

**MINUTES  
OF THE BOARD OF COMMISSIONERS OF WEBER COUNTY**

Tuesday, March 19, 2013 - 10:00 a.m.  
2380 Washington Blvd., Ogden, Utah

*In accordance with the requirements of Utah Code Annotated Section 52-4-7(1)(d), the County Clerk records in the minutes the names of all citizens who appear and speak at a County Commission meeting and the substance "in brief" of their comments. Such statements may include opinion or unreported facts. The County does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to State law.*

**COMMISSIONERS PRESENT:** Kerry W. Gibson, Chair, Jan M. Zogmaister, and Matt G Bell.

**OTHERS PRESENT:** Ricky D. Hatch, County Clerk/Auditor; David C. Wilson, Deputy County Attorney; and Fátima Ferneliuss, of the Clerk/Auditor's Office, who took minutes.

**A. WELCOME** – Chair Gibson

**B. PLEDGE OF ALLEGIANCE** – Jack Haight

**C. THOUGHT OF THE DAY** – Commissioner Bell

**D. PRESENTATION OF THE SEAL OF SERVICE AWARD TO LINDA GARCIA AN EMPLOYEE AT THE WEBER COUNTY CORRECTION FACILITY**

Commissioner Zogmaister noted that individuals for this award are nominated by their county peers. Kay Haw, Nurse Administrator, stated that Ms. Garcia is an outstanding employee who is very willing to do what is asked of her. The commissioners expressed thanks and presented Ms. Garcia with a Seal of Service pin, a plaque, and \$100 for her outstanding customer service.

**E. CONSENT ITEMS:**

1. Purchase Orders for \$709,691.01

2. Warrants #295832 - #296046 for \$3,321,912.24

3. Minutes for the meeting held on March 12, 2013

4. New business licenses

5. Set public hearing for April 9, 2013 to vacate 6300 East, between Highway 39 and Pineview Reservoir

Commissioner Bell moved to approve the consent items; Commissioner Zogmaister seconded, all voting aye.

**E. ACTION ITEMS:**

**1. FINAL APPROVAL OF THE INGRAM SUBDIVISION (1 LOT) INCLUDING A RECOMMENDATION FOR A DEFERRAL OF CURB, GUTTER AND SIDEWALK**

Ben Hatfield, of the County Planning Division, stated that this subdivision is located in the A-1 Zone on 4700 West and the petitioner is requesting deferral of curb, gutter, and sidewalk. On 2/22/2013 the applicant received a variance from the Weber County Board of Adjustment reducing the lot area below the A-1 Zone standards. Commissioner Zogmaister had spoken with county planners and understands the reason for the variance. Chair Gibson abstained simply because one of the property lines abuts part of his family farm.

Commissioner Bell moved to grant final approval of the Ingram Subdivision including deferral of curb, gutter, and sidewalk; Commissioner Zogmaister seconded, both voting aye. Chair Gibson abstained.

**2. ACCEPTANCE OF A SITE PLAN IMPROVEMENT AGREEMENT WITH A FINANCIAL GUARANTEE FOR \$9,357.70 FOR LANDSCAPING IMPROVEMENTS AT THE WAYPOINT ACADEMY (FORMERLY GREEN VALLEY ACADEMY)**

Ben Hatfield, of the County Planning Division, stated that the site plan was approved in 2011. The petitioner encountered fire suppression issues and was unable to complete the landscaping improvements to the rear of the site and is requesting to enter into this improvement agreement. Mr. Hatfield addressed Commissioner Zogmaister's question stating that currently there is a large grassed area and staff feels the normal timeframe is adequate. Improvements must be completed within one year of this acceptance and work must start within six months.

Commissioner Zogmaister moved to accept the Site Plan Improvement Agreement with a financial guarantee for \$9,357.70 for landscaping improvements at the Waypoint Academy; Commissioner Bell seconded, all voting aye.

