



County of Monterey

Item No.

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 26-707

August 11, 2026

Introduced: 7/31/2026

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Approve the Library Director to enter into a Memorandum of Understanding (“MOU”) with WKLST Partners LP/ Kevin Dougherty and Friends of the Carmel Valley Library, retroactive to May 4, 2026, to outline commitments and responsibilities for a mural installed at the Carmel Valley Branch Library

RECOMMENDATION:

It is recommended that the Board of Supervisors:

Approve the Library Director to enter into a Memorandum of Understanding (“MOU”) with WKLST Partners LP/ Kevin Dougherty and Friends of the Carmel Valley Library, retroactive to May 4, 2026, to outline commitments and responsibilities for a mural installed at the Carmel Valley Branch Library

SUMMARY:

Monterey County Free Libraries (MCFL), WKLST Partners LP/ Kevin Dougherty as the landlord for the Carmel Valley Branch Library, and the Friends of the Carmel Valley Library, are entering into an agreement regarding a mural at the Carmel Valley Branch Library.

DISCUSSION:

MCFL partners with various community organizations, non-profits, and other government agencies to expand and enhance offerings in communities. The Friends of the Carmel Valley Library (Friends), an independent 501c organization, have partnered with MCFL to offer public programs, financial support, and facilities beautification and enhancement to the Carmel Valley Branch Library. MCFL and the Friends have an MOU, adopted by the Board on March 7, 2023, and Amended to extend terms on March 7, 2026. This MOU covers responsibilities and obligations for items owned by the Friends being on the property, and was created assuming the items are not attached to the property and are readily removable if needed.

The Friends have independently worked with artists in the community to create a mural for a wall that faces into the patio of the library. The mural was created over time on separate boards, and the Friends worked to ensure the mural could be hung on the wall.

In February 2026, MCFL and the County worked on an amendment to the existing MOU to cover the mural, as it cannot be easily removed and MCFL has obligations to the condition of the property outlined in the lease with WKLST Partners LP/ Kevin Dougherty as the Landlord. After consultation among the County, the Friends, and the Landlord, and in order to allow the Friends to meet a publicized unveiling obligation, the parties outlined conditions for the mural and came to mutual general

agreement, allowing the Mural to be installed on May 4, 2026. As the Landlord is a party to the conditions, this requires a separate and different MOU.

The MOU outlines terms and conditions for the mural, is retroactive to the date the mural was hung on the wall, and outlives both the other MOU and the Lease. The Friends maintain ownership of and responsibility for the mural. The MOU has no set end date, and would sunset only when one or more parties request removal of the mural from the property, and the removal is complete.

The art enhances and beautifies the space, and the Mural has received many compliments from the public.

OTHER AGENCY INVOLVEMENT/COMMITTEE ACTIONS:

County Counsel has reviewed as to form. The Real Property Specialist has reviewed to ensure alignment with the current lease agreement for the property.

FINANCING:

The expenses and obligations for this MOU are the responsibility of the Friends. There is no impact to the General Fund.

BOARD OF SUPERVISORS STRATEGIC PLAN GOALS:

Enhance and beautify facilities that meet the needs of the public.

- X Well-Being and Quality of Life
- ___ Sustainable Infrastructure for the Present and Future
- ___ Safe and Resilient Communities
- ___ Diverse and Thriving Economy
- ___ Dynamic Organization and Employer of Choice

Prepared by: Jennifer Hansen, Administrative Services Officer, x7569

Approved by: Hillary Theyer, Library Director, x7566

Attachments:

MOU County, Friends, WKLST Partners LP/ Kevin Dougherty