

**HISTORICAL MUSEUM SUBCOMMITTEE MEETING NOTICE  
A SUBCOMMITTEE OF THE TOWN COUNCIL OF DEWEY-HUMBOLDT  
MONDAY, FEBRUARY 6, 2012, 10:00 A.M.**

**A MEETING OF THE HISTORICAL MUSEUM SUBCOMMITTEE WAS HELD ON MONDAY, FEBRUARY 6, 2012, AT TOWN HALL AT 2735 S. HWY 69, DEWEY-HUMBOLDT, ARIZONA. VICE MAYOR MARK MCBRADY PRESIDED.**

**1. Call To Order.** The meeting was called to order at 10:03 a.m. Chairman McBrady presided.

**2. Roll Call.**

**2.1. Subcommittee Members:** Town Council Subcommittee Members Denise Rogers, Nancy Wright; and Chairman, Vice Mayor Mark McBrady were present.

**3. Special Session.**

**3.1. Funding options for proposed Dewey-Humboldt Historical Society (DHHS) Museum for the Subcommittee's recommendation to the Town Council. Discussion and possible action to include these considerations: suggestions, alternatives and scenarios.**

Councilmember Wright spoke on research she had done on similar sized towns with museums. There was discussion on concerns the Historical Society's proposal will violate gift clause law and budget laws.

CM Wright offered some suggestions: Purchase the building for the town, leasing it to the Historical Society for 18 months (at which time the town's lease is up at Humboldt Station). During that time the DHHS can either obtain grant funds to purchase the property from the town or move and the bank building could be used by the town for other purposes.

VM McBrady suggested equalizing the contributions (matching funds) between the Town and the DHHS to not violate the gift clause.

Public Comment was taken.

Len Marinaccio spoke on the two issues: Acquisition of the building and funding to start-up museum. He spoke on value in purchasing the property, conferring with the attorney on questions and checking with other cities and towns on how they did it. He spoke in support of matching funds for ethical reasons and to show their commitment.

Chris Berry spoke on volunteering and fundraising efforts, considering Economic Development grants as it could turn into jobs for citizens.

John Young spoke on the Show Low Museum and how the Historical Society leased part of a town owned building.

Jack Hamilton spoke in support of a museum but not the town purchasing it for the DHHS. He spoke on the CIP process, ARS 42-17106, putting this in the next budget, fundraising or creating a tax district for it.

David Nystrom spoke on the proposal, matching funds (in-kind included), interpreting laws based on non-profit organization, and finding a model that works for D-H.

VM McBrady asked if the DHHS would work on a proposal/written request so the attorney can review it and give an opinion.

Mr. Nystrom stated he could have that to the town on Thursday (2/9/12).

Councilmember Wright spoke on the initial request being for \$300,000, the gift clause changing in 1/2010, and not providing legal counsel to the Historical Society.

Kevin Leonard spoke on people being unhappy with the council and town management and told the subcommittee they need to do something about it.

Chris Berry spoke on negotiating with the owners of the property for other options.

Councilmember Wright explained they can't do that as individuals, it needs to come from the Council as a whole.

Jack Hamilton suggested the DHHS meet with owners for other options.

Chair McBrady suggested Mr. Leonard submit his petitions to the subcommittee.

Len Marinaccio spoke on budgeting limitations and suggested having a memo of understanding with the owners to hold off until the budget is set, and having a subcommittee established to discuss purchase with owner.

David Nystrom spoke on who should negotiate with the owner.

CM Wright explained suggestion wasn't to negotiate but to discuss other options available. She spoke on the Council and subcommittee being ethically bound to follow the laws.

Jack Hamilton suggested renting one of the other buildings on Main Street for the museum.

Kevin Leonard stated he has talked to lots of people, the people of Dewey-Humboldt run the town not the Council; "they" want the museum and the money to buy it now and suggested finding ways to bypass the legal stuff.

Chris Berry spoke on the subcommittee members volunteering their time and trying to find ways to make this happen. He recommended the DHHS present a sound business plan to prove it won't be a burden to the town.

Chair McBrady responded to some of the comments made: other options; spreading rumors; council's fiscal responsibility; obtaining legal opinion; and the DHHS providing a concise plan to give to the Town Attorney.

More public comment was taken.

Chris Berry recommended the subcommittee meet at least once a week.

There was council discussion on other options and who to meet with owner to determine these, obtaining legal answers to questions raised; when to obtain an appraisal; consideration of other scenarios.

Jack Hamilton spoke on having a tax district for the museum and obtaining an appraisal and inspection near the end of the process.

Chair McBrady asked that the tax district gets added to the list of options.

Len Marinaccio spoke against a tax district. He suggested starting with the big picture and working down to the details, obtaining legal opinion on questions raised. He spoke on the icehouse needing too much work, to use as an option.

Chris Berry recommended asking questions of the seller before asking the Town Attorney for answers. He supported the choice of the bank building for the museum, and spoke against a tax district.

CM Rogers explained the DHHS needs to provide a business plan with their monetary contributions, not just volunteers.

David Nystrom spoke on negotiating with a church organization and the building going on the market March 1<sup>st</sup>. He suggested only considering real solutions. He stated he could bring the lease option back to the Board for consideration. He was asked for any of his suggestions/options but he refused to speak personally as he is the representative to the DHHS. He explained the DHHS will provide a concise write up of their proposal/plan to provide to the town attorney.

There was discussion on when to hold the next subcommittee meeting. The subcommittee members will provide dates and time to the Town Clerk.

Len Marinaccio spoke in support of considering CM Wright's recommendation, along with compiling other questions and options to provide to the Town Attorney.

Chris Berry recommended keeping it simple and concise, ask questions, get answers, pick 3 best options, then present to council.

Jack Hamilton spoke on the DHHS business plan going to the attorney on Thursday with an opinion to come back later.

Councilmember Rogers stated the questions to ask the attorney: 1. Whether it's a gift or not; How to do it in this budget; ways to commit funds in next year's budget in this year.

Councilmember Rogers made a motion to direct staff to obtain legal opinion regarding whether it is a gift, how to get around it, and working with budget concerns, including ARS 42-17106, AZ Constitution Article 9 Section 7; and if non-profits fall under that gift clause; seconded by Chair McBrady. It was approved unanimously.

An agenda item should be requested on the next Town Council meeting to waive the client-counsel privilege on the attorney's opinion.

Chair McBrady asked the DHHS to give input to the subcommittee on what they are hearing from the public. There was discussion on whether Councilmember Repan's list of questions had been provided to the DHHS for answers.

Public Comment was taken.

Kevin Leonard asked about CM Repan's questions and whether they had been received.

Jack Hamilton spoke on CM Repan's health being the reason for delay in getting questions in.

**4. Adjourn.** The meeting was adjourned at 12:21 p.m.

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Mark McBrady, Chairman

ATTEST:

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Judy Morgan, Town Clerk