

WEBER COUNTY LIBRARY

BOARD OF TRUSTEES

MINUTES

Date: March 3, 2020

Board Members

In Attendance: Diana Allison
Sandra Crosland
Kathleen Jensen
Cynthia Mattson
Reed Spencer

Board Members

Excused: Jim Harvey
Spencer Stokes

Others in

Attendance: Lynnda Wangsgard, Library Director
Bryan Baron, Deputy Weber County Attorney
Phoebe Carter, Assistant Library Director
Julia Valle, Business Office Manager
Evelyn Bertilson, Friends of the Library
Marcia Harris, Library Development Board

Allison called the meeting to order at 5:00 p.m.

Public Comments:

There were no public comments.

Approval of February 5, 2020 Meeting Minutes:

Allison called for additions, deletions, or corrections to the minutes. Hearing none, Spencer moved approval. Crosland seconded the motion. The motion carried.

Commissioner's Report:

Harvey was representing the County at meetings out-of-state and was excused.

Director's Report:

Wangsgard noted the January statistical report was strong, illustrating increases in public usage over the previous year.

Allison noted visits at the Main Library averaged more than 1,000 per day and asked if there was a seasonal trend in the number of visits logged. A comparison by month will be compiled and distributed during the next Board meeting.

Allison asked how the wireless network access totals were gathered.

Wangsgard said network access software records number of uses. This number can fluctuate depending on time of year; seasonal filing of income tax returns, for example. Many come to the library to use their own computers and tablets because they may not have Internet access at home.

Of the 211,491 items loaned to the public, 42,387 were in electronic format. Interestingly, Wangsgard said, the new streaming services (Hoopla and Kanopy) offer access to movies, magazines, eBooks, eAudio books and music, however, the highest usage is of eAudio books.

Spencer noted listening to books is a new form of literacy. Being able to listen to materials while exercising or gardening has created a new opportunity for pleasure and learning.

Jensen touted the opportunities for “reading” eAudio books while driving, make good use of commute time.

Harris said she was intrigued with the young adults in her family who were interested in listening to podcasts.

Mattson said she was so intrigued by an art exhibit at the Ogden Valley Branch that she commissioned the artist to do a work for her home. She reported the artist grew up in a neighborhood across the street from North Park Elementary and was very grateful for the opportunity to exhibit her work in a Library gallery.

Wangsgard reviewed the financial report compiled on February 24, 2020. There were no questions.

Carter screened two videos that were prepared to document citizenship classes held in the Friends of the Library Literacy Center at the Main Library. One video featured the graduation celebration; the other was a clip advertising the service to the community. Carter credited Library employee, Te Anu Tonga, for taking the lead in offering these classes.

Valle reported on the books & surplus property sale held February 29, 2020. Roughly 1,725 individuals attended; more than 5,000 items were sold, and approximately \$7,500 was earned. Board members congratulated her on a job well done.

North Ogden City Offer to Purchase Right of Way:

Baron stated that the Utah Department of Transportation (UDOT) was planning to commence work at the intersection of Washington Boulevard and 2600 N later this year. North Ogden City was waiting on this State project to undertake the first phase of their street-widening project. In order to widen 2600 N, the City must acquire rights to property on both sides of the road. Library property is one of those that has to be acquired. Baron noted the Board could expect the

City to take more property in the future. For now, they are proposing purchase of only one little piece in the northwest corner of the property that is about the size of a parking stall. The property will be used for a sidewalk upgrade, accommodating a yellow pad with traction grid. This upgrade now also requires a wider walkway leading up to it, which is how the Library property will be used. As part of their offer to purchase the right of way, the City provided comparisons of like sales that supported a fair market value of \$3,000. On top of this basic offer, the City was offering another \$3,000 if the property was quit claimed within 30 days. Baron noted the Board had two options:

1. Sign the quit claim deed; or
2. Claim the offer was not at a fair market value and dispute the claim.

Mattson indicated the \$3,000 was a little low, but the \$6,000 offer was great.

Crosland asked what the deadline was for completing the transaction.

Baron said the offer was sent February 10, 2020. If the Board decides to approve the sale during the meeting, the transaction could be put on the Commission agenda for the following Tuesday, March 10. The authorized agent representing the City had confirmed that this would be sufficient to qualify for the additional payment.

After discussion, Jensen moved approval of the property represented in the City's formal offer, intending that this approval would be sufficient to qualify for the incentive payment. Spencer seconded the motion. Allison asked if there were questions or a need for further discussion. Hearing none, she called for a vote. All voted in the affirmative.

Baron will follow through and deliver the proposal to the City's authorized agent.

Disposition of Property Owned by the Weber County Library Development Fund, including Lease between Weber County Library Board of Trustees and the Weber County Library Development Board (Pleasant Valley Branch Property & Easements):

Allison reported on work session held February 24, 2020 with Commissioners Harvey, Froerer, and Jenkins to discuss the way in which Library property is titled. In addition to Allison, Stokes, Jensen, and Crosland attended to represent the Board. Apologies were extended for Mattson and Spencer who had important conflicts that day. Baron and Wangsgard also attended.

Allison noted the meeting offered an opportunity for a thorough discussion and both the Commissioners and members of the Board spoke freely to the issue. There was a feeling of good will and a genuine desire to come forward with a solution.

