

# WEBER COUNTY LIBRARY

## BOARD OF TRUSTEES

### MINUTES

Date: March 1, 2016

#### Board Members

In Attendance: Scott Spencer  
James Ebert  
Kathleen Jensen  
Tom Taylor  
Judith Jones

#### Board Members

Excused: Brent W. Innes  
Spencer Stokes

#### Others in

Attendance: Lynnda Wangsgard, Library Director  
Scott Jones, Assistant Library Director  
Julia Valle, Library Business Office Manager  
Bryan Baron, Deputy Weber County Attorney  
Evelyn Bertilson, Friends of the Library  
Marcia Harris, Library Development Board  
Brent Taylor, North Ogden City Mayor  
Lynn Satterthwaite, North Ogden City Council  
Toby Mileski, Pleasant View City Mayor  
Holley Okuhara, North Branch Library Manager  
Marlene Barnett  
Elaine Jensen  
Tiffany Turner  
Cathy McKitrick, Standard Examiner

Spencer called the meeting to order at 5 p.m. and invited those present to introduce themselves, which they did.

Learning that members of the public were present to participate in discussion of the plans to renovate and expand North Branch, Spencer proposed reordering the agenda to review those items first. Hearing no objection, he asked Wangsgard to begin by reviewing the service options for those living in northern Weber County.

#### Service Options for Those Living in Northern Weber County:

Erroneous and misleading information concerning the expansion and renovation of North Branch was being attributed by area residents to mayors and city council members serving in three northern Weber County cities. This distorted and unfair information concerning service options for those currently served by the North Branch was being distributed to the general public by sending home flyers with school children, disseminating handouts at churches, and by displaying posters in northern Weber County businesses. For the record, Wangsgard reviewed the process

used to develop County-wide library service options that were voted on by the public and funded by approval of a general obligation bond.

Four years earlier, during March, 2012, a request for qualifications (RFQ) was issued by the Weber County Purchasing Director, inviting architects and engineers to compete for the job of conducting a feasibility study of the Main Library, the goal of which was to determine if it should be renovated or replaced.

After months of study and investigation, the feasibility study team, led by Blalock and Associates, reported to the Library Board and County Commission that it would be cheaper to renovate the existing building. They also noted, however, that a renovated Main Library would not be large enough to house modern library services over the next several decades. Since the soils around Main were not stable and Ogden City would not likely look favorably on expanding the existing building into Lester Park, the feasibility study architects and engineers recommended relocating the support services that was currently taking up more than 75 percent of the lower level. This relocation would free up the space needed to provide area residents with equitable access to modern library services at the Main Library.

As the feasibility study team looked in other County Library buildings for the required space to relocate support services, they noted there were issues that needed to be addressed at Southwest Branch (SWB), North Branch (NOB), and Ogden Valley Branch (OVB). The feasibility study team advised the Board and County Commissioners to look not just at upgrading Main, but at a capital plan that would leverage the public's current library assets and bring them into an integrated whole. During 2007, the Library Board had recognized the need for this System-wide review when planning for the Pleasant Valley Branch, but building costs were escalating at such a high rate that proposing a plan for building a headquarters library was not feasible at that time.

As a result of recommendations reported in the Main Library Feasibility Study, the Library Board issued a second RFQ, inviting architects and engineers to assist in gathering public input, developing design criteria, and estimating and justifying cost projections for a capital plan to address needed upgrades at Main, SWB, NOB, and OVB. Two new architectural firms, EDA Architects and Prescott Muir Architects (PMA), along with structural, electrical, mechanical, and other engineers, were hired through this open and competitive process to review existing buildings, develop plans, and estimate justifiable costs to leverage the public's Library assets and create an integrated System. The resulting plans were presented to the Library Board and County Commissioners during the fall of 2012 and again during January and February of 2013.

