

WEBER COUNTY LIBRARY
BOARD OF TRUSTEES
MINUTES

March 5, 2024

Board Members

in Attendance:

Shannon Sebahar, Chair
Diana Allison
Sandra Crosland
Jim Harvey
Wendy Ogata
Reed Spencer
John Watson

Others

in Attendance:

Robert Armstrong, Professional Buildings Manager
Bryan Baron, Deputy Weber County Attorney
Phoebe Carter, Assistant Director
Shari Creer, Friends of the Library
Marcia Harris, Library Development Fund
Jeremy Krause, Manager, Kanyon Construction Company
Holly Okuhara, Assistant Director
Deborah Smith, Pleasant Valley Branch Manager
Julia Valle, Business Office Manager
Lynnda Wangsgard, Director

Public Comments:

Sebahar called the meeting to order at 5:00 p.m. and invited public comments. There were none.

Approval of February 6, 2024, Meeting Minutes:

Sebahar called for questions, comments, or corrections to the February 6, 2024, meeting minutes.

Crosland moved approval of the minutes as distributed. Allison seconded the motion. All voted in the affirmative.

Commissioner's Report:

Harvey reported the monthly meetings with Wangsgard were going well as did the county's legislative agenda for the year. Local representatives were very accessible and successfully funded a new building for the Ogden-Weber Technical College. Also funded was a new Cache, Box Elder, Davis and Weber Chamber Coalition.

Harvey encouraged participation at Republican Party caucus meetings scheduled for later that evening.

Friends of the Library Report:

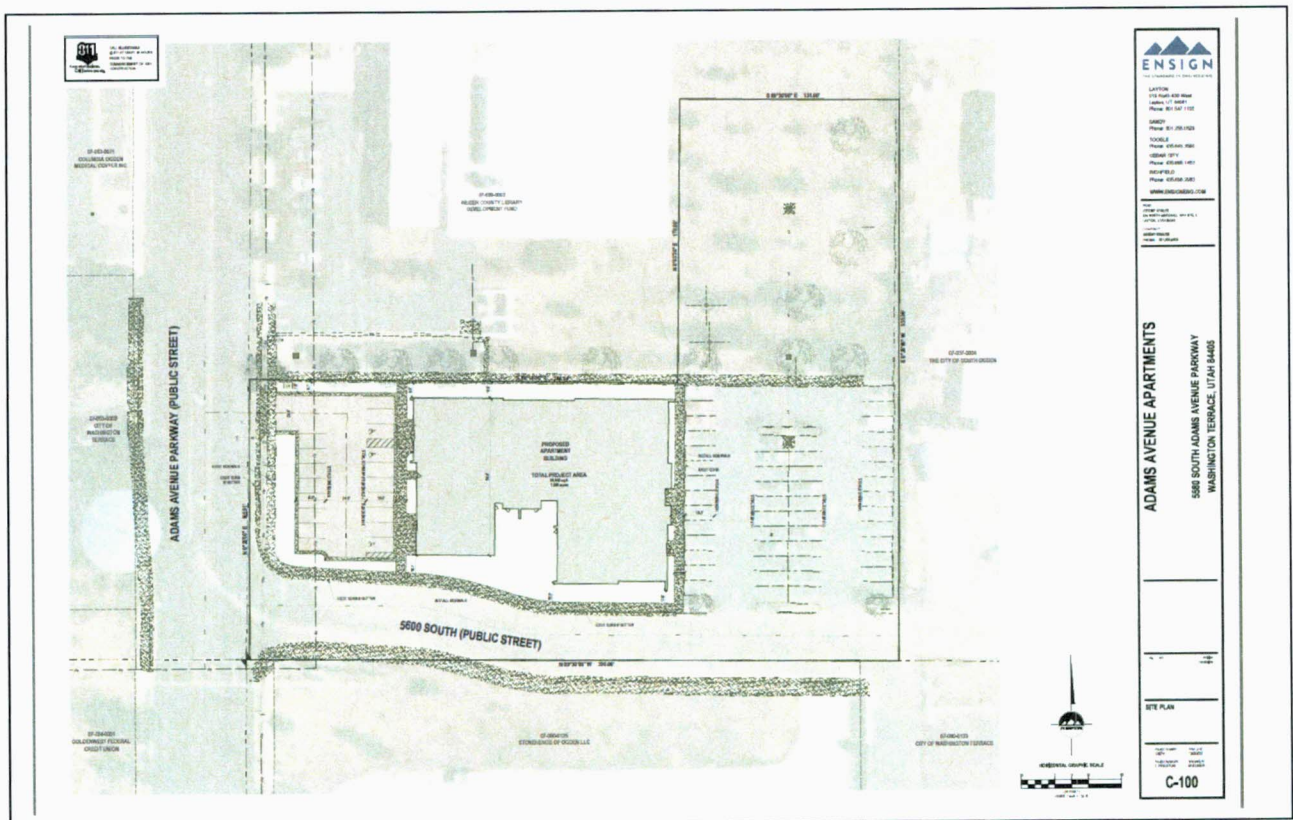
Creer did not have anything new to report at this time.

