

WEBER COUNTY LIBRARY

BOARD OF TRUSTEES

MINUTES

Date: April 7, 2015

Board Members

In Attendance: Scott Spencer  
James Ebert  
Eric Jacobson  
Kathleen Jensen  
Spencer Stokes  
Tom Taylor

Board Members

Excused: Brent Innes

Others in

Attendance: Lynnda Wangsgard, Library Director  
Scott Jones, Assistant Library Director  
Julia Valle, Business Office Manager  
Holly Okuhara, North Branch Manager  
Evelyn Bertilson, Friends of the Library  
Marcia Harris, Development Board  
Tom Brennan, EDA Architects

Bruce Richins, Harrisville City Mayor  
Jeff Pearce, Harrisville City Council Member  
Brent Taylor, North Ogden City Mayor  
Kent Bailey, North Ogden City Council Member  
Lynn Satterthwaite, North Ogden City Council Member  
Cheryl Stoker, North Ogden City Council Member  
Toby Mileski, Pleasant View City Mayor  
Steve Gibson, Pleasant View City Council Member  
Tony Pitman, Pleasant View City Planning Commission Member

Naomi Foulger  
Kimberly Johnson, Design West Architects  
Ruth Pearce  
Lynda Pipkin

Spencer called the meeting to order at 5:00 p.m., and called for public comments. Seeing none, he moved to the review and action item on the agenda.

### Approval of March 3, 2015 Meeting Minutes:

Taylor moved acceptance of March 3, 2015 meeting minutes. Jensen seconded the motion. Spencer asked if there were any comments or need for discussion. Seeing none, he called for a vote. All responded in the affirmative.

Spencer asked the Board and staff to introduce themselves. He also invited elected officials in attendance to introduce themselves.

### Director's Report:

Wangsgard reported Library use statistics. Comparing February 2014 to February 2015, the number of items borrowed increased from 170,180 to 193,850 (13.9% increase) and 64,311 reference units were completed compared to 61,159 (5.2% increase) the previous year. During the month, approximately 6,000 new items had been added to the collection, 101,092 visits were recorded, 8,706 individuals used public meeting rooms, and 3,813 attended literacy programs. In addition, 1,557 library cards were issued, a number that was slightly higher than the total issued during February 2014.

The financial report had been included in the Board packet and illustrated that all income and expenditure items were within expected tolerances. There were no requests for clarifications.

### Renewal of Interlocal Cooperation Agreement for Borrowing Services between Weber County Library and Davis County Library:

Wangsgard explained Weber and Davis counties were the first in Utah to offer cross-county sharing of collections for general public. Even though neither library lends a significant number of books, the service is meaningful in that it extends free access to materials that would not otherwise be available.

Wangsgard recommended approval of a five-year renewal of an Interlocal agreement for these cooperative borrowing services, noting the two library systems have offered borrowing reciprocity for almost two decades. Public use of the libraries across governmental boundaries is equitable, provides valuable resources to residents, and does not add a significant cost to the operation of either library system. However, due to a decrease in interlibrary loan traffic, which can be labor intensive and therefore costly, some operational savings accrue to both Davis and Weber County.

Spencer asked if other counties were interested in entering into or renewing similar agreements. Wangsgard noted Logan and Brigham City, as well as Morgan and Summit counties will likely also be interested in renewing, although activity across these jurisdictional boundaries is not as intense as it is between Davis and Weber counties.

Spencer called for questions. Jensen asked if there was anything negative that should be addressed. Wangsgard said no problems had arisen with the arrangement, which was remarkably carefree to facilitate.

Jacobson moved approval of the Agreement. Taylor seconded the motion. There being no further questions, he called for the vote. All voted, in the affirmative.

North Branch Library Project:

Mayor Mileski, Mayor Taylor, and Council Member Satterthwaite had been designated by Harrisville City, Pleasant View City, and North Ogden City to lead a discussion on capital upgrades to the North Branch Library.

Mayor Mileski began the discussion with a PowerPoint presentation asking, "Is the current proposal for renovating and expanding the North Branch Library the right solution?" He then presented an overview of demographic information, comparing projected County population growth with area libraries designated as service points. His major emphasis was on total public service space available per capita and number of dedicated parking spaces available at each facility. He also noted that North Branch is the most visited per capita of any library in Weber County.

Key points in Mileski's presentation included:

Lack of dedicated library parking spaces at the current North Branch;  
Difficult access off 2600 N street for residents living west and south of North Ogden;  
Lack of space at North Branch to accommodate community features (parking, auditorium, etc.);  
Very heavy demand at library, but relatively small square footage;  
Suitability of site for future growth (both in terms of public service square feet available and parking).

Mileski asked, "Is this the right site to service double the population in the years ahead?"

Satterthwaite reviewed more detailed demographic information, comparing population, parking spaces available, and branch library amenities available in libraries serving various areas of the County.

