

# Proposed donation of the Elfrida Library building

## Background:

The Elfrida Library has been operating at 10552 US-191 since 2003. It is one of the busiest rural branches of the Cochise County Library District.

The Elfrida Library building is owned and maintained by the Elfrida Citizens Alliance (ECA). The ECA has been an excellent partner, but they have very limited resources.

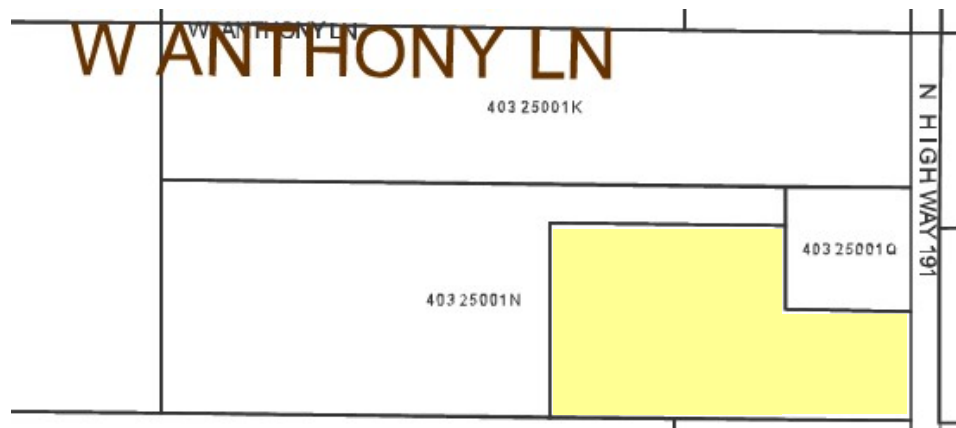


The ECA would like to donate the Elfrida Library building to Cochise County, and donate the adjacent Elfrida Community Center to the Elfrida Fire District.

Having the Elfrida Library building as a Cochise County facility would be a step forward for the Library District and ensure the long-term future of the library.

## Zoning:

The library building shares a parcel (highlighted in yellow) with the Elfrida Community Center. For the ECA to donate the two facilities to different organizations, it will be necessary to divide the parcel.



The library requires roughly half an acre, and Fire District would like the remainder of the parcel. The area is currently zoned RU-2 (two-acre minimum lot size). The parcel could be rezoned as R-36 (36,000 square foot minimum lot size) if all parties agree and the Board of Adjustment approves the change.

## **Building needs:**

The library building is a metal structure in good condition, with a new HVAC unit (installed in August 2018). It does not have a restroom or plumbing.

Library staff, volunteers, and patrons currently use the restroom at the community center, under an agreement with the ECA.

If the county assumes ownership of the building, the Library District would like to add a restroom and a septic system. Preliminary research indicates that this would cost roughly \$44,000 (\$33,750 for a 150 square foot addition, \$3,000 for a septic system, and \$6,500 for plumbing and fixtures).

## **Next steps:**

If the Board of Supervisors approves accepting the donation of the Elfrida Library:

- The Library District will work with Development Services to initiate a rezoning request.
- The Library District will coordinate with the Elfrida Citizens Alliance and the Elfrida Fire District to determine the boundaries of the new parcels, and have the land surveyed.
- The County Attorney's Office will assist the parties in preparing new agreements.
- The Library District will work with Facilities and other county departments to add the library building and lot as Cochise County assets.

If the Board of Supervisors directs the Library District to move ahead with adding a restroom for the library:

- The Library District will work with Facilities and Procurement to request and evaluate bids from contractors.
- The Library District will work with Facilities and Finance to establish a budget for the project.

If the Board of Supervisors approves accepting the building but determines that it is *not* practical to add a restroom at this time:

- Any new agreements will need to include access to and maintenance of the restroom at the community center.