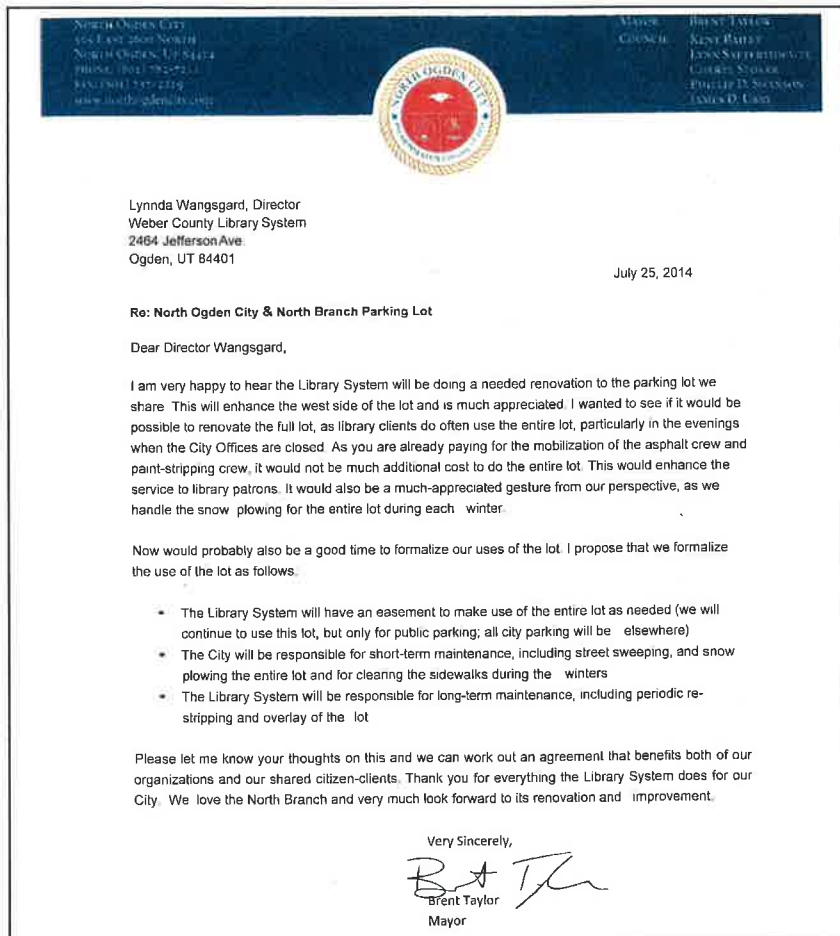
The architects and engineers recommended that the Board and Commissioners authorize a public vote to fund the plan the following June, as "catastrophic failure of Main Library Systems was imminent." Before the plan was put to a vote, cost projections were tested and verified by two local general contractors (Big D Construction and Wadman Construction).

The capital plan recommended to the public that the SWB be abandoned. It had already been expanded once and was designed such that it could not again be upgraded or expanded to serve as a modern library. OVB was found to be a modern, vibrant building, but additional parking was needed to leverage service opportunities. As with Main, the NOB was also found to be a very well-constructed facility that could be expanded and upgraded into a modern, third place library facility.

After three widely publicized public hearings, County Commissioners voted (April 2, 2013) to authorize a vote on whether to sell \$45 million in general obligation bonds to replace the SWB, renovate Main and NOB, and add parking at OVB, with the proviso that one additional public hearing be held April 30, 2013.

On April 23, 2013, Wangsgard and Tom Brennan, Principal EDA Architect, met with the North Ogden Mayor and City Council to provide a broad overview of the entire capital plan, in general, and the North Branch in particular. Meetings were also held with elected officials in Pleasant View and Harrisville. Elected Officials were invited to attend a widely publicized meeting May 1, 2013 at North Branch. A team of library programming professionals had been hired by PMA and EDA Architects to assist during this meeting in gathering input from elected officials and users of the North Branch for use in developing conceptual plans for a renovated and expanded facility. Similar meetings were advertised, scheduled, and held in all of the County's Library buildings on or around May 1<sup>st</sup>. During the May 1<sup>st</sup> meeting held at NOB, only four (4) people mentioned the need for additional parking, among more than six (6) single-spaced pages of comments requesting additional service enhancements.

After the first two projects, expanded parking at OVB and replacement of SWB got underway, Wangsgard and Commissioner Zogmaister met with Mayor Taylor to clarify plans for NOB. Three options were being considered, all of which had their own strengths. General agreement during informal discussions centered on expansion to the south of NOB, over the property currently used for the skateboard park, with covered parking under the expansion.



On July 25, 2014, Mayor Taylor proposed also enhancing parking on the north side of NOB, in front of the Library and Public Safety Building. In a letter to the Library Board, Mayor Taylor offered to give the Board access to the entire north lot, in perpetuity, if the County would repair, resurface, and stripe the entire space. The Library Board and City entered into a formal agreement and the County repaired the lot, giving the Library legal access to approximately 46 parking stalls.

