

MINUTES OF ITASCA COMMUNITY LIBRARY
BOARD OF TRUSTEES MEETING
April 15, 2008

ROLL CALL

President, Maxine A. Swanson called the regular meeting of the Board of Trustees of the Itasca Community Library to order at 7:00 p.m.

Present were: President, Maxine A. Swanson, Vice President, Paul J. Nelson; Treasurer, David C. Westen; Secretary, Deborah S. Wisowaty, Members: Mark W. Moersch, & Michael S. Golden.

Also Present: Library Director, Betsy Adamowski; Business Manager, Izabela Wnuk; Business Assistant, Constance Ronnberg; & BTC Engineer, Kami Farahmandpour.

Absent was: Member: Sharon R. Laughlin

AUDIENCE TO VISITORS:

Mrs. Adamowski prefaced the meeting with the outcome of her meeting with the Architect, Rick McCarthy of BCA and their discussion on the changes in the façade scheme. Mr. McCarthy understands the boards concerns with the overall look of the metal panels and how it will fit with the community; however his main concern is that the product used resolves any leakage issues. He will prepare façade drawings using the traditional stucco. A brick band at the bottom will be developed in the drawings. He will try to stay within the timeline as best can. General appearance drawings may be done by May 1st.

Mrs. Swanson mentioned the Shape of Itasca is held on May 19th this year.

Mr. McCarthy was concerned about the warranty on the type of stucco product selected.

Mr. Farahmandpour took over the meeting to present the traditional stucco façade options and answer product questions. Mr. Farahmandpour reiterated that what is on the library presently is an efis product not stucco. It is actually defis, a low quality grade of efis. Mr. Farahmandpour stated the most important part of the façade is that it has a redundant system. Simply it has a drainage system built in. This is exactly what Mr. Farahmandpour proposes, a redundant system with a traditional stucco covering.

There are two types of systems in the stucco system. One is a conservatively designed system using the correct mixture, contract standards and quality control. This will provide a 3 year warranty from the contractor. If a well established contractor is selected the warranty will not be an issue. The second would be to change the system as designed for a complete manufactured wall system. Using all components from one manufacturer, such as STO would need to be reconfigured as the system can not go on insulation and at best it would provide a 12 year warranty, covering water proofing. Standard warranty exclusions are in place to protect the manufacturer. If using a limited proprietary system it would carry a 5-10 materials only warranty. Mr. Farahmandpour stated that a fool proof warranty does not exist. Stucco has been in use for the last 200 years and he is confident of the product. He emphasized again the most important part of the wall design is the redundance or drainage portion behind the wall. The redundance system has been around for 20 years, which is longer than the panels.

Construction warranties are not bumper to bumper warranties. The least favorable warranty is the materials warranty, covering only the material if it fails. The second is the materials and labor, covering material and labor with direct failure falling on the material. Finally the material and workmanship warranty were either the material failed or the product was not put on right. We would get at least three of the warranties. The use of a redundance system with a stucco wall coating has been prevalent for the last 5 years. The redundancy system adds another layer of benefit to the stucco. Applying stucco in

good weather is best however, measures will be taken to protect against foul weather. Three layers of stucco will be applied with a 3 day curing time between layers. It is normal for stucco to crack which is why they do three layers to minimize the cracks. It could be applied a layer at a time on the whole building or just sections. The section of wall will be metal studs, siliconized gypsum, mesh over joints, 2 elastomer products acting like Tyvek, liquid membrane and spacers. The gap is 3/4 of an inch. Flashing and caulk are added around all windows and at the bottom to shed water off and away from the building. Galvanized metal or plastic accessories are used for control joints.

Support for the brick half wall to window height would call for an angle support at the base. Its weight would not be supported by the building. The use of stucco does not add enough weight for concern. The cost difference for a proprietary warranty system and that designed by Mr. Farahmandpour is estimated at \$50,000.00 to \$ 75,000.00 higher. Mr. Farahmandpour stated that masonry is another option but the new masonry products are new. He was interested in products around for at least 25 years.

Quite a bit of the old work done on the design can be reused, if the system is kept as presented. If going to the proprietary system it would have to be redone, but still not as expensive as the original design. Mr. Westen stated going with the redundance system as designed by Mr. Farahmandpour and not the proprietary system. Keeping in mind the lower cost in façade would allow for new windows. The metal panel systems are prevalent in Europe, high rise buildings and car dealers.

Mr. Westen made and Mrs. Wisowaty seconded the motion to approve up to \$25,000.00 to redesign the façade scheme. The motion carried on the following ROLL CALL VOTE:

AYES

NAYS

Mrs. Swanson

Mr. Westen

Mr. Golden

Mrs. Wisowaty

Mr. Nelson

Mr. Moersch

A change in Architect fees will also result. Mrs. Adamowski is in contact with him.

Mr. Farahmandpour was given clarification that his design of a traditional stucco system with a redundance system as presented is exactly what the board approved. He will not be redesigning a proprietary system.