	Pleasant Valley Branch	North Branch	Ogden Valley Branch
Current Service Load	37,963	49,400	5,780
Projected Load 2040	51,480	60,678	12,503
Dedicated Parking	200	24	110
Theater Seating	250	90	150
Square Footage	35,000	11,000	19,500

Satterthwaite detailed a community hope for renovation of North Branch to include a 250-seat auditorium and 150 parking places, noting parking is already a problem at the North Ogden Senior Center. He also stressed the need for safety as pedestrians enter from 2600 N.

Satterthwaite noted North Ogden City is ready to donate the property where the skateboard park is currently located, if it is needed for expansion, but wondered if there might be a better way to proceed.

Taylor continued presenting the joint-city proposal. He noted North Ogden City will donate a suitable, 3.5-acre site (currently their public works site). In addition, the City is willing to commit up to \$250,000 for site preparation, including demolition/removal of existing buildings, environmental remediation of soil, etc. In exchange for the building site, ownership of the existing North Branch would be transferred to North Ogden City.

Taylor listed the advantages of the proposed new site as having a capacity to accommodate a 35,000 sq. ft. building with 150-200 parking spaces. He proposed considering a modular building with options for future expansion. The proposed site is accessible to northern Weber County residents via Pleasant View Dr., which has a high traffic count and good connectivity to other major transportation arteries. The new library would be a good "fit" for the other facilities in the area and the site development costs would positively impact project costs because utilities are already in place and it is served by an extensive land drain to deal with groundwater.

The proposed site will be available as soon as North Ogden City relocates its public works department and the buildings can be razed. Taylor noted two features that would need to be worked around which include a well house on the west side of the property and a communications tower on the east side. Large retaining walls exist on north side and would need to remain, but could provide for a feature that complements the natural topography.

Taylor reviewed projected development and growth in the northern Weber County area, illustrating that the proposed site is central to the three cities that will be served by North Branch, even after a proposed northwest branch is constructed in the Farr West/Plain City area. Growth will be primarily to the west of Washington Boulevard as there is limited potential on the built-out properties to the east.

Taylor acknowledged that even though the budget has been set, and issuing the general obligation bonds approved by the public, he would like the Library Board to look at other libraries built nearby that may offer a good comparison for what can be accomplished with the \$5,000,000 available. Possible comparative facilities include, the Farmington Branch of the Davis County Library, the Hyrum City Library, and the Glendale Branch of the Salt Lake City Public Library. Taylor recognized that these per-square-foot costs are not always completely comparable to the North Branch project, as they may not include such elements as site costs, construction costs, design, furniture and equipment, etc.

Taylor noted the alternate site can accommodate a 35,000 sq. ft. library and additional parking that will be needed in future. Cities want a library capable of facilitating the types of programs and services available to people living in other areas of the county, which they favor. He again suggested looking at a modular building plan that offered opportunities for expansion when future funds become available. He suggested trying to design a building at 20,000 sq. ft., including an auditorium that all the cities could use, an amphitheater, and connections to open space.

Taylor closed by stating the North Branch is a great library, and area residents will appreciate whatever the Board does to enhance services, but asked them to please consider this second option. He pledged the support of mayors and council members from Harrisville, Pleasant View, and North Ogden in helping to raise the additional funds needed to consider construction on the

alternate site. He invited participation in a 40" pizza challenge, planned to kickoff donations from businesses. "We can raise a good amount of funds," the Mayor continued.

Stokes responded to the presenters, saying he felt very good about them wanting libraries like others in the System. However, Pleasant Valley Branch cost \$9,000,000 and only \$5,000,000 is available to renovate and expand North Branch. He pointed out that the libraries referenced in the presentation were built in another time and/or a different level of service. For the Board and city leaders to work together, all must agree on a consistent theme.

Stokes said he was pleased to hear that officials wanted a facility comparable to others in the Library System, not something that was never finished. He explained that what the people of northern Weber County have available to them on opening day is all that they can ever count on having, because an expansion will not likely happen. He urged everyone to work together to make sure the project is done right the first time and that it is completed. The alternate plan is a great idea, Stokes noted, if the additional funding can be put in place.

Taylor was asked if the City was proposing a trade of the proposed building site for the existing North Branch, or if the City can pay for the building.

Taylor noted they were proposing a trade, which would include the site as well as preparing the site for construction – tearing down buildings, removing asphalt and cement, taking care of any soil contamination, etc.

Ebert explained that in order to accept a new building site, it was the precedent to have the donation be free and clear. He was not contentious about the Board, cities, and County working together toward an alternate plan, but does not want to cut corners resulting in a building that does not have a sustainable lifecycle that can continue to meet community needs; that is, he is not in favor of building poorly and cutting corners on construction.

Stokes suggested the Board investigate the proposal while also looking at possibilities for savings. He reminded the group that the communities in northwestern Weber County want a new library as well. "Everybody wants one and the fact that their value in the community is recognized is fantastic," he continued.

An unidentified member of the audience stood to comment that, "Citizen voters approved \$5,000,000 for the North Branch, and they want expansion and improvements." "Communities want their amenities," he stated.