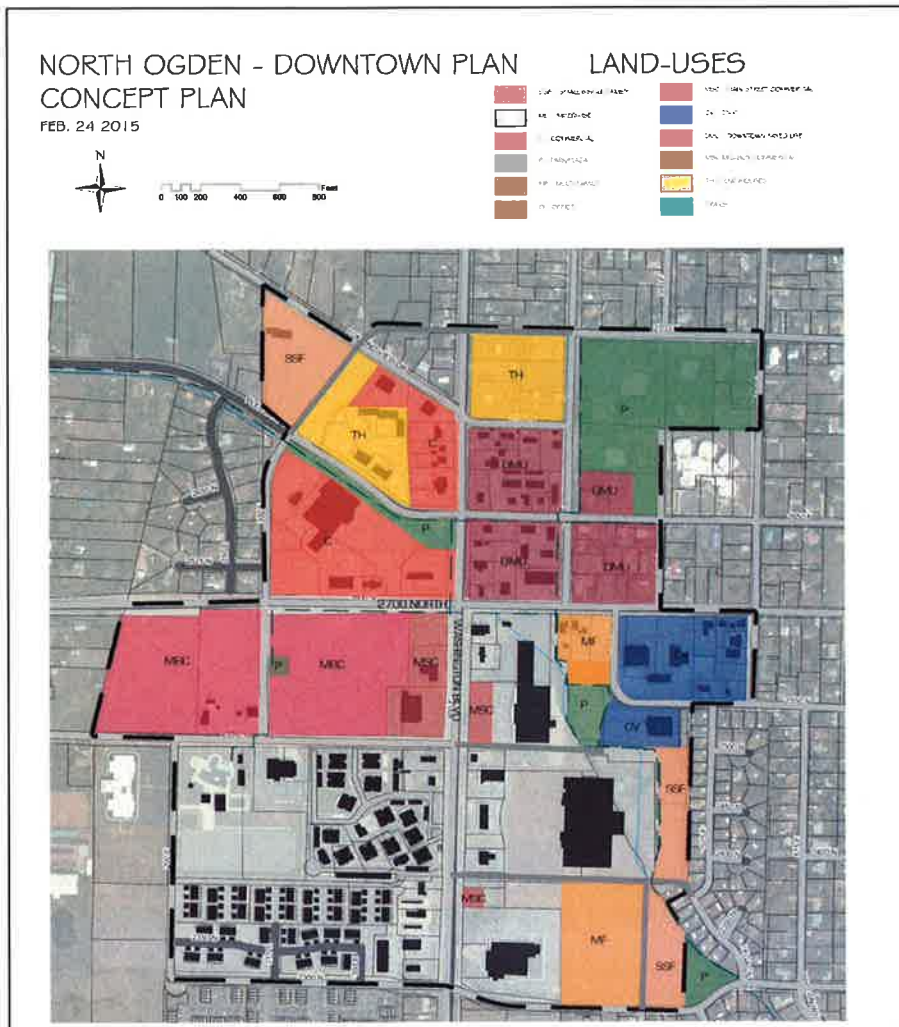
Mayor Taylor and the North Ogden City Council executed this agreement August 28, 2014. The Library Board approved the agreement October 7, 2014.



After reviewing the options for expansion, and receiving the letter of commitment from North Ogden City regarding donation of the skateboard property, the Library Board authorized EDA Architects to proceed with design of the North Branch renovation and expansion on the south side of the building, on property currently in use as a skateboard park.

North Ogden City officials invited the Library Board to attend a community charrette held in the North Ogden Senior Center (January 20, 2015) in order to share the expansion plans that had been presented to the Mayor and Council. Wangsgard attended and also played a continuous loop PowerPoint detailing why renovate and proposed enhancements to NOB.

Later that spring (March 17<sup>th</sup> and 20<sup>th</sup>), Library staff and Board members were again invited to participate at two meetings, which were also held in the North Ogden Senior Center. The purpose of these meetings was to review a land use concept developed by consultants employed by North Ogden City. During these meetings a new plan was presented that illustrated the entire office block was being proposed as the North Ogden Civic Center. The presented plans included the NOB at its current location. (Townhouses showed at the old public works site.)



Approximately two weeks after the March 17<sup>th</sup> meeting, Mayor Taylor requested time on the Library Board's April 7<sup>th</sup> agenda to present an alternate proposal for expansion of library services to residents of northern Weber County. Mayors from three cities attended and addressed a new option for NOB.

Schedule and Agenda for Meeting with Northern Weber County Officials and Residents to Determine the Future of North Branch Library:

Elected officials from North Ogden, Pleasant View, and Harrisville cities had scheduled a tri-city meeting March 2<sup>nd</sup>, to present their NOB renovation issues and their proposed solutions to area residents for review.

Ebert said a tremendous amount of misinformation was being disseminated in northern Weber County relative to what had actually been negotiated with mayors of these three cities. Ebert would like to get a better understanding of what citizens have been told, so the Board can respond appropriately to the attendees' perspective. He would like the Board to have the time during the tri-city meeting to put out clean, clear information.