During the February 24 meeting, Wangsgard shared the background and discussion that ensued during the February Library Board meeting, detailing how title to property was acquired, how it is currently held, and how it was being recommended titles be held in the future (please see the following chart):

WEBER COUNTY'S LIBRARY SYSTEM

Current Holdings

Library Property	Date Acquired	Leased by	Easement Held by	Title Held by	Date Sold/Traded	New Owner
Main Library	1967	Library Board of Trustees		Ogden City Corp.		
Main Library	2017	Library Board of Trustees		Ogden City Corp.		
Original Southwest Branch	1975			Library Board of Trustees	2014	Roy City
North Branch	1982			Library Board of Trustees		
North Branch	2017			Weber County Corporation		
Ogden Valley Branch	1994			Library Board of Trustees		
Ogden Valley Branch	2013			Library Development Fund		
Pleasant Valley Branch	2007			Library Development Fund		
Pleasant Valley Branch	2007		Library Development Fund	Washington Terrace City		
Southwest Branch/Headquarters	2014			Weber County Corporation		

Proposed Holdings

Library Property	Date Acquired	Leased by	Easement Held by	Title Held by	Date Sold/Traded	New Owner
Main Library	1967	Library Board of Trustees		Ogden City Corp.		
Main Library	2017	Library Board of Trustees		Ogden City Corp.		
Original Southwest Branch	1975			Library Board of Trustees	2014	Roy City
North Branch	1982			Library Board of Trustees		
North Branch	2017			Weber County Corporation		
Ogden Valley Branch	1994			Library Board of Trustees		
Ogden Valley Branch	2013	Library Board of Trustees		Library Development Fund		
Pleasant Valley Branch	2007	Library Board of Trustees		Library Development Fund		
Pleasant Valley Branch	2007	Library Board of Trustees	Library Development Fund	Washington Terrace City		
Southwest Branch/Headquarters	2014			Weber County Corporation		

Ideal Holdings (Would Require a Change in Library Ordinance)

Library Property	Date Acquired	Leased by	Easement Held by	Title Held by	Date Sold/Traded	New Owner
Main Library	1967	Library Board of Trustees		Ogden City Corp.		
Main Library	2017	Library Board of Trustees		Ogden City Corp.		
Original Southwest Branch	1975			Library Board of Trustees	2014	Roy City
North Branch	1982			Library Board of Trustees		
North Branch	2017			Library Board of Trustees		
Ogden Valley Branch	1994			Library Board of Trustees		
Ogden Valley Branch	2013	Library Board of Trustees		Library Development Fund		
Pleasant Valley Branch	2007	Library Board of Trustees		Library Development Fund		
Pleasant Valley Branch	2007	Library Board of Trustees	Library Development Fund	Washington Terrace City		
Southwest Branch/Headquarters	2014			Library Board of Trustees		

The immediate meeting goal was to address a request from Harris, representing the Library Development Fund, that all the property held in the Fund's name be leased to the Library Board. In this way, responsibility for maintenance and operational costs, including property and liability insurance, would continue to be paid for by the County without fear that issues may arise if an insurance claim were to be filed.

After a thorough discussion of each of the properties, Wangsgard noted Commissioners declared how they would vote on the issue when it was presented in Commission meeting the following week.

Commissioners Harvey and Froerer noted they would vote in favor of the lease agreement. Commissioner Jenkins indicated he would vote against the lease; not because he thought there was anything improper about it or because he had any ill will toward the proposal, but rather because he favored having all County properties held in the name of Weber County Corporation. Commissioner Jenkins recognized there were also other areas in the County where people were also wary about property not being used as directed by donors if titles were to be consolidated.

Harris noted Commissioners were positive and nice to work with.

Baron had, in the interim, completed preparation of the lease agreements for the Board to consider. Crosland asked about the easement for green space and additional parking at the Pleasant Valley Branch, wondering if the language in the proposed lease agreement protects the land for use as open space and parking, not just for operating a public library. She suggested amending the lease agreement to indicate the intent is to lease the Property to the Grantee for the operation and maintenance of a public library [*and open space*] to serve all the residents of Weber County.

Spencer made a motion to approve Crosland's proposed amendment to the Lease Agreement. Mattson seconded the motion. All voted to approve amending the Lease Agreement.

Allison called for additional questions. There were none, therefore, Jensen moved approval of the Lease Agreement as amended. Mattson seconded the motion. All voted in favor of the motion.

The Lease Agreement will be placed on the County Commission agenda for ratification.

Lease between Weber County Library Board of Trustees and the Weber County Library Development Board (Ogden Valley Branch Property):

Baron noted the Lease Agreement should be corrected in the second "WHEREAS" to indicate the Property was "purchased by" the Grantor, not that the property was "donated to" the Grantor.

Mattson moved approval of the Lease with Baron's correction. Spencer seconded the motion. Allison asked if there was any discussion on the motion. Hearing none, she called for a vote. All voted in the affirmative.

The Lease Agreement will be placed on the Commission agenda for ratification.

Wangsgard thanked Baron for all he did in writing the agreements and framing them with County officials so there was an opportunity to meet with Commissioners, have a healthy discussion, and complete the transactions. She also recognized and thanked Harris and Bertilson, noting that without the good work of the Development Fund and Friends of the Library the community may not have had the enjoyment of the Pleasant Valley Branch, or the property on west side of the Ogden Valley Branch.

Other:

Spencer moved the meeting be adjourned. Jensen seconded the motion. All voted in the affirmative.

Respectfully submitted:



Julia Valle

5/5/2020

Date