Spencer responded, pointing out that the North Branch currently has 11,000 sq. ft. of public space, pared back from 24,000 that was constructed but never finished – nothing has been done to finish the vacant space in 32 years. "The joint presentation was great," he complimented, "but as a Board we have to build libraries that are sustainable and meet future needs." The Board will seriously consider the alternative presented; but, "\$5,000,000 will not build what everyone wants. The proposal is great, but cost is a concern."

A second unidentified participant stated, "If you add to NOB it still will not be the facility the community wants, or what the community needs. Evaluate the other option and hopefully we can do it."

Spencer assured the speaker that the Board will give the proposal thoughtful consideration, looking for hard figures upon which decisions can be based. A 50-year sustainable library is the goal.

Spencer recognized another attendee who rose to speak. "Design a facility that will be great, even though it will cost money." "This is a great option," he counseled.

Ebert assured the group the Board will look at all possible partnership options, including the one presented this evening, building out into Skateboard Park, and expanding into the unfinished space in the current facility. They will also explore the ballot initiative and how it was presented, all possible cost savings, and then benchmark options against comparable construction. He cautioned, however, that building a "14,000 sq. ft. library and hoping for expansion is not viable; in reality the facility will probably not be expanded for 30,000 years, not because he is against it, but because the voters may not be there to authorize another bond." Ebert also asked those present to understand that time relative to the bond sale is also important so construction can begin while construction costs are relatively low.

Council Member Bailey stated that it seemed the Board and others had considered the needs of other areas and almost ignored northern Weber County. It didn't seem that \$5,000,000 represented much thought had gone into a plan for North Branch patrons. "The facility is used heavily and people should have access to equitable programs," he concluded.

Stokes responded pointing out that patrons of North Branch have enjoyed a library since 1983 while those in the Pleasant Valley Branch area had been served only since 2009. This was not equitable. It is not possible to make up for this loss in community service over time, any more than it is possible to compare a library constructed in 2009 to one that will be completely renovated and expanded in 2016. The goal is to build the very best that the budget can provide at any given time.

Ebert spoke to enhance Stokes' statement, noting the North Branch had built up a community of users over more than three decades, and it shows in that it is the library with the highest use per capita. Users in other areas of the County have not had the opportunity to build these associations because service is relatively new to their communities. Usage at North Branch is high because the Library has been in place for a long time. The Board is aware of the value libraries add to the community and the need that they be equitably established, but all things cannot be equal all of the time.

Spencer recognized a gentleman who then commented that spending \$5,000,000 on renovating North Branch was "like dressing up a pig." He urged the Board to do something "to get value." "Take the offer and use the money to benefit the community."

Ebert asked if the gentleman would rather have the Board use the funding allotted to build a 12,000 sq. ft. library on the proposed new site or finish the existing library which would offer the

community approximately 24,000 sq. ft. of space. "Are you willing to give up 10,000 or 12,000 sq. ft. to move to new location? That is the question we are juggling. The new site may have better parking and accessibility, but the facility will be much smaller."

The participant countered, "Can we really only get a smaller library with the money?"

Spencer assured attendees the Board will proceed to gather information and make a reasoned response to this question as quickly as possible.

Taylor recognized the construction timeline is important, yet reiterated that much talent and enthusiasm was coming to the project, if a bit late in the process. However, it seemed that everyone agreed on the basic principles and were willing to work together for the best solution.

Spencer thanked the mayors and council members for their interesting presentation, assuring them the Board recognized that all present want to have an improved library facility available to those living in northern Weber County and that everyone will work toward this goal.

Wangsgard recognized those present as key leaders in helping the community understand the opportunities and implications of what was proposed during the meeting, noting they have an opportunity to generate enthusiasm for their new library wherever it is located. She invited them to review the Library Web site for facts about the history and development of the capital plan. "You can do a great service by studying the facts and helping others understand the capital plan," she stated. "Please call the Library business office if you have questions or would like to share opinions about what you find on the Web site. Lend your energy and influence in informing the public," she concluded.

Spencer reiterated the Board will do serious work in the next few weeks to gather information about options for the North Branch, targeting the Glendale Branch which recently opened, as presenters had advised. The goal will be to get an idea of what can be accomplished for \$5,000,000.

Council Member Satterthwaite said he had talked with the two contractors who built the North Ogden public works facility for \$4,000,000 even though it was originally estimated to cost \$10,000,000. The two contractors indicated their design-build process could cut costs and they could build the new library with the money available. He urged the Board to consider their design-build process as a possibility to increase optimism.

A person in the audience who identified himself as an architect said he was presently building schools, at a time when the economy is coming out of recession and costs are escalating, and it is important to save money by building quality projects but not certifying them through the Leadership in Energy and Environmental Design (LEED) process. He urged the Board to get an architect who can help cut costs.

Spencer acknowledged the architect under contract was in the audience, and had already adopted this approach.

Other:

There being no other business, Ebert moved and Jacobson seconded a motion to adjourn. All voted "aye."

Respectfully submitted: Julia Valle 5 May 2015  
Julia Valle Date