

City of Knoxville
Joint Work Session with Knoxville Public Library Board
Monday, June 13, 2022 at 5:00 p.m.
Municipal Building Council Chambers

1. Call To Order

MEMBERS PRESENT:

Mayor Brian Hatch ____, Council Member Megan Suhr ____, Council Member John Gotta ____, Council Member Dylan Morse ____, Council Member Dawn Rankin ____, Council Member Jyl DeJong ____.

2. Item Agenda

2.I. Discussion Regarding Dixie Gebhardt House

Documents:

[FIXES AND UPDATES.PDF](#)
[KPL RESOLUTION.PDF](#)

3. Adjourn

Motion _____ Second _____
Vote _____ Time _____

Tricia Kincaid, City Clerk

11.16.21

Dixie Gebhardt

Apartment Damages & Updates

Cleaning: \$433.35

Garbage: \$130

Repairs: \$1166.89

New door locks: \$47.58

Painting: \$989.10

Carpet Cleaning: ~\$350

Total: \$3116.92

\$2000 recovered from Central Iowa Shelter & Services

\$1116.92 Out of Pocket

House remodel and fix estimates

Roof: \$64,000

Electrical: \$40,000 - \$60,000

Plumbing: \$25,000-\$30,000

Sprinkler: \$25,000

Windows/Doors: \$25,000

Gutters: \$4000

Sewer: \$20,000 (\$10k in street tear up/would be \$10k out of sprinkler)

Total \$228k

10% contingency: \$22,800

Fixes/Updates:

Electrical fixes: \$8000

Plumbing fixes: \$10,000

Sewer scope: \$1000

Water heater exhaust: \$300

Caulking: \$500

Basement window: \$500

Water heater overflow pipe: \$50

Total: \$20,350

The mission of the Knoxville Public Library is to provide multiple resources for recreation and lifelong learning, to foster a learning environment for children, teens, and adults; and to provide access to technology for residents of Knoxville and rural Marion County.

In support of our mission, The Knoxville Public Library Board is recommending the redevelopment of the house west of the library into a park. After much discussion, the house on the property is in need of extensive work, estimated to cost \$250,000, which the board deems fiscally unrealistic and irresponsible. Our recommendation is that the house be demolished in order to develop that space into a park.

Several factors have been considered in this recommendation. First, the cost to bring the building into suitable condition is excessive. The estimate of \$250,000 is likely the minimum needed to repair the current structure, and it would likely cost substantially more to restore the historic integrity of the building. While the library has money in its building fund, the sum to repair and restore the structure to make it historically accurate exceeds the account balance.

Second, in order to further the mission of the Knoxville Public Library, the need for an outdoor space is critical to providing programming and recreation that fosters life-long learning for all our patrons. While the expansion of the Knoxville Public Library provided a larger indoor space, it eliminated the outdoor space available for things like summer programs, book walks, and other programming that is well suited for an outdoor location.

We look forward to building a park that honors the historic significance of Knoxville's status as the birthplace of the Iowa Flag.