

**MINUTES  
JOINT WORK SESSION  
MAYOR and COMMON COUNCIL  
and the  
LIBRARY ADVISORY COMMISSION  
of the  
TOWN OF CAMP VERDE  
COUNCIL CHAMBERS  
473 S. Main Street, Room 106**

**WEDNESDAY, AUGUST 8, 2007  
6:30 P.M.**

Minutes are a summary of the discussion. They are not verbatim.

1. **Call to Order**

Mayor Gioia called the meeting to order at 6:32 p.m.

2. **Roll Call**

Mayor Gioia, Vice Mayor Hauser, Councilors Elmer, Garrison, Kovacovich, Parry, and Smith

**Also Present:**

**Library Advisory Commission Members:** Tom Nielson, Roger Doering, Maureen Pastine, Jim Long, and Joe Chatley

LAC Chair Lisa Mina arrived at 6:36 p.m. and LAC Member Karen Heuman arrived at 6:38 p.m.

**Staff Members:** Interim Town Manager Dave Smith, Library Director Laurito, and Town Clerk Barber

3. **Pledge of Allegiance**

Councilor Parry led the pledge.

4. **Strategic planning for a new library. Discussion may include, but not be limited to topics such as a new location for the library, costs, and funding options.**

Director Laurito presented information based on the Wisconsin Library Standards to determine the size of the library that is needed to sustain library services for the next 20 years.

Chair Mina advised that the Library Advisory Commission considered 9 different sites and voted unanimously to recommend that the new library be constructed somewhere on Town Hall property. She noted that there was a strong favor of the corner of Fain and Main Street. Mina covered in detail the criteria that the LAC used in determining the site. She said that they were not in favor of locating Town offices in the new library building. She also covered in detail the FEMA map details and the flood insurance study, noting that Camp Verde was established with data history back to 1891. She said that the floodway is determined on data where water has actually flowed. Mina explained that she looked into the data on the Black Bridge site only and noted that there were floods in several years beginning in 1920 up to 1982. She advised that the Town had to ask for \$120,000 in 1972 to repair the road that had been damaged by flood waters. She advised that as a Commission, they did not find it prudent to recommend spending money in a place where flooding can occur.

The LAC and Council discussed insurance rates, noting that if the building is raised to 3 feet 2 inches, the rate would be \$10,000 for \$500,000 of coverage, substantially less than what will be needed to cover the building and the books. LAC members noted that in two years, the \$10,000 could fund a staff position so that the library could have longer hours.

The Council and LAC spoke in great detail about the cost of flood insurance, and if in fact, the area is actually located in the floodway.

The Mayor noted that he liked to have open discussion involving the public and that is what work sessions are for. The Mayor then permitted comments from the public at random and in response to statements made by Council and LAC members. Thus, the names of the public who spoke and their related comments cannot all be identified for this record.

The following persons spoke on behalf of the current location, questioned the validity of the floodway designation, and explained and defended the petition effort that collected 800 signatures: Jim Ash, Charlie German, Linda German, Linda Harkness, and Howard Parrish.

Gwen Gunnell expressed her doubts that FEMA would change or amend its flood data and designations due to recent flooding across the country. She said that the government could not afford the liability that would arise from the change. She also noted that she had served on the Town Site Planning Committee and they had selected this area for the library location.

Jackie Baker spoke to the Town site location and said that the reason that Town offices were in the original plan was so that the library could be built now at the size it was needed and Town offices would be relocated as soon as there was money to build a new Town Hall. She said that if we build a library that is too small now, which is likely what we can afford to do, it might take years to fund expansion because there are so many other things that we need to take care of now. She noted that the library was the number one priority until things became so bad at the Marshal's Office and it became apparent that that building had to be done first. She thanked the LAC for their studious work.

Linda Harkness questioned Chair Mina's educational credentials with regard to civil engineering and explained how the building could be constructed in the current location, noting that she was working with a civil engineer that is experienced in this particular area.

Members then discussed the attributes of metal buildings. Smith discussed lease/purchase programs that might be an option so that construction could begin as soon as possible. He explained that the builders will build the structure to your specifications and will carry the note. Jim Ash asked for additional information on this concept.

During the discussion, Maureen Pastine noted her experience in fund raising activities and the Mayor said that the Council would have no objection to the LAC forming a subcommittee or a task force to begin fund raising activities, noting that money could be raised without a specific site. Pastine said that a site must be selected and Town funds committed before we can apply for grant funding.

After a lengthy discourse between Council, the LAC, and the public that were in attendance, the Mayor summarized that the Council needed a lot more information before making a decision and that it would be better to wait on the information that Linda Harkness was working on. He asked if anyone had any questions regarding the information presented at the meeting.

*Staff direction:*

Chair Mina requested detailed information on items such as flood information, documentation on the process of changing or amending FEMA designations, the maps that came from the USACE manuscripts, where the water was and its source during the flood events that are recorded in the FEMA study. She said she felt that the meeting's discussion had centered on sentiments and she questioned Council's hesitation on accepting the LAC recommendation. She warned of decisions based on sentimental reasons. She noted that two Library Advisory Commissions and a Council held numerous public meetings and came up with the decision to locate the library on

the Town site. She said that decisions are hard and they hurt, but when you speak about fiscal responsibility, there is no question about what needs to be done. She also asked Council what they were prepared to spend on the studies that are needed to answer these questions. She said that we needed to check with County Flood Control to determine what they will require for the current location and if they would permit it at all.

Mayor Gioia asked staff to research these questions and to bring back answers.

Amber Polo noted that the money to pay the \$100,000 for the architect came from donated funds, not the Town's funds and asked for an accounting of the fund balance. Director Laurito advised that there was \$178,082.82 remaining in the Mary Lyon's fund.

Linda Harkness asked for one or two other sites in the Town to compare with the current location. Discussion then took place on how much it would take to build the library on the Town site area including asbestos abatement and demolition. Staff was instructed to research these costs as well.

5. **Adjournment**

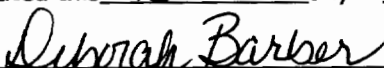
Mayor Gioia thanked everyone for being so positive and for a very constructive meeting. He adjourned the meeting at 9:09 p.m.

  
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Deborah Barber, Town Clerk

**CERTIFICATION**

I HEREBY CERTIFY THAT THE FOREGOING minutes are a true and accurate accounting of the discussion of the Mayor and Common Council of the Town of Camp Verde during the Work Session of the Town Council of Camp Verde, Arizona held on the 9<sup>th</sup> day of August 2007. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 16 day of August 2007

  
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Deborah Barber, Town Clerk