**3. SECOND READING & ADOPTION OF AN ORDINANCE ADOPTING AND ENACTING A NEW CODE FOR WEBER COUNTY; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN; PROVIDING A PENALTY FOR THE VIOLATION THEREOF; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE; & PROVIDING WHEN SUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE – ORDINANCE 2013-7**

David Wilson, Deputy County Attorney, noted that the first reading occurred last week. It adopts the new county code with exception of the Land Use Code, which will be adopted separately. The code was available for review in the Clerk/Auditor’s Office and no comments were received. The ordinance summary will be published in the newspaper and upon publication the new code will be fully effective.

Commissioner Bell moved to adopt Ordinance 2013-7 adopting and enacting a new code for Weber County, Utah; providing for the repeal of certain ordinances not included therein; providing a penalty for the violation thereof; providing for the manner of amending such code; and providing when such code and this ordinance shall become effective; Commissioner Zogmaister seconded.

Roll Call Vote:

Commissioner Zogmaister ..... aye  
Commissioner Bell..... aye  
Chair Gibson ..... aye

**4. CONTRACT WITH WOODEN CREATIONS TO HAVE CHAINSAW CARVINGS AT THE 2013 WEBER COUNTY FAIR – CONTRACT C2013-58**

Jan Wilson, of the County Fair, presented this contract for \$4,000. There has been no cost increase in 15 years.

Commissioner Zogmaister moved to approve Contract C2013-58 with Wooden Creations to have chainsaw carvings at the 2013 Weber County Fair; Commissioner Bell seconded, all voting aye.

**5. CONTRACT WITH GREAT BASIN ANTIQUE MACHINERY TO HAVE ANTIQUE MACHINERY ON DISPLAY AT THE 2013 WEBER COUNTY FAIR – CONTRACT C2013-59**

Jan Wilson, of the County Fair, presented this contract for \$800.

Commissioner Bell moved to approve Contract C2013-59 with Great Basin Antique Machinery to display antique machinery at the 2013 Weber County Fair; Commissioner Zogmaister seconded, all voting aye.

**F. PUBLIC HEARING:**

**1. Commissioner Bell moved to adjourn the public meeting and convene the public hearing; Commissioner Zogmaister seconded, all voting aye.**

**2. PUBLIC HEARING TO PRESENT & RECEIVE PUBLIC INPUT ON A PROPOSED WEBER COUNTY LIBRARY DEVELOPMENT, CONSTRUCTION & FINANCING PLAN INCLUDING A GENERAL OBLIGATION BOND ELECTION**

Lynnda Wangsgard, County Library Director, presented the Library Board’s 5-year capital plan—driven by the necessity to address the critical infrastructure needs of the Main Library and the critical lack of space in the North and Southwest Branches.

The Main Library opened in 1968, the small Southwest Branch (currently about 11,000 sq. ft.) was dedicated in 1976, the North Branch was dedicated in 1983 (but only enough money had been available to finish half of the floor space), the Ogden Valley Branch opened almost a decade later and the Pleasant Valley Branch opened in 2009.

The original plan was to add a basement to Pleasant Valley and then move Support services from the Main Library to Pleasant Valley, however, building costs were soaring in 2007-2008 and it was eliminated.

Ms. Wangsgard said that to be effective, the Board's current capital plan addresses the future population growth in our county, particularly in the west, and the continued increase of the public's use, demand and expressed expectations for new and improved library services. Library usage statistics included that of the 240,000 county residents, more than 105,000 have active library cards, cardholders borrowed more than 2 million items, 79,000 people attended more than 2,300 programs sponsored by the library, 77,000 attended meetings in library rooms, and there were 1,200,000+ visits recorded in 2012.

A team of architects and engineers completed a feasibility study, evaluating the Main Library to determine if it would be most cost effective to abandon the Main Library and build a completely new facility or if an addition should be built onto it and the building renovated. In 2004, the building was recognized by the Utah Heritage Foundation's Stewardship Award as a prominent icon of mid-century modern architecture. However, the plumbing, electrical, and mechanical systems are in a precarious state and the feasibility team studied whether the building could be saved. They concluded that it is a strong and stately building, a classic structure that should and can be cost effectively renovated, but that it is not cost effective to build an addition on the unstable soil that surrounds this facility, and in its current configuration the Main Library is not large enough to meet the current or future needs of Ogden City residents.