SECRETARY'S REPORT:

- Mrs. Wisowaty made and Mr. Westen seconded the motion to approve the minutes of the last Board Meeting.
Voice vote: Ayes: All Nays: None Motion passed.
- Mrs. Wisowaty made and Mr. Westen seconded the motion to approve the special minutes from April 8, 2008 with the correction of the typo of Mrs. Farahmandpour to Mr. Farahmandpour in paragraph four of New Business.
Voice vote: Ayes: All Nays: None Motion passed.

FINANCIAL REPORT:

1. Approval of Bills Payable

Mr. Westen made and Mr. Golden seconded the motion to approve the Bills Payable in the amount of \$ 102,570.70. The motion carried on the following ROLL CALL:

AYES

NAYS

Mrs. Swanson

Mr. Westen

Mr. Golden

Mrs. Wisowaty

Mr. Nelson

Mr. Moersch

2. Treasurer's Report-

Fees for the project are coming from # 6150 for building improvement and #7380 building maintenance.

As for the referendum moneys, the bonds will be sold and the money will be banked. Fees for the referendum project will need to get reassigned for the correct accounts. The auditor may need to straighten out the entries with a transfer between years.

The line of credit for the project of \$450,000.00 is coming to an end. The board requested the remaining amount be left open. It will be used if needed for items such as landscaping.

LIBRARIAN'S REPORT:

- Two bids for the roof project were opened; the numbers came in well under budget. Mr. Farahmandpour is taking the next step of conducting interviews.
- Head of Youth Services, Lori Craft has resigned. She is taking a position as Director of the Hillside Public Library. Her last date is May 6th.
- The Barrington Health Museum is being dismantled and the Village has an interest in taking the displays. They were looking for space in the library and met with Mrs. Adamowski who restated that the library is first and foremost a library. The overall scope of the project is not clear. A formal proposal and plan would need to be made directly to the board for approval. Hotel tax may open up with Museum participation. Mrs. Adamowski offered to display the plans for the Itasca River Walk in the lobby of the library for public information but no response from the Village has been received.
- Rep. Roboletti inquired as to what is going on with the Itasca's Raptor Program at Library Legislative week attended by Mrs. Adamowski. Unhappy Itasca residents are reaching out to him. The discussion led to the hotel tax money that ran the program and Mr. Roboletti inquired as to why the library does not receive any hotel tax funding.
- A punch list was created and a walk through of the fall project was completed. It went well. Most items on the punch list are minor, such as repainting the top of the canopy, door knobs and crooked lights. BCA was tough on the contractor, Walter Daniels. They are taking care of the bill for the HVAC repair as it was a duct issue. BCA continues to deal with the rickety partition wall in the teen section. Support poles extending from the ceiling may be the answer.
- A special meeting was scheduled for Tuesday, May 1st at 7:00 p.m. to look at the façade designs and to approve the Architect fees for the redesign.

Mrs. Swanson inquired as to what is Face Book, the internet website for young adults.

She was also concerned with the patrons not feeling secure using the upstairs. Mrs. Adamowski informed the board that we have some patrons that have a phobia with open spaces.

REPORTS OF COMMITTEES OF OFFICERS: None

OLD BUSINESS: None

NEW BUSINESS:

1.) Approval of the 2008-2009 Budget

Mr. Westen made and Mr. Moersch seconded the motion to approve the 2008-2009 Operating Fund Budget in the amount of \$3,053,946.00. The motion carried on the following ROLL CALL:

<u>AYES</u>	<u>NAYS</u>
Mr. Moersch	
Mr. Nelson	
Mrs. Swanson	
Mr. Westen	
Mr. Golden	
Mrs. Wisowaty	

Mr. Westen pointed out accounts #3130 for Building improvements and #6150 expenditures (ins and outs). The mortgage is higher than last year due to it being based on a full year of payment.

Mr. Westen made and Mr. Golden seconded the motion to approve the Debt Fund Budget for 2008-2009 for \$171,958.00. The motion carried on the following ROLL CALL:

<u>AYES</u>	<u>NAYS</u>
Mr. Nelson	
Mrs. Swanson	
Mr. Westen	
Mr. Golden	
Mrs. Wisowaty	
Mr. Moersch	

Mr. Westen reminded the board to keep in mind this is based on the amount we know thus far from the existing debt fund. The Villages sale of the bonds is unknown. A modification may need to be made later based on the real numbers.

- 2.) Motion to approve increase in fees by BTC to create a new façade scheme.
Approved under Audience to Visitors

The Village is changing their auditors. They will be using Sikich, as does Linc.

EXECUTIVE SESSION:

Mr. Westen made and Mr. Golden seconded the motion to enter Executive Session at 8:17 p.m.

Voice Vote: Ayes: All Nays: None Motion passed.

- 1.) Discussion of Personnel.
- 2.) Discussion of Library Director Evaluation

ADJOURNMENT:

With no further business before the board Mr. Westen made and Mr. Golden seconded the motion to adjourn.

Voice Vote: Ayes: All Nays: None Motion passed.

The meeting adjourned at 8:17 p.m.

Minutes were written by Constance Ronnberg.

Respectfully Submitted,

Deborah S. Wisowaty, Secretary