Wangsgard handed to those in attendance, copies of printed information that had been distributed at church meetings, sent home with school children, and posted in local businesses. The information presented was inaccurate and framed in an unfair manner.

Ebert expressed an interest in meeting with the public once the Board had time to review the information that had been circulated to area residents; perhaps mid-March. However, the mayors had scheduled the tri-city meeting for the next evening. Nonetheless, Ebert planned to attend the meeting to help dispel inaccurate reports about what was offered during negotiations.

Wangsgard suggested that Okuhara, North Branch Manager, represent the Board at the meeting, noting that she is in an excellent position to know what residents currently miss, and will continue to miss, if the plan does not go forward. Okuhara could address what the community would lose if the Board gives up this opportunity.

Ebert emphasized that the Commissioners have to consider all implications for spending the money. North Ogden City failed to plan for library expansion and did not have a cohesive way to protect parking at the civic center. He suggested it might be wise to wait, look five to six years ahead, and build another library – but not expand on the current site. The parking issue is a substantial one, and another suitable location for expansion could be considered. From the Board's perspective, this is a County Library System, facilities are located where it is best for System services. Perhaps the Board should consider a location farther west, or south, that may better serve all area residents.

Spencer summarized Ebert's thoughts, indicating the Board may wish to entertain the idea that the life of the NOB could be coming to an end, perhaps when 2600 N is expanded. The NOB could remain as it is while a new site is identified, donated, and the money made available in the future to build a new, full-service library.

Ebert continued, noting that at some point the service location needs will be set by the service environment. The Board may wish to look for a site at present day values that accommodates future growth projections. When the time is right, NOB would move to a new location.

Spencer agreed that a new site would need to be clearly identified. If it is in the northeastern portion of the County, the Board will still need to build a library to serve those in northwestern Weber County where tremendous growth is taking place.

T. Taylor addressed the issue of funding. The Board has \$5,000,000, only enough money to build a new library that is very small, comparable to what residents already have.

J. Jones was mindful that the Board and mayors of the three cities tried unsuccessfully last year to find more private funding for expansion on a new site. Current available funding is only enough to increase services as planned.

Ebert brought up another issue, noting that funding loses value over time. If the Board sits on the North Branch money for several years, that project loses potential and it also pushes construction of a Northwest Branch further into the future, which will also then cost more money.

Ebert noted that he has asked for an opinion of County legal counsel, and bond counsel, and they agreed that the authorized funding could be utilized for a project not detailed on the original list.

Spencer acknowledged that the option to move is on the table. The intent of the bond was to increase service. The Board needs to find a solution that increase services, because population is increasing.

Spencer asked who was planning to attend the tri-city meeting with him the following evening.

Ebert, Barron, J. Jones, Jensen, Spencer, Okuhara, Valle, and Wangsgard responded affirmatively.

Bertilson asked if the architectural plans, as drawn, are going to be shown. Is the Board on the agenda?

Before asking members of the public to respond to these questions, Spencer asked Okuhara to share her experience working with North Branch Library users.

Okuhara said active library users are very excited about the proposed expansion. The Board is not hearing from "the silent majority," which is not even aware there are plans to actually stop the expansion. She will attend tomorrow's meeting to hear from those who are driving the move to change the expansion plan.

#### Public Comments:

Spencer invited the public to join the discussion.

E. Jensen said she was concerned about the future of her children and grandchildren. The current NOB is very small and inadequate. Parking is also inadequate. She asked how libraries have been built in Weber County.

Spencer replied, noting that the sale of government bonds has provided the money for construction, cities and private individuals have donated the building sites.

E. Jensen said North Ogden City has offered a building site that is centrally located and allows for growth. "What is wrong with this land?"

Wangsgard responded to Jensen's question, explaining that a team of architects and engineers had evaluated the site while work on the North Branch was halted last year. In their report, the experts told the Board and public that the water table was within one foot of the surface in some areas, the soils could not support the weight of a library building, site slopes required retaining walls, and there was a right-of-way running through it. All of these issues could be worked around, but it would cost money, perhaps a lot of money that could add up quickly; money that could be used for construction of a building. By contrast, the site donated by Roy City, and accepted by the Board, was perfect. No funding for site costs had to be taken from the building budget.