The feasibility team recommends constructing a new Southwest Branch (to serve about 120,000) on 4000 South on about 7 acres of property generously made available by Roy City, and instead of adding onto the Main Library, building space in the basement of the new Southwest Branch for support services, currently taking up a major portion of the Main Library's lower level. The architects and engineers also recommend adding space in the new Southwest Branch to house items stored in the unfinished portion of the North Branch. Once the new Southwest Branch is completed, the Main Library and North Branch behind-the-scenes services can be moved to a new location and the two libraries can be renovated. The Main Library renovation will require at least two phases, but with the space made available by relocating support services, the building can remain open for public service.

The five year plan calls for parking to be added along 7400 East in Huntsville, facilitating this building being effectively used to support economic development in the Ogden Valley by providing space for group meetings/seminars. Ms. Wangsgard said that the new plan saves money with its aggressive construction timeline, addresses the libraries most pressing infrastructure needs in every area of the county, and resolves to serve new generations of library users. The in-house analysis shows that if a new library and renovated buildings are built to sustainable standards, they can be opened and operated without a tax increase for operational expenses.

Ms. Wangsgard introduced the team of architects and engineers involved in this plan noting that these two firms did not conduct the original feasibility study of the Main Library but were hired to double check the results of that study and to provide professional cost estimates for the plan. They were here to report on their findings.

Tom Brennan, of EDA Architects (specializing in renovation/historical restoration projects, selected by the Board to oversee renovation of the Main Library and completion of the North Branch), noted that EDA was hired to review the capital plans created through the feasibility study of 2012, to refine the scope of the development beyond the conceptual concepts of the feasibility, to make recommendations to the plan and to review the costs. He noted that the Rotary Club of Ogden approached the Board about placing the building on the National Historical Register and he said that this building has been an anchor to the community over the last 45 years as a community center. He gave a slide presentation of the Main Library's dire infrastructure condition, which he said is the major driver noted in the feasibility study. He referred to the electrical fire in 2011 (as well as a more recent fire) forcing evacuation of patrons. The slides showed the flooding (there has been water infiltration with the high water table that led to water gushing out of the floor 2 feet above the

floor slabs for several weeks), and the sewer lines that were cast into cement footings have rusted away—the lines are running through concrete.

Mr. Brennan stated that the electrical systems are no longer able to meet the demands and the Library runs its computers during the day on backup batteries, recharging them at night. The audio visual systems, security systems, the fire alarms, etc., are non-existent or are significantly deficient for modern code and are a liability. He said that the Library is bursting at the seams in its attempt to try and respond to the ongoing needs that the community is expecting and lacks various needed areas. He reviewed the development plan, which included taking the support services out of the Main Library and the freed up space could be renovated to address the current deficiencies of the Main Library, a new branch library could serve the tremendous growth of the southwest county, finishing the lower level of the North Branch would double the space, and additional parking at the Ogden Valley Branch would allow that branch to be used both as a conference center and provide safe and acceptable parking for traditional purposes. He said that the number of people that the Southwest Branch is currently serving far exceeds the square footage targets. The timeline is predicated on a June 2013 bond election. The Southwest Branch would have to be constructed first so that the Support services from the Main Library could be relocated there. Completion of the four projects would be in 2016. The parking and site work at the Ogden Valley Branch would occur in the spring of 2014. He addressed Chair Gibson's question stating that the unfinished 10,000 sq. ft. at the North Branch is used for the printing shop, support services and as a warehouse to receive new books and store maintenance and operation supplies.

Jay Lems, with Prescott Muir Architects (selected to oversee construction of the new Southwest Branch and additional parking for the Ogden Valley Branch), stated that they are looking at a very aggressive improvement schedule which does not come without cost. The feasibility study looked at razing the Main Library and renovating/expanding the building. The conclusion of the study recommended neither option, recommending instead the new building in southwest Roy to help alleviate a lot of pressures on the Main Library. Both Prescott Muir Architects and EDA Architects have significant experience with library projects, notwithstanding that there are unknowns, particularly with a 45 year old facility. He said that the Roy site had not been soil tested. Their office hired an independent cost estimator and the Library solicited Big-D Construction to do a cost analysis on all four projects, independent of Prescott Muir and EDA. All parties then came together and vetted the figures to test them, and the consensus is that \$49,750,000 is realistic. When the feasibility study was conducted, it only focused on the Main Library, not all four projects. The cost estimates by the feasibility study team was \$28.4 million to build a new main building and \$18.2 million for renovating the current building. The team is currently forecasting the new building to cost \$27 million and renovation at \$17.2 million, the North Branch renovation at \$5.3 million and the Ogden Valley Branch site/off-street parking at \$175,000.

