

WEBER COUNTY LIBRARY

BOARD OF TRUSTEES

MINUTES

Date: February 4, 2014

Board Members

In Attendance:

Marie Irvine
Kathleen Herndon
Eric Jacobson
Scott Spencer
Spencer Stokes
Tom Taylor (via telecommunications)
Commissioner Jan Zogmaister

Others in

Attendance:

Chris Allred, Deputy Weber County Attorney
Evelyn Bertilson, Friends of the Library
Marcia Harris, Development Board
Lynnda Wangsgard, Library Director
Karen Burton, Associate Library Director
Scott Jones, Assistant Library Director
Julia Valle, Business Office Manager

Introductions:

Irvine called the meeting to order at 5:00 p.m. Allred was introduced and welcomed as Library legal counsel.

Approval of Minutes:

Herndon moved acceptance of the January 7, 2014 meeting minutes. Spencer seconded the motion and all voted in the affirmative.

Director's Report:

Board members' packets contained the service metrics reports, current as of December 31, 2013. The year-end financial report was not yet available from the County and will likely not be finalized until after all collections are reported and settlements made to the various funds. The County Comptroller will provide the Board with a report as soon as this work is completed. In the meantime, in-house accounting processes showed the Library completing the year under-budget.

Spencer asked about the debt service fund from which nothing had been expended. Wangsgard responded, noting the County Comptroller will move these funds with a journal entry when the FY 2013 accounts are closed. Other line items closed by transfer include administrative fees and risk management.

Comparison of 2012 public use statistics with those of 2013 illustrated overall increases in every service offered the public, including materials borrowed, programs attended, meeting rooms used, reference services accessed, number of annual visits, and total number of new items added to the collection.

Several planning documents were distributed, including the 2014 Operating & Capital Budget, which included guiding principles and strategic goals, as well as a flexible meeting and planning schedule, and an agenda for a supervisors' retreat to be held February 10, 2014. Board members were invited to participate at the retreat.

Headquarters Library Update and Review:

A revised site plan for the Headquarters Library was distributed, based upon Roy City's vision for changes to be made in surrounding properties, including a redevelopment agency business park and expanded Gorge Wahlen (North) Park. These revisions were incorporated in "An Interlocal Agreement to Convey Certain Real Property by and among Roy City, the Roy City Redevelopment Agency, Weber County, and the Weber County Library Board." The Agreement was distributed and discussed.

The Interlocal Agreement had been approved by the Roy City Council during December, 2013, but had not yet been made ready for final approval by the other parties. Roy City was in the process of defining property boundaries required to obtain legal descriptions for attachments detailed in the Agreement. Once the boundaries are established, the attachments will be added and the Agreement presented to all signators.

The Agreement detailed a swap of approximately nine acres of property owned by the Roy City Redevelopment Agency in return for the current Southwest Branch Library and surrounding site. In addition, the County will agree not to intervene in establishment of a redevelopment agency on property currently designated as the George Wahlen Park. Property where the current North Park Elementary School (NPES) is located was traded to Roy City in a transaction completed two years ago in exchange for a building site for the new NPES, which adjoins the new Southwest Branch/Headquarters. Once the new NPES opens, the original facility will be torn down and the George Wahlen Park relocated. The arrangement actually increases the size of the Park by as estimated one-half acre.

Stokes inquired about public transportation stops. Jones noted two stops where within less than a quarter mile, one directly across the street from the Headquarters site. The Frontrunner station is also very close.

The revised site plan required reconfiguring delivery access to proceed west from 4125 S across the south side of the Library property, then running north on the west side of the building and exiting on 4000 S. Zogmaister explained a roundabout on 2175 W and 4000 S would have complicate deliveries had the original site plan been implemented. Zogmaister was thanked for

her work in helping to relocate the delivery road and facilitating the needed right-of-way.

The Agreement was negotiated to be in the enlightened self-interest of both the City and the County. Roy City will be able to develop a new business park with access on 1900 W, a much more advantageous business location than would have been the case on the property provided to the Library as a building site for the new Headquarters. In addition, Roy City will receive the current Southwest Branch building and site, which is located adjacent to a City water reservoir facility. George Wahlen Park will be reconfigured and expanded, making it ready for major improvements.

The County will benefit by receiving a nine-acre building site for the new Headquarters. Recognizing the mutual benefit to the City and County, it had also been tentatively agreed during initial discussions with the City Mayor and Manger that the Library would be allowed to utilize the Southwest Branch for storage of Main Library collections for up to two years, while the Ogden facility was being renovated. This commitment would allow the Board to move forward without a need to reserve resources required to mitigate unnecessary storage expenses.

However, when the Agreement was presented to the Roy City Council, they voted to modify the original deal, limiting usage of the building to 90 days after notice was given to vacate. The Council was gathering in a work session immediately after the Library Board meeting that evening and had invited Wangsgard to share information concerning the need for a more definite commitment on use of the Southwest Branch for storage purposes. There is still a possibility of the City honoring the original plan.

The Roy City Planning Commission was scheduled to meet February 11, 2014 to review site plans and make a recommendation to the City Council regarding a zoning variance for the new Headquarters. The building site is zoned as a business park. The variance will allow the Library site to be zoned for educational purposes. The Roy City Council will meet February 18, 2014 to consider the Planning Commission's recommendation on the zoning variance.

A request for qualifications (RFQ) had been issued, seeking responses from contractors who wish to bid on the Headquarters Library. The RFQ will help ensure a fair bidding opportunity for all contractors who have the experiences and resources necessary to build the new facility on a fast-track schedule, while protecting the County from issues that could jeopardize the quality and timeline of the projects. Those responding to the RFQ will also be asked to provide details of successful cost management on similar projects. On-time completion of the Headquarters Library is integral to the success of renovating the Main Library and the North Branch to greatest public advantage with the funding provided.

Tentative groundbreaking dates for Headquarters were discussed. Board members will check with community stakeholders, including the Weber School District, to coordinate a date, probably in mid-May. Spencer will coordinate with the Weber District and recommend tentative dates. Zogmaister will check with County officials and others to help avoid scheduling conflicts.

Board members discussed ways to mitigate the stress that comes from trying to complete the capital projects in the current environment, which does not always foster trust and cooperation. Stokes reiterated his concerns for Irvine, who is charged with trying to maintain a level of decorum and civility in public interactions while dealing with the stress of holding firm to the

commitments made to the public during the bond election. Stokes offered to intervene in stressful situations by allowing Irvine to focus on the positive aspects of the capital plan and defer to him when volatile issues needed a voice.

Irvine thanked Stokes for his concern, noting she might still feel compelled to speak up, even if it meant having to stand firm with those working to derail critical elements of the plan, but his intervention would be welcome. The Board agreed with the concept of Stokes taking the lead when his expertise would best position the Board to communicate their position.

Other:

There being no further business, Jacobson proposed and Herndon seconded a motion to adjourn at 6:10 p.m., allowing Wangsgard, Zogmaister, and Irvine to attend the Roy City Council work session. All voted in the affirmative.

Jacobson J. Valle
Business Office Manager 3/4/14