Director's Report:

Wangsgard called for questions on the financial and metric services reports. There were none. She noted usage statistics were continuing in an upward trend.

Proposed Adams Avenue Apartments and Discussion of Bifurcating the Library and Building Site Properties:

Jeremy Krause, Manager, Kanyon Construction Company, distributed a proposed site plan for Adams Avenue Apartments.



In reviewing the plan, Krause noted the city wanted to put housing on a vacant lot located south of the Pleasant Valley Branch (PVB). However, construction would require clear title to the shared parking lot detailed on the southeast corner of the site plan.

The land where the apartment building was planned, as well as the property where the parking lot is located, is currently owned by Washington Terrace City. Krause has an option to purchase the land. Also owned by Washington Terrace City is approximately one-third acre of greenspace directly north of the parking lot, behind the PVB.

The parking lot was constructed and is maintained by the library under an agreement entered into during 2007, when Doug and Elaine Stephens donated property for construction of the PVB. In return for constructing and maintaining the parking lot, the Library Development Board was granted an easement to use the parking lot as well as an easement to use approximately one-third acre behind the library as greenspace. Washington Terrace City also agreed to remove snow from this parking lot, and the primary parking lot on the north side of the building in perpetuity.

Krause proposed the library give clear title to the parking lot to Washington Terrace City in return for clear title to the greenspace behind the library. This would be a win-win in that the City no longer wants to plow the snow from this parking lot and the library doesn't really need the parking space, Krause said. If an agreement can be reached, Krause will purchase the property for the housing development. He noted that, if he were to purchase the property under the terms of the current easements, he would have unlimited access to the library grounds. He did not want to have future disagreements about how the greenspace behind the library would be used. The city could do anything they want on library property as it now reads, Krause alleged.

Harvey said, in the interest of full disclosure, Mr. Krause was a personal, family friend and he could vouch for his integrity. He lives in the area, he is not an out-of-town developer. If the property were to be traded, perhaps the library could have a perpetual easement for access across the parking lot to allow for improvements. Krause said "cross access" would be agreeable to him.

Sebahar called for questions before adjourning the public meeting and reconvene in a closed session to discuss issues raised in relation to the proposal.

Allison asked that Krause summarize what he was proposing.

Krause said the city proposes giving the library ownership of the property east of the library and that, in turn, the library give up the easement on the parking lot to allow the housing development to go forward. He noted, all the property in question is zoned commercial. As is, he contended, the city could expand the parking lot in back of the library or even put a structure behind the library if they so choose.

Wangsgard asked if the city had disclosed that the bifurcation had already been proposed to the library during 2020 and the plan had been rejected.

Krause said the city had not mentioned this action to him.

Crosland asked, "Will the parking remaining for the library, if the lot is given up, be adequate for the future?"

