY</th>
<th>MARCH</th>
<th>APRIL</th>
<th>MAY</th>
<th>JUNE</th>
</tr>
</thead>
<tbody>
<tr>
<td>DRIFTWOOD</td>
<td>$258,769</td>
<td>$129,385</td>
<td>$21,564</td>
<td>$21,564</td>
<td>$21,564</td>
<td>$21,564</td>
<td>$21,564</td>
<td>$21,564</td>
</tr>
<tr>
<td>NEWPORT</td>
<td>$332,327</td>
<td>$166,164</td>
<td>$27,694</td>
<td>$27,694</td>
<td>$27,694</td>
<td>$27,694</td>
<td>$27,694</td>
<td>$27,694</td>
</tr>
<tr>
<td>TOLEDO</td>
<td>$90,594</td>
<td>$45,297</td>
<td>$7,550</td>
<td>$7,550</td>
<td>$7,550</td>
<td>$7,550</td>
<td>$7,550</td>
<td>$7,550</td>
</tr>
<tr>
<td>SILETZ</td>
<td>$92,082</td>
<td>$46,041</td>
<td>$7,674</td>
<td>$7,674</td>
<td>$7,674</td>
<td>$7,674</td>
<td>$7,674</td>
<td>$7,674</td>
</tr>
<tr>
<td>WALDPORT</td>
<td>$233,278</td>
<td>$116,639</td>
<td>$19,440</td>
<td>$19,440</td>
<td>$19,440</td>
<td>$19,440</td>
<td>$19,440</td>
<td>$19,440</td>
</tr>
</tbody>
</table>
To lessen the burden on those cities that are receiving a smaller allocation due to the funding formula revision adopted in December of 2021, the new formula will be phased in over three years using the following approach.

**PHASED FUNDING DISTRIBUTION**

Future year distributions are calculated by the following formulas:

- **2022/2023**: Projected revenues are distributed by 33.33% Alt-C calculation rates and 66.66% five year average percentage distribution rates.
- **2023/2024**: Projected revenues are distributed by 66.66% Alt-C calculation rates and 33.33% five year average percentage distribution rates.
- **2024/2025**: Projected revenues are distributed by 100% Alt-C calculation rates.

<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Siletz</td>
<td>5.27%</td>
<td>7.85%</td>
<td>$ 92,082</td>
<td>6.13%</td>
<td>$ 110,973</td>
<td>6.99%</td>
<td>$ 128,346</td>
<td>7.85%</td>
</tr>
<tr>
<td>Walport</td>
<td>13.15%</td>
<td>20.29%</td>
<td>$ 233,278</td>
<td>15.53%</td>
<td>$ 284,371</td>
<td>17.91%</td>
<td>$ 331,813</td>
<td>20.29%</td>
</tr>
<tr>
<td><strong>Subtotal Cities</strong></td>
<td><strong>18.43%</strong></td>
<td><strong>28.14%</strong></td>
<td><strong>$ 325,360</strong></td>
<td><strong>21.66%</strong></td>
<td><strong>$ 395,345</strong></td>
<td><strong>24.90%</strong></td>
<td><strong>$ 460,160</strong></td>
<td><strong>28.14%</strong></td>
</tr>
<tr>
<td>Partners</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lincoln City (Driftwood)</td>
<td>17.64%</td>
<td>16.42%</td>
<td>$ 258,769</td>
<td>17.23%</td>
<td>$ 267,106</td>
<td>16.83%</td>
<td>$ 268,492</td>
<td>16.42%</td>
</tr>
<tr>
<td>Newport</td>
<td>24.67%</td>
<td>17.05%</td>
<td>$ 332,327</td>
<td>22.13%</td>
<td>$ 310,957</td>
<td>19.59%</td>
<td>$ 278,736</td>
<td>17.05%</td>
</tr>
<tr>
<td>Toledo</td>
<td>4.85%</td>
<td>8.39%</td>
<td>$ 90,594</td>
<td>6.03%</td>
<td>$ 114,494</td>
<td>7.21%</td>
<td>$ 137,219</td>
<td>8.39%</td>
</tr>
<tr>
<td><strong>Subtotal Partners</strong></td>
<td><strong>47.16%</strong></td>
<td><strong>41.86%</strong></td>
<td><strong>$ 681,690</strong></td>
<td><strong>45.39%</strong></td>
<td><strong>$ 692,556</strong></td>
<td><strong>43.62%</strong></td>
<td><strong>$ 684,447</strong></td>
<td><strong>41.86%</strong></td>
</tr>
<tr>
<td><strong>Subtotal District Ops</strong></td>
<td><strong>34.42%</strong></td>
<td><strong>30.00%</strong></td>
<td><strong>$ 494,755</strong></td>
<td><strong>32.94%</strong></td>
<td><strong>$ 499,628</strong></td>
<td><strong>31.47%</strong></td>
<td><strong>$ 490,547</strong></td>
<td><strong>30.00%</strong></td>
</tr>
<tr>
<td><strong>GRAND TOTAL</strong></td>
<td><strong>100.00%</strong></td>
<td><strong>100.00%</strong></td>
<td><strong>$ 1,501,805</strong></td>
<td><strong>100.00%</strong></td>
<td><strong>$ 1,587,529</strong></td>
<td><strong>100.00%</strong></td>
<td><strong>$ 1,635,154</strong></td>
<td><strong>100.00%</strong></td>
</tr>
</tbody>
</table>
#3 The funding formula as approved by the LCLD Board in December 2021. The Board decided to phase in the changes so #2 (above) reflects the 2022-2023 actual funding.

## Lincoln County Library District
### Property Tax Allocation Calculation
### FY 2022-23

<table>
<thead>
<tr>
<th>Member Libraries</th>
<th>District Ops</th>
<th>Member Library Local Revenue Incentive</th>
<th>Site Based to Service District Residents</th>
<th>Per Capita to serve District Residents</th>
<th>Total Allocation</th>
<th>Total Allocation Percentage</th>
<th>Pop.</th>
<th>Allocation Per Capita</th>
</tr>
</thead>
<tbody>
<tr>
<td>Siletz*</td>
<td>$ -</td>
<td>$ 15,018</td>
<td>$ 102,470</td>
<td></td>
<td>$ 117,488</td>
<td>7.8%</td>
<td>2,777</td>
<td>$ 42.31</td>
</tr>
<tr>
<td>Waldport</td>
<td>$ 20,000</td>
<td>$ 15,018</td>
<td>$ 267,594</td>
<td></td>
<td>$ 302,612</td>
<td>20.1%</td>
<td>7,252</td>
<td>$ 41.73</td>
</tr>
<tr>
<td>Partner Libraries</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lincoln City</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 250,473</td>
<td>16.7%</td>
<td>6,381</td>
<td>$ 39.25</td>
</tr>
<tr>
<td>Newport</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 255,085</td>
<td>17.0%</td>
<td>6,506</td>
<td>$ 39.21</td>
</tr>
<tr>
<td>Toledo</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 125,605</td>
<td>8.4%</td>
<td>2,997</td>
<td>$ 41.91</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$ 1,051,263</strong></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>District Operations</th>
<th>$ 450,542</th>
<th><strong>$ 450,542</strong></th>
<th>30.0%</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Allocation</strong></td>
<td>$ 450,542</td>
<td><strong>$ 20,000</strong></td>
<td>$ 75,090</td>
</tr>
</tbody>
</table>

* Siletz Library run by LCLD.