Chair Gibson said that he was struggling with the \$5.3 million for the North Branch basement and Mr. Lems said that the upper level is built out of double-T concrete construction, which is not an easy construction assembly to augment, that they will put in one new set of stairs and probably replace the existing stairs, finish building out the elevator core and improve/finish the concrete walls, ceiling and floors and the fire suppression system. The building costs include figures for high performance building construction – improved envelopes, better indoor air quality, better mechanical systems, etc., which initially increase the upfront costs but reduce the performance/operating costs of the facilities and reduce the maintenance staff.

Aaron Andersen, with Dan Jones & Associates, was hired to take a community use survey and he said that they gathered a considerable amount of data from the community and gave an overview of it noting that the sentiment surrounding library use is strong in the county. His slides showed that the county and national figures line up almost exactly including that almost 2/3 of the county residents visit a Weber County library in person at least once/month, the importance of the library and its services to the family came out ahead of the national statistics, and trends in library usage in the last five years showed that in the county there was a net increase of about 7%.

Brandon Briggs, Chief Estimator for Big-D Construction, listed large projects that their company has been involved with (resulting in about \$500 million/year). He outlined the process for estimating costs of projects and stated that their goal is to be totally unbiased. He said that Big-D's costs came in a little higher than Prescott Muir and EDA's costs for the projects.

Ms. Wangsgard stated that the feasibility study recommended June 2013 for the bond election for \$49,750,000. The plan cannot be implemented piece-meal. June is the preferred time for bonding because it has the potential to save \$720,000 on the Southwest Branch alone and similar, if not greater savings, on the other projects. It has the potential advantages to the county such as giving the County Clerk opportunity to conduct the first vote-by-mail campaign. Starting construction next spring will allow taking advantage of currently low interest rates, avoid considerable expense of building in "winter conditions," and take advantage of stable construction costs. She desires to give everyone an opportunity to vote on this issue.

Ms. Wangsgard addressed Commissioner Bell's questions stating that the feasibility study was to evaluate the Main Library and at first it was to have professionals review the infrastructure, and subsequently they looked at options for controlling costs. The professionals came up with a plan that is very visionary and cost effective not only to save the Main Library structure but to find a cheaper way to do that by adding space in the basement of another branch. By constructing to the Leadership in Energy and Environmental Design certification saves public money in the long term. As they automate in the library, staff hours will be saved and the new technology should be sufficient to allow moving forward with the current staff.

Commissioner Bell asked how the poll by Dan Jones and Associates was conducted and if anyone in the audience had been polled and 4-5 hands were raised. Mr. Andersen responded that the random sampling was conducted with county residents via telephone and they tried to gather a representative sample large enough that they could say within five points, in either direction, that reflected the sentiments of Weber County. Commissioner Bell noted that 300 people were polled and he asked what percentage that is of 107,000 current voters in the county. Mr. Andersen said that they followed a statistical methodology, that this was a first-step survey, and that they were hired by Prescott Muir Architects.

3. Commissioner Bell moved to adjourn the public meeting and convene the public hearing; Commissioner Zogmaister seconded, all voting aye.

This public hearing was well attended; the chambers were filled to capacity. Desiring to hear from both sides of the issue, Chair Gibson asked to hear from those in favor of the issue and those in opposition, however, as the meeting proceeded and there were only those speaking in favor, Chair Gibson invited those in opposition to also speak but no one did.

Robert Harris, stated that for the last 16 years he has been a leader of a program initially sponsored by Weber State University that is now at the Main Library. He said that the County's Library System is a material part of our education system and is of tremendous value to our community.

