

**MINUTES OF THE MEETING OF THE BOARD
OF TRUSTEES OF THE ACORN PUBLIC LIBRARY
June 22, 2011**

1. The meeting was called to order at 7:00 p.m.

Those present were James Richmond, President, Jacqueline Muscarella, Secretary, Brad Duff-Hudkins, Martin Durbin, Susan Vigorita and Sheri Halwax, Trustees. Absent was Kimberly Duffy Treasurer. Also in attendance were Paul Mills, Director, Eric Werthmann, Interim Director, and Karen Miner, Business Manager/Construction Manager, and Debra Tetlak, Secretary to the Board.

Jim Richmond welcomed Rick Petricek and Pat Callahan from Studio GC to the meeting.

2. Ordinance #11-04 deals with the tax abatement for the bond issue. When the ordinance is passed it will be sent to Cook County, which needs to receive it by June 30th to ensure abatement. If it is received after June 30th there is no guarantee of abatement. It was noted that in the future it would be prudent to pass the abatement at the time of the levy to safeguard against any issues.

Susan Vigorita made a motion, seconded by Sheri Halwax to adopt Ordinance #11-04.

Roll Call Vote:

Ayes: James Richmond, Jacqueline Muscarella, Martin Durbin, Brad Duff-Hudkins,
Susan Vigorita and Sheri Halwax.

Nays: 0

Absent: Kimberly Duffy.

“6” ayes”, “0” Nays”, “1” Absent. Motion Carried.

3. Rick proceeded to provide the board with the latest update on the building project and issues with the Illinois Department of Labor and testing for possible environmental concerns. The library received a complaint relative to safety issues as a result of the ongoing construction. The state has requested that various items be tested, i.e. glue, carpet and associated materials to check for environmental issues. Samples have been tested and the results should be done next week. The mold testing has been completed and no issues were found with mold or particulates. This testing was initiated before any notices were received from the state.

Maggio is holding off on doing any associated work until the testing is done. They want to wait until everything is cleared up before bringing in the demolition contractor to avoid bringing the contractor back on multiple occasions. Rick is asking for control issues on how to do the work around the staff and patrons and assure their safety. Even with these issues to reconcile, Rick feels there will not be any delays to the project. He noted that the water main leak has been found and fixed and the City will be there to test the line on Thursday, June 23rd. Once the testing has been performed and the water main deemed sound the concrete work can commence. Rick also presented a revised graphic with the signage for the Acorn sign revised as suggested. The Board was in agreement that they liked the revised signage better.

4. Change Order #13 is for the addition of a book drop in the lower level youth services desk, a book truck and sloped tops for book trucks for the upper and lower level reference desks. The total cost for these add-ons amounts to \$2,065.00.

Change Order #14 reflects a credit of \$11,000 back to the library for the cost of the Patron Donation Tree. Rick noted they are still waiting for outside bids to come in for the donation tree.

The discussion then centered on the recent flooding issues the library encountered. Pat noted that several things contributed to the flooding. One of the issues was ground surface water which was not re-diverted because the area around the addition had not been properly graded and sloped. This does need to be corrected ASAP. Pat then discussed the existing drainage system and how it is supposed to work and possible scenarios that most likely contributed to the flooding. First, the excessive

Call to Order

Roll Call

Ordinance #11-04

Building Project Update

**Change Orders/
Flooding**

amount of rain that fell in such a short period of time most likely overwhelmed the existing ejector pump and it could not keep up with the volume of water. Pat then explained the drainage tile system the library has and how it is supposed to work. However, he believes with the volume of water the tiles were supposed to handle a surcharge was created by saturation or head pressure and this also contributed to the flooding. The possibility exists that some of these tiles may be damaged, collapsed or clogged which would contribute to flooding issues as well. He noted that last July the library experienced some minor seepage as the result