

MINUTES
WEBER COUNTY COMMISSION

Tuesday, October 14th, 2025 – 10:00 a.m.

Via Zoom meeting + at Weber Center, 2380 Washington Blvd., Ogden, UT

In accordance with the requirements of Utah Code Section 52-4-203, the County Clerk records in the minutes the names of all persons who speak at a County Commission meeting and the substance "in brief" of their comments. Such statements may include opinion or purported 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.

WEBER COUNTY COMMISSIONERS: Sharon Bolos, James "Jim" H. Harvey, and Gage Froerer
STAFF PRESENT: Ricky Hatch, County Clerk/Auditor; Chris Crockett, Deputy County Attorney; and Craig D. Brandt, of the County Clerk/Auditor's office, who took minutes.

A. WELCOME: Commissioner Froerer

B. PLEDGE OF ALLEGIANCE: All in attendance were invited to recite the Pledge.

C. INVOCATION/ MOMENT OF SILENCE: Marty Smith

D. COMMISSIONER COMMENTS:

1. Commissioner Harvey: I am really grateful and happy for things happening in the Middle East. I hope that works out very well for those families impacted by that. I hope to see great things for our country and our area.

E. PUBLIC COMMENT: NONE.

F. CONSENT ITEMS:

1. Purchase orders in the amount of \$280,615.71.
2. Warrants #106150-106219 and #493361-493495 in the amount of 1,862,721.25.
 - a. Jason Horne: I did not have any knowledge of the Franklin Covey contract. We need to do a little more research.
3. Summary of Warrants and Purchase Orders.
4. New business licenses.
5. New beer license.
6. Amendments to Weber County HR Attendance Policy 2-500.
7. Amendments to Weber County HR Insurance and Retirement Benefits Policy 4-300.
8. Retirement Agreement with Monyee Yip.
9. Contract with Golden Spike Gem and Mineral Society to hold the Gemstone Junction at the Golden Spike Event Center.
10. Contract with Rocky Mountain Barrel Racing Association to hold the barrel jackpots at the Golden Spike Event Center for the 2026 Season.
11. Contract with Rocky Mountain Barrel Racing Association to hold the awards banquet for the 2025 barrel racing season at the Golden Spike Event Center.
12. Assignment Agreement between Eden Heights, LLC and Eden Rise, LLC.
13. Interlocal Cooperation Agreement with Morgan County for cooperative borrowing between the libraries.
14. Mutual Termination and Rent Waiver Agreement with Dolce to terminate rental space agreement at the Main Library, Pleasant Valley Branch Library, and Southwest Branch Library and waive unpaid rent.

Commissioner Harvey moved to approve the consent items with the exception of holding Warrant #493409; Commissioner Froerer seconded.

Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – aye

G. ACTION ITEMS:

1. **APPROVE A CONTRACT WITH LACIE DOMAN, MOUNTAIN BREW COFFEE TO OPERATE A CAFÉ/COFFEE SHOP IN THE WEBER COUNTY LIBRARY SOUTH WEST BRANCH.**

Lynnda Wangsgard (Library Director): Growing up in the Ogden Valley we had our first spaces which was our homes, second places such as school and work; and we had some wonderful third places like our local grocery store, post office, and markets where people would discuss things going on in the community, their families, (etc). Times have changed and now those third places are gone, not just in Huntsville but across America. Research shows there is a areal disconnectedness and loneliness across all age groups in our communities. In response, libraries across the nation have evolved into modern-day third places. Public libraries are hosting crafting meetings, art exhibits, makerspaces, job training, cooking, and exercise classes. By year end, your five public library buildings will have hosted 3,900 programs attended by 29,500 people making connections. They will have hosted nearly 5,800 community meetings attended by 185,000 people. No matter how many programs are offered, few things bring people together better than food and drink. Sharing a cup of coffee or a sandwich breaks down barriers and turns strangers into acquaintances and acquaintances into friends. A café in a library doesn't serve coffee, it serves conversation, comfort, and community. Each week of the year, enough people visit our libraries to fill the Dee Event Center 1.5 times. Café proposals were sent out via Bonfire, social media, emails, flyers, and the local newspaper. The proposals were evaluated by a diverse group of committee members, board members, staff members, and friends of the

library. Today there are four contracts being proposed covering four libraries including North Branch, Main Library, Pleasant Valley, and Southwest with three different local vendors. Each contract is for five years with options for two renewals. Target opening date is November 15th. Each contract includes an automatic rent increase indexed to the consumer price index and a clause stipulating when they are really, really successful, we will receive a small portion of their income.

Chair Bolos: I see Item G3 title only covers the Main Branch. It was supposed to also cover the Pleasant View Branch.

Chris Crockett: The Pleasant View Branch contract can be added to next week's Consent Items agenda.

Commissioner Harvey moved to approve a contract with Lacie Doman, Mountain Brew Coffee to operate a café/coffee shop in the Weber County Library South West Branch; Commissioner Froerer seconded.
Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey - aye

2. APPROVE A CONTRACT WITH ANGELICA'S MARKET TO OPERATE A CAFÉ/COFFEE SHOP IN THE NORTH BRANCH LIBRARY.

Lynnda Wangsgard (Library Director): See Item G1 above.

Commissioner Harvey moved to approve a contract with Angelica's Market to operate a café/coffee shop in the North Branch Library; Commissioner Froerer seconded.
Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey - aye

3. APPROVE A CONTRACT WITH RILEY RESTAURANT GROUP TO OPERATE A CAFÉ/COFFEE SHOP IN THE MAIN LIBRARY.

Lynnda Wangsgard (Library Director): See Item G1 above.

Commissioner Harvey moved to approve a contract with Riley Restaurant Group to operate a café/coffee shop in the Main Library; Commissioner Froerer seconded.
Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey - aye

H. ADJOURN

Commissioner Harvey moved to adjourn at 10:26 am.; Commissioner Froerer seconded.
Chair Bolos - aye; Commissioner Froerer – aye; Commissioner Harvey - aye

Attest:

Sharon Bolos, Chair
Weber County Commission

Ricky D. Hatch, CPA
Weber County Clerk/Auditor