Heidi Fendrick stated that as member of the younger generation and mother of small children libraries are a need, not simply a want. The libraries provide valuable services. She heard on NPR Radio this morning that 1 out of 5 children are not prepared for kindergarten and programs at the library help prepare them.

Joe Ritchie, Roy City Mayor, stated that they are excited to have the Southwest Branch expanded in Roy and waiting a year for the bonding election is not productive. They understand the vital need for sufficient and quality library services and they are currently not sufficient. The library is slated to be constructed next to an elementary school and that land has been soil tested. He said that through a mutually agreeable situation, because of the importance of library services, Roy has been able to make available about 7½ acres for the facility.

Dave Hartman, President of the Ogden/Weber Chamber of Commerce, stated that the Chamber is very supportive of that which relates to education, literacy, and job creation/work force development that are vital

parts of our economy. The Chamber commends the efforts of Ms. Wangsgard, staff, and the Board for providing an executable plan. He said that this is a decision of great import, that \$49,750,000 is one of the largest bonds ever issued in northern Utah. The Chambers recommends having the bond election but that the Commission seek opportunities to reduce the total amount of the bond, perhaps through partnerships.

Marie Irvine, stated that there is a major problem with the Main Library's infrastructure which creates vulnerability, she wants to see more fairness in library availability in the western county, and stated that the Ogden City Council are very supportive of keeping the Main Library in better condition. She wants to take advantage of low interest rates, the free property from Roy City, and giving people the opportunity to vote on the issue.

Doug Olson supports the libraries because they are a key in education in the community.

Evelyn Bertilson, representing Friends of the Library, read statements of support from Spencer Stokes and Dr. Jeff Stephens. She also asked for the commissioners' support for this effort.

Sharon Holmstrom, of Eden, stated that the Ogden Valley Library is not only a source of books and all types of media, but is the meeting place for everything that happens in that community. Weber County needs to promote itself as a community where intellectual growth is fostered, and libraries do that.

Jeanne Perkins, West Haven resident, supports this plan and expressed surprise at how small the Roy Library is. She referred to the population growth of the western Weber County communities.

Marilyn O'Dell, county resident & member of the League of Women Voters, supports this plan and the education of voters through the Library System.

Mike Burdett, Ogden City resident, supports the plan and referred to an experience he had of how packed with families the Main Library was on a Saturday.

Steve Clarke, of Eden, supports the library bond. He stated that the Ogden Valley Library is well used as a community resource and is the core of the community structure. He noted that \$50 million is a lot of money and is only one of many bonding issues that may be required, thus it is prudent for the commissioners to keep this in mind.

Sean Wynn, county resident and library staff, stated that school libraries are not adequate and expressed support for the plan.

3. Commissioner Zogmaister moved to adjourn the public hearing and reconvene the public meeting; Commissioner Bell seconded, all voting aye.

4. **DISCUSSION AND/OR ACTION ON DIRECTION TO STAFF IN REGARD TO A BOND ELECTION, THE TIME OF THE ELECTION AND THE MAXIMUM AMOUNT OF BONDS TO BE ISSUED**

David Wilson, Deputy County Attorney, stated that as a General Obligation bond this would go to election, which is being contemplated as a by-mail election. He referred to time constrains noting that the drop dead date to issue the bonds has been calculated to be two weeks from today for the Commission to approve a resolution setting the parameters, the amount and length of term, etc., which takes some work and time by the financial advisors, county staff and bond counsel. The Commission's options include not authorizing the election, authorizing the election as proposed, or choose other options such as authorizing one project at a time, have the election in November, etc.

Chair Gibson noted that there has been a proposal for a vote by-mail only election in June and it is very important to have good voter turnout for a bond election. Legislation passed at the last session that requires future bond elections to be held in a November election. The county is not tied to this new legislation at this time and could hold the election in June, and he stressed that the Commission wishes everyone to have an

opportunity to weigh in on this issue. He shared concerns that have been expressed to him, such as that there may be low voter turnout—a particular concern when indebteding the taxpayers for \$50 million.