In addition, Wangsgard noted, the proposed old Public Works site is not central to anything complementary to the library mission; no school or senior center. Those walking to the library would have to cross Washington Boulevard. There are no sidewalks or streetlights on Pleasant View Drive, which could lead to pedestrian accidents. The front part of the site has a portion taken out on the west for a pump house, and on the east for a cell tower. The land is not in a good demographic location for maximizing service in northern Weber County. If the library were to be moved, it would better serve people if it moved farther west or south. When the site was rated using the American Library Association's (ALA) criteria, it scored extremely low.

The Board recently had an opportunity to use the ALA criteria to rate sites proposed for donation in western Weber County. A site recommendation committee rated these sites and also looked at North Ogden's old Public Works site. They recommended the Board consider accepting a site next to an elementary school and also across the street from a junior high school. They turned down another western Weber County site that was not strategically located. Spencer noted the ALA criteria was available on their Web site.

Spencer suggested that if the Library Board were to build new, they should look at all available sites and make a choice that is in the best interest of the people.

B. Taylor noted that during the April 23, 2013 City Council meeting, parking was in the slides presented but was not mentioned or discussed. He acknowledged that the City entered into a shared parking agreement with the Board in exchange for repairing and upgrading the parking on the north side of the library and city buildings, but noted that the City needs to use the shared parking as well.

Spencer asked Baron to give his legal interpretation of the agreement.

Baron advised that the Board had the right to use the parking in the course of providing services.

B. Taylor said the City only signed "a memo" and agreed to enter into a future agreement, but there is no agreement that gives the Library shared access.

Baron, responded saying the signed document "has all the provisions of an agreement for a finding of shared parking." All the spaces in the north lot, in his legal opinion, can be counted as library spaces.

B. Taylor asked where that specific language could be found.



Baron read from the agreement: "City allows the Board to make perpetual use of the entire Shared Parking area as needed to support Library programs and services."

B. Taylor said the City offered \$250,000 to backstop halting the project, using *Engineering News Record* to determine the amount actually needed. He said, the City supplied a backstop proposal that the Commission rejected without consideration by the Library Board. B. Taylor said he proposed to Ebert an option for expanding at the current location and mentioned it to Spencer.

Ebert said B. Taylor has no idea what has been presented to the Board. In fact the Board reviewed the backstop proposal, found it vague and incomplete. They countered with a version that addressed all needed issues. Ebert said B. Taylor reported that he presented the Board's revised backstop to the City Council and they would not accept it. Ebert continued, saying B. Taylor then told him that the idea of the three cities backstopping the inflationary cost of halting the plan was no longer an option.

B. Taylor noted the Board's backstop proposal was far more expansive of the issues than was the one originally offered by the cities.

Ebert noted that every bit of information discussed during negotiations has been given to the Board. They are aware of the constant discussions that have been going on.

B. Taylor faulted Wangsgard for not giving an inclusive report at the beginning of the meeting that evening, detailing what the City had offered during negotiations with County officials.

Spencer noted Wangsgard was reporting on the basic outline of steps taken to develop the capital facilities plan; she was not reporting on negotiations between City and County elected officials.

Spencer said showing up at a tri-city meeting that is stacked by distribution of misinformation will not solve the problem. Nothing new will come from the meeting. The Board has always known there is a parking issue at each of the libraries included in the capital facilities plan. How the parking issue at NOB is solved lays in North Ogden elected officials' hands, not in the hands of the Board, County Commission, or Library administrators. It is North Ogden City's land and the ultimate solution will have to come from the City. North Ogden City officials will have to come up with a solution. The Board is not making demands, and does not want to do so.

Spencer noted that North Ogden City must have more real insight into what the future may be for 2600 N. If North Ogden City is going to hold the NOB project hostage to parking, that is what has to be solved. If the parking issue can't be solved, the Board is going to make a decision to move forward by looking for alternatives. The Board knows they can't make a decision, but they can help by providing architects and engineers to get to a viable solution. However, if North Ogden elected officials say they don't see parking issues ever being able to be resolved at the current location, then the Board will have to say thank you, move on, and find another solution.

B. Taylor stated the handouts and flyers distributed throughout northern Weber County contained no misinformation.

Ebert addressed one bit of misinformation attributed to City officials, stating the County has presented plans for NOB and then withdrawn them. The County has never withdrawn them, Ebert said. This misinformation had to come from only a couple of people who were involved in

negotiations.

The County made only two offers, Ebert said: to stay on site as planned (Options 1-3), and a design developed in response to a request from the City for conceptual Phase Two expansion.

**Options Reviewed for North Branch Expansion**

**Option 1. Basement Buildout**

Finished Space: 22,426 sq. ft. (approx.) (Provides largest amount of space for expanded services and is, therefore, currently being pursued with revisions to further expand public service space in the lower level.)