Krause said the lot to the north was very adequate and he has never seen more than two or three cars parked in the lot.

Smith was asked if the lot is ever full?

Smith said both lots are sometimes full, with people parking on the street, when the library is being fully utilized.

When asked how often the lots are full, Smith responded that it depends on which meeting rooms are reserved and how large the crowds are for each meeting.

Wangsgard noted the parking was originally sized to accommodate city requirements to accommodate the building and grounds occupancy load.

The history of the subdivision was complicated, Wangsgard noted. The Stephens family donated a lot to the north in the subdivision plan and then sold a lot in the center. Stephens later repurchased the center lot and included it in the family donation in order to allow a larger, third space library to be constructed. At that time, the shared vision in giving the remaining property to the city was that they were going to build a senior center on the site. The library and senior center would share the parking lot in question.

Harvey noted the City agreed to plow the snow in both parking library parking lots. Whatever is agreed, the city should have to continue to plow the north lot.

Crosland wondered, if the parking was required previously, how can we give it up?

Wangsgard, said the parking as originally configured was required to get the library building plans approved. The city wanted the county to build the entire facility but they didn't want to give up ownership of the property. City officials were willing to have easements governing future use, one for greenspace behind the library and a second for a shared parking lot area. All the land issues currently being discussed were negotiated before the building was designed. Since that time, city officials have changed and now have a different vision for a commercial development, rather than a government owned senior center. They could change the requirements if they wanted to do so.

Sebahar advised Krause to contact city officials to see what requirements were in place, and what is currently required by ordinance for library parking.

Wangsgard noted the library board may not have the authority to act on this proposal, since it only leases the property.

Sebahar asked if there was other parking available that the library could secure for overflow events.

Harvey said if South Ogden City moved their shop operation, the board could make a bid for that property, but the general consensus was that there was no other parking available.

Allison observed that there are still a lot of questions that need to be answered before the board could take any action.

Sebahar called for a motion to adjourn the public meeting.

Motion to Close Public Meeting and Reconvene in an Executive Session to Discuss Character, Professional Competence, or Physical or Mental Health of an Individual and to Facilitate a Strategy Session to Discuss the Purchase, Exchange or Lease of Real Property.

Spencer moved to close the public meeting and reconvene in an executive session to discuss character, professional competence, or physical or mental health of an individual and to facilitate a strategy session to discuss the purchase, exchange or lease of real property.

Ogata seconded the motion.

Sebahar conducted a roll call vote.

Allison voted aye.
Crosland voted aye.
Harvey voted aye.
Ogata voted aye.
Spencer voted aye.
Watson voted aye.
Sebahar voted aye.

With the exception of board members, all those present were excused from the meeting.

Motion to Reconvene the Public Meeting.

Ogata moved to reconvene the public meeting. Watson seconded the motion. All voted in the affirmative.

All those in attendance, before being asked to leave so the board could meet in an executive session, were invited to return, which they did.

Krause offered several clarifications of his proposal.

1. The apartment building will be three stories, with 3,000 square feet of office space on the ground floor and the rest of this floor will be apartments. The two top floors will be dedicated to apartments.
2. A total of 34 apartment units were proposed, roughly half one bedroom and one half two bedrooms.
3. The parking lot under discussion would be utilized by renters. Commercial parking would be provided in a small lot off Adams Avenue.
4. Approval of his proposal would determine if he would continue to exercise his option to purchase the property.

Watson said board members understood their consideration of the proposal had time implications for Krause, and they would proceed with due diligence to facilitate whatever action was within the board's purview.

Approval of Library Director's Performance Plan:

Watson moved approval of the library director's 2024 performance plan as presented. Crosland seconded the motion. All voted in the affirmative.

The signed form will be housed in the Director's performance plan file.

Other:

There being no further business, Spencer moved to adjourn. Watson seconded the motion. All voted in the affirmative.

Respectfully submitted: Julia Valle April 2, 2024
Julia Valle Date