Ricky Hatch, County Clerk/Auditor, stated that when a June election was first being discussed, the concern was low voter turnout, which is somewhat typical. Governor Huntsman's report from a few years ago on strengthening democracy provided options that included vote-by-mail. Currently, there are two states that are completely by-mail and they are among the top five in the nation for voter turnout. The Clerk's Office has done a lot of research for cost and voter turnout but there is not a lot of data available. Currently, the county conducts all by-mail elections but it is only for very small precincts. Last November over 10% of ballots cast were by-mail. Jennifer Morrell, County Elections Administrator, stated that her office has reviewed historical data on odd-number year elections (turnout has been about 13%), the time of year (June election generally has lower voter turnout), and what issues are on the ballot. There has never been just a bond issue on the ballot, or a special election held in the county. It is possible to have a 15% increase with a by-mail election and the issue is usually cost, which overall appears to be considerably higher. With a traditional format the cost is about \$5/ballot cast and with a by-mail format with a 40% turnout is \$3.46, but unfortunately the voter turnout in the State is low. Ms. Morrell stated that April 4<sup>th</sup> is the last day she can submit a ballot to the printer and secure the best pricing and to meet the deadline for military/overseas voters. Chair Gibson expressed concern with holding a June election with the projected low turnout and asked if Ms. Morrell felt comfortable with proceeding and she responded that there are a lot of unknowns, however, she received a pledge from Salt Lake County (which has about 83,000 by-mail voters) to commit their staff and resources to help. For a by-mail election there are many decisions to be made.

Commissioner Zogmaister noted that a requirement of a by-mail election is to have a signature on file for every voter. Currently, the county does not have them for 12,000 registered voters and she asked if there is enough time to obtain those signatures by June and Ms. Morrell said that an affidavit would be sent out to them but it is difficult to predict the number that would be returned. Commissioner Zogmaister noted that according to the figures Ms. Morrell had provided, assuming a 30% voter turnout, the estimated cost for traditional elections would be about \$105,171, plus another \$3,000 to obtain signatures, and by-mail ballots would be \$147,000 (because the law requires every voter to receive a ballot in the mail). Commissioner Zogmaister asked if the Ogden School District was planning to place a bond question on the ballot and Ms. Morrell responded that it appears they plan to move forward with a voted leeway increase on the June election and that the District's share of the cost would be about 28%.

Commissioner Bell expressed thanks to all who emailed him. He visited the Main Library, which has a lot of problems that need to be addressed. His concerns include the amount of the bond, noting that the county is already \$50 million in debt and there are other bonds currently being discussed, the amount of money that would be necessary to make the Main Library a historical structure (which sits on a very high water table and he and suggests getting out of that basement), and that to finish the \$10,000 sq. ft. of the North Branch will cost \$5+ million (when the almost 35,000 sq. ft. Southwest Branch will cost \$8 million). He noted that currently, the county has 9,000 sq. ft. unused space above the Health Dept., a 6,000 sq. ft. building on Lincoln Ave.). He suggested constructing a new 35,000 sq. ft. building in Roy and a larger one in Ogden and that \$20-30 million could be saved by doing this. He agrees with the need for libraries but reiterated concerns with long-term indebtedness. Ms. Wangsgard said that the county always pays 100% for the bricks and mortar for libraries and the community enhances the facility.

Dan Olsen, County Comptroller, addressed Commissioner Zogmaister's question stating that the average value of a home in the county is \$161,000 and that would be used in the ballot, therefore, \$17.71 would be the tax increase and for commercial property it would be \$32.20. The interest and principle amount of outstanding bonds through 2032 is \$53 million and this proposed bond (with principle & interest) would add \$58,459,000 for a total indebtedness over the next 20 years to \$111,552,000. Of that debt, only one is a general obligation bond (the Jail) and the balance on it through 2018 is \$11,197,000. He said that with this plan, not all \$50 million would be issued at once but enough would be issued to handle the Southwest Branch first for \$28 million, and the tax increase would be phased over the next four years.

Commissioner Zogmaister said that during that period the jail bonds would be retired. Mr. Olsen said that if the proposed new debt would be stacked on top of the old debt, the tax increase would be about \$37/year and when the GO bonds are paid off taxpayers would continue to pay \$37 per year for the remaining term of the library bond.