Construction Cost: \$3,599,652 (Last year's estimate, does not include expansion into garage area, which will be needed for storage and which is included in current planning documents)

This cost estimate will need to be increased by a minimum of 8% to cover escalation, 2014-2015.

Soft costs (design fees, permits, civil engineering, geotechnical, special inspections and testing, energy modeling, utility connection fees, building permit and plan check fees, FF&E, etc.) are not included in the construction cost estimate.

**Option 2. Expand to the North**

Finished Space: 18,113 sq. ft. (Much of the new space is not really useable. Design concept rejected.)

Construction Cost: \$4,182,378 (Last year's estimate)  
This cost estimate will need to be increased by a minimum of 8% to cover escalation, 2014-2015.

Soft costs (design fees, permits, civil engineering, geotechnical, special inspections and testing, energy modeling, utility connection fees, building permit and plan check fees, FF&E, etc.) are not included in the construction cost estimate.

**Option 3. Expand to South over Parking**

Finished Space: 17,349 sq. ft. (Preferred option for long-term advantages of being able to further expand into lower level; North Ogden City would need to donate skateboard property.)

Construction Cost: \$4,190,993 (Last year's estimate)  
This cost estimate will need to be increased by a minimum of 8% to cover escalation, 2014-2015.

Soft costs (design fees, permits, civil engineering, geo-technical, special inspections and testing, energy modeling, utility connection fees, building permit and plan check fees, FF&E, etc.) are not included in the construction cost estimate.

**Option 4. South Expansion with Courtyard (Phase Two)**

Finished Space: 17,198 sq. ft. (Includes Addition of Meeting Room, which is not currently funded; without lower level buildout, there is not enough space provided for public services; North Ogden City would need to donate skateboard property. Design concept rejected.)

Construction Cost: \$4,020,460 (Last year's estimate)  
This cost estimate will need to be increased by a minimum of 8% to cover escalation, 2014-2015.

Soft costs (design fees, permits, civil engineering, geo technical, special inspections and testing, energy modeling, utility connection fees, building permit and plan check fees, FF&E, etc.) are not included in the construction cost estimate.



Phase Two Expansion Conceptual Drawing

SHARED VISION  
THE FUTURE OF LIBRARIES IN WEBER COUNTY  
AUGUST 5, 2014

The Weber County Commission, in cooperation with the Library Board of Trustees, would like to take this opportunity to announce our shared vision for the future of libraries in our County.

Working cooperatively and transparently, we will not only complete the four Library capital improvement projects as promised to the public during the 2013 bond election, but we will also address the need for an additional branch to serve the people living in the northwestern portion of the County. It is not our intent to take away from the quality of what was proposed during the bond capital campaign. It is rather to demonstrate leadership and a spirit of cooperation that exemplifies what government can accomplish for the people when we work together to build our community.

To accomplish this challenging goal of adding a sixth branch to the County Library System, we will issue the complete \$45M bond package as presented and approved by the voters, while also inviting the support of mayors and city councils, foundations and friends, and all County residents to enhance the general obligation bonds by providing the resources necessary to complete this improved capital plan. The County Commission, Library Board of Trustees, and Library Management Team will provide strong fiscal oversight of the approved projects, ensuring every dollar is wisely spent, leveraging future value and return on investment for all of our residents.

The new Southwest Branch/Headquarters Library will soon be a beacon on the densely populated southwest side of our County, signaling what will follow in rapid succession on the east side with the renovation of the flagship Main Library and in North Ogden by expansion and upgrading of public service space at the North Branch. A sixth library to serve the people living in the northwestern area of the County will complete the plan. Together, these new and renovated libraries will infuse our communities with opportunities for people to come together to teach and learn, to attend and participate, to gather and enjoy.

The Library Board spent money designing a conceptual plan for a Phase Two expansion, and professional cost estimators set the funding needed at \$4,000,000. North Ogden officials then asked that the Library Board be charged with fundraising the additional money for Phase Two.

This was unreasonable, Ebert said.

Fundraising for a second phase was always to be done by the community. It had previously been agreed between the County Commission and the Library Board that the first priority of a Phase Two capital plan will be a Northwest Branch. It would be a conflict to do a capital campaign for NOB while also seeking money to enhance a Northwest Branch.

B. Taylor stated he was not going to fundraise for a Phase Two expansion of NOB.

Ebert summarized his view of the cyclical nature of the negotiations between the cities and County, noting parking was the issue; then not an issue; then an issue; and then not an issue again. Parking was used over and over as a leverage point, Ebert noted.

