

CITY COUNCIL SPECIAL SESSION MINUTES
Monday April 29th, 2019
@ 7:00 PM NOTUS CITY HALL

1. Meeting Called to Order

Meeting was called to order at 7:02 pm by Mayor, David Porterfield.

2. Roll Call

Roll call was taken with the following results. Councilwoman, Bonnie Emly present. Councilmen Richard Wallace Jr and Clint Berends present. Councilwoman Michelle DeGiorgio absent. Also present David Porterfield, Mayor.

3. Business, ACTION ITEM

3.1 Whitmire Building Discussion and Decision

Mayor stated that there has been several offers from buyers made to building owner Mr. Vezzoso to purchase the building that have fallen through. Mayor would like to see what the city could do. This meeting is to share ideas from everyone. The building is an important entity of the City. The building currently holds the post office on one end, the Library on the other end with the Community center in the middle. The community center is available to the community to rent for events and city uses it for events like the 4th of July and Harvest Festival.

Library Board representative Roberto Bahruth addressed the Council and audience as the importance of keeping the library open. A person can learn how to do anything, travel anywhere all from books available at the Library. Perhaps the city could rent the building with the money going towards the purchase or towards a down payment.

Wallace Jr comments that City would be willing to pay its fair share but not cover someone's entire payment of the building. Perhaps agree to split the cost of the maintenance.

Berends comments the maybe we could do a bond or something. Building could be a historical building that the City should own.

Wallace Jr comments that perhaps the old church could be an option for the library except for the ADA requirements.

Whitmire building has one rental apartment with one still being remodeled and the post office rent as income. A mortgage payment could be offset by the rental income. Cost of the building is \$190,000 for 6000 sq ft. Challenges in a purchase could be the maintenance costs, liability insurance, building up grades, and rentals management costs.

Wallace Jr comments that if we owned the building maybe we could make enough money to get ahead a little on the building.

Berends stated that we could go on and pay rent over and over and then it could sell out from under us and we are out.

City owns .93 acre of property at Wagner Rd/20-26 intersection that could be offered to owner as an incentive to sale to the City. Not sure what the value is since the County shows it as "no value" on the property tax statement.

Librarian, Ann Misner comments that the library offers more than just books to read. She offers reading programs, crafts with hands on approach, 2 different cooking classes, face painting, robotics class, class on sheep shearing, wool spinning and felt making, engineering design, and games for the little ones. Adults use the computers for work related things like resumes as well as job search and to complete unemployment forms online. There is all kinds of knowledge offered from books and if you can think of it, you can find it in the library.

Tom Krasowski comments that the Notus school district is looking into the prospect of bringing a preschool to the area. Perhaps housing in the Community center part of the building (as rental income).

Other option: What can we do for \$190,000 that would house a community center, library and post office? Looking down the road, the condition of the current building seems like a liability with a high cost. Needs new heating/cooling.

Resident Jack King suggested a cost lost/cost gain analysis to use for a smart decision.

Resident Phil Ryan commented that the current building is a disaster. It would not survive even a small earthquake. City needs to build something if it means not having a library for a period of time.

There are limited property options available to build on in the City.

Library Board member, Ronda Krasowski commented that Librarian Ann Misner is such an asset that she wouldn't want to lose. Ann even offered a salary reduction to the Board if it would help keep library open, which board denied since her salary is already so small.

Councilwomen Emly commented that perhaps City should look at a new building and land purchase.

Before we consider purchase of the current building, it should be inspected for integrity at an estimated cost of \$800 to \$1000.

It was suggested to check to see if the other prospective purchases had any inspections done and if we could get copies.

Mayor commented that the last prospective purchaser wanted the City to pay \$500.00 monthly rent to retain the Library but we would lose the Community Center. Just prior to the last prospective buyer, owner Vezzoso was concerned that the City was stalling.

Mayor would not like to see the library to close, even for a short period of time. Mr.Vezzoso has mentioned eviction.

Phil Ryan states that he disagrees. Suggested the need to step back, purchase property and build new so we are not held hostage by the building owner.

Its suggested to survey the community to see what they want. Operate or close Library, put efforts into new building, property availability, bond or levy, etc...

Suggestions made: Rent current building for a period of time and to purchase and build in time. Purchase Whitmire building outright.

Berends suggested City contact the seller with the city's interest in the building.

Emly feels we should look for land and build and just keep library in current building as long as possible.

Emly asked if it is in the budget to rent. Mayor stated that within the current budget we could pull from different line items to cover it until the next budget year.

(Library) city resources closed even for a short time is detrimental.

Mayor clarified that the Library Board can negotiate with building owner but City Council has final approval of any agreements.

Berends motioned to speak with Mr. Vezzoso about getting the building inspection and to clarify the City's interest in the building and for rental up to \$500 for both the Library and Community Center and allow current use to continue.

Wallace Jr seconded. Roll call was taken with the following results: Berend; yes, Wallace Jr; yes, Emly; yes. Motion passed.

Emly motioned to look for land to make an offer and purchase. Possibly build a pole building to house a Library/Community Center. Berends seconded. Roll call was taken with the following results: Emly; yes, Berends; yes, Wallace Jr; yes. Motion passed.

Discussion. Emly motioned to amend motion to take word "pole" out of motion. Wallace Jr. seconded.

Voice vote. All in favor. Motion passed.

Emly motioned to get the city property at Wagner/Hwy 20-26 value explored or appraised. Berends seconded. Roll call Roll call was taken with the following results: Emly; yes, Berends; yes, Wallace Jr; yes. Motion passed.

4. Adjournment

Wallace Jr motioned to adjourn at 8:30 pm. Emly seconded. Voice vote. All in favor. Motion passed.

Respectively submitted by Loretta Vollmer, City Clerk _____

David Porterfield, Mayor _____