Ms. Wangsgard addressed Chair Gibson's question stating that this plan addresses needs for the next several decades, except for the Farr West and Plain City areas. The North Branch will be extremely stressed, even though the public service space will be doubled because there is great potential for population growth in the northwestern county and that area will need to be evaluated as well as the load on the North Branch. Chair Gibson concurred that the northwestern part of the county is experiencing growth and Ms. Wangsgard said that a criticism of the 5-year plan is that it does not accommodate that growth.

Commissioner Zogmaister said that the Main Library's failing infrastructure did not become as evident until the last couple of years. She and Commissioner Dearden had several related discussions before his term ended and they were hoping that the main branch would be able to continue operating without failures for a period of years in order to retire the Jail bonds and then assume that cost with the library. No money has been invested into the Library System for some time and they have been living on borrowed time. Her concern is low voter turnout for the June election but judging from the turnout today [full chambers] she said it could be a record June election. She said that prior to budget time the Library Board requested that the county increase the library tax rate to its maximum amount to produce some dollars so they could start on the needs. The commissioners at that time wondered if that would produce enough to meet the needs, and if there was going to be a tax increase they preferred that it go to the voters and encouraged the library at that time to put together their information and they would allow an election. She said that the Commission needs to keep that commitment.

Commissioner Bell agrees with building libraries but reiterated his concerns. Commissioner Zogmaister stated that the Main Library has to be repaired but noted that by repairing it and just addressing that building does not address the current library needs and the county would have a missed opportunity on the prime land donated in the Roy area, which is a prime location. Commissioner Bell asked about the donated property in Roy and Ms. Wangsgard said that all the details have not been worked out but a major portion of the property would be donated and there would probably be a trade of the current county property that is next to Roy's water retention facility but the value of the trade is much greater for Weber County—the current county library property is landlocked, does not have much frontage, the EPA will not allow expansion, etc. Mr. Wilson said that the deadlines for the bonds and the election are tied together, that the resolution for the bonds would also approve the ballot language.

Commissioner Bell moved to place this item on the 3/26/2013 agenda; Chair Gibson seconded for discussion. Commissioner Bell feels that \$5.4 million appears too high for the North Branch's 10,000 sq. ft. improvements, he does not see the historical value for the Main Library, and said that the Main Library will still have the basement water problems. Commissioner Zogmaister said that a rumor a couple months ago about tearing down the Main Library resulted in many calls to the Commission, that Ogden City Council was upset, that a property owner across the street was adamant that the building is critical to the revitalization of that whole area, that it has been part of the community for a long time and people are not willing to let it go and the footprint cannot be expanded due to the instability of the land. Ms. Wangsgard said that the study looked at constructing an addition to the Main Library but there were a lot of issues: the amount of parking needed would eat up a major portion of the park and the soils on the east side are very unstable and in an earthquake would likely liquefy—these cannot be mitigated. The water table was within 5 ft. of the surface when tested and can be mitigated but at great expense. The Board abandoned the idea of adding onto that facility for many reasons including that Ogden City would probably not be amenable to asphaltting their park, that an addition would do away with the building's historical nature, the substantial expense to mitigate soils and the water table. Asbestos will also have to be abated. It made more sense to renovate this facility and follow the proposed plan, which was to save money. Chair Gibson said that it was very important that the Commission feel comfortable with moving forward with this decision and that Commissioner Bell felt that a week might give answer his concerns. Commissioner Zogmaister noted that she had been working hard to lower the amount of the bond. Chair Gibson called for the question and all voted aye.

**G. ASSIGN PLEDGE OF ALLEGIANCE & THOUGHT OF THE DAY FOR TUESDAY, MARCH 26, 2013, 10 A.M.**

**H. PUBLIC COMMENTS:** None

**I. ADJOURN**

Commissioner Bell moved to adjourn at 1:13 p.m.; Commissioner Zogmaister seconded, all voting aye.

Attest:

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Kerry W. Gibson, Chair  
Weber County Commission

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Ricky D. Hatch, CPA  
Weber County Clerk/Auditor