In fact, Ebert continued, the Community has had multiple opportunities for input during the process, and in light of the input received during these planning meetings, it is unfair to try to saddle them with a smaller library. Northern mayors agree the library is too small, Ebert says, but to want to proceed with an even smaller library than the one they already have, is a real dichotomy. City elected officials say they want more programs, but the NOB facility is currently too small to support what is being offered in other libraries. The discussion always come back to parking.

During the negotiations, Ebert noted that B. Taylor would tell him, "If you will do this, I can solve parking." Ebert did as requested and then something else was asked.

B. Taylor responded saying Mayor Mileski and others would say the negotiations are "a game." B. Taylor said he feels he is being sneered at. "This is not a political game, not chess," he added. They are treated with disrespect, nothing said is taken seriously, and then they are accused of trying to steal the North Branch Library building. B. Taylor wants to raise real concerns. Raising concerns shouldn't lead to retaliation or loss of the best choice. He is concerned about parking and the size of the facility. There is a different perspective on how to get to a solution.

B. Taylor said those who come to the tri-city meeting will be treated with fairness and respect. They will take questions and provide answers. It will not be a loaded audience. He hopes the Board realizes how they appear. City officials are not throwing a temper tantrum. They are bringing people in to hear from them. B. Taylor stated that he offered to donate the skateboard park just last week to Commissioner Ebert to help solve the parking problem. It is one of the two most used in North Ogden City. He wants to know if the community is OK with moving the park, as he offered to Ebert last week.

B. Taylor reiterated, he is taking concerns about the NOB expansion seriously. It is not a game.

Mileski said parking is not the City's responsibility. "Whether there is a shared parking agreement or not, 2600 N is going to be expanded and the Library failed to plan."

Spencer observed that the discussion was not focusing on issues not already explored. Parking is the issue.

Satterthwaite stated the Council initiated discussion around demographics provided by Wangsgard, illustrating the need for expanded services in North Ogden. Wangsgard called, he said, and asked North Ogden to find a better site, "in my mind saying the current site is not large enough." The City put staff on it, came up with a site. A Dan Jones survey, conducted by architects as part of the capital facilities planning process, indicated NOB is the busiest per capita of any of the System libraries. He continued, saying Wangsgard told him more than \$2,000,000 was saved during construction of SWB, which could be used for NOB. Satterthwaite stated there is not adequate money to put into a facility to meet the needs of the community. He can't understand why NOB, the busiest, is not expanded further. There should be an attempt to have services be equitable across the County.

Spencer asked Wangsgard to respond.

Wangsgard indicated she did not initiate a telephone or email conversation with Satterthwaite. A conversation did take place during a North Ogden City planning meeting about a year earlier when she had been invited to present the Branch renovation plan and show a rendering of the proposed expansion over the skateboard park area. That evening, Satterthwaite asked why the Headquarters Library was being built in Roy. Wangsgard responded that it was because Roy City had stepped up and donated 7.25 acres of pristine land. To get a Headquarters Library, North Ogden would have needed to have provided as good or better site in a timely fashion. Roy City had approached the Board years before the capital plan was set in motion and offered the land.

Wangsgard assured Satterthwaite that she appreciated North Ogden City's effort to come up with a piece of property, but it was too late. By the time North Ogden City came forward with a proposed site, money was already being spent designing the plan as presented two years earlier to the City Council, and then publically voted upon. It was not that the plan couldn't change, the Board stopped the design process and had experts look at the old Public Works site, but it was not found to be a viable option.

Wangsgard addressed Satterthwaite's question concerning equitable services by noting school districts don't bond for new schools and attempt to bring every school in the district up to the same new standard. They build new and renovate or upgrade the schools they have to lengthen their service to the community. It's impossible to do everything at once. The SWB was judged by independent experts to be unsalvageable. It had to be replaced. NOB and Main were really solid facilities that could be renovated and service areas expanded. The Board had to be mindful of asking the public for money. They had to put together a plan that would be affordable while also giving the people in Ogden and northern Weber County beautiful, fantastic libraries. The Board and administration do not apologize for that. Wangsgard understands the disappointment after the City decided they wanted to change the plan, but it was too late and unworkable.

E. Jensen said she has children whose ages range from 6 to 22. Parking is not always a problem, but frequently it is a problem. Parking and pushing strollers is a problem. The renovation plans look gorgeous, but she said, "If we have the space but no parking, space is not useful." "As a resident, I say there is no point if parking is not expanded."

E. Jensen asked how many parking places NOB would have if the skateboard park were used.

Ebert responded that if they look at a Phase Two construction to provide a large theater/auditorium, there will be no parking in the skateboard area because that is where the building would be located.

E. Jensen asked again, how many parking places were planned.

Wangsgard, responded that several plans had been developed and presented by the Board. If the skate park were relocated and other parking was leveraged close to the building, 111 stalls, or more, were possible.

Ebert followed up noting that the Board has spent time and money providing three or four different parking concepts. The Board has never been dismissive of the parking challenge, but

they have only so much money to spend. As the vision gets larger and larger, there is still only a limited amount of money.

Spencer interjected saying it was good to have people put their feelings on the table, but it doesn't change the fact that there was \$5,000,000 available. The Board has always wanted the project to move forward in North Ogden, and no one was unaware of parking issues. If the problem is to be solved, North Ogden City is going to have to help. The Board can help as well by providing design and cost-estimating.

Ebert said the reason parking is North Ogden City's responsibility is because the Commissioners can't move the skateboard park, can't change street parking, can't make any decisions that are the purview of the City. Ebert can't fix the problem, or he would.

E. Jensen noted the skateboard park is at a good location close to the police station.

Taylor suggested that the Board commit to a Phase Two building of a large auditorium over the skateboard park with parking underneath. The Library could then also pay for half of the Senior Center expanded parking and the City could pay for the other half.

Wangsgard asked if the skateboard park had to be done away with, or if it could be moved.

Mileski said if 2600 N is widened in the future, the right-of-way will go so close to houses on the south side of the road that outside funds will be available for right-of-way acquisition. The houses could be purchased and the land used for parking. The three mayors want a commitment from the County for a Phase Two expansion if the City agrees to buy property and expand parking to east.

Spencer noted the Library Board cannot make a commitment for future funding.

Ebert said he was always committed to a Phase Two buildout, but does not want to darken the current Library by covering the east windows. The plan developed for Phase Two takes advantage of the natural slope of the land, but will not accommodate parking if a large auditorium is built on the property.

Spencer expressed appreciation to mayors, the councilperson, and residents for coming and suggested the Board take a 10 minute break. Those who want to attend the tri-city meeting should do so the following evening.

#### Approval of February 2, 2016 Meeting Minutes:

Spencer reconvened the meeting by asking for approval of the February 2, 2016 Board meeting minutes. Taylor moved acceptance; Jensen seconded the motion; there being no discussion, all voted in the affirmative.

#### Director's report:

The Lester Park charrette went well, Wangsgard reported. She dropped by with provisions and responded to questions in an attempt to help focus and facilitate the work. While some from the local area dropped in to support one or two of the local committee members who tried to refocus

the charrette on parking issues, the young architects' team declined to do so. It was agreed that anyone submitting a plan that does not include the expanded parking as requested by the Library Board will be disqualified from the charrette competition.

The young architects who conducted the forum attended the dedication and open house for the Southwest Branch/Headquarters Library and were able to see what is envisioned for the Main Library.

Spencer noted that seeing the Southwest Branch should be exciting, foretelling what is underway at the Main Library in Ogden City.

S. Jones reported on attendance during the dedication and open house. Electronic people counters registered 3,446 individuals coming through the doors. And while there was no intent to check out books that afternoon, more than 1,100 items were borrowed and more than 200 new cards were issued. On the first full day of service, almost 3,000 additional items were borrowed.

Wangsgard distributed a three-year comparative analysis of Library use statistics.

#### Abatement and Demolition Schedule for Main Library:

Thermal West Industrial, Inc. was on site at the Main Library. Their employees were staging materials and setting up scaffolding on the south side of the Library. The following Monday, windows would be removed on both the north and south ends of the facility. After Monday, the second floor will be in the hands of the demolition contractor.

The tentative demolition schedule requires the lower level to be vacated by mid-April. The staff works every day in a coordinated effort to accomplish this goal.

#### North Ogden City Review of North Branch Planning Documents:

Site plans had been submitted to North Ogden City for review. EDA Architects, Brennan and Kunz, had met with the City planning department and others who had provided a list of items they wanted addressed. The lead planning official indicated many of the issues could only be resolved administratively, as they were assigned to comb all City codes and ordinances and report everything that was not in compliance.

#### Other:

Spencer reiterated the Board and others were invited to attend the tri-city meeting the next evening at 6:30 in the North Ogden Senior Center. Wangsgard will present on behalf of the Board.

Spencer asked if anyone had something positive with which to close the meeting.

Harris asked if all heard the playing of the piano donated in memory of Marie Irvine and played by Margaret Rostkowski at the Southwest Branch dedication. It was indeed a very positive program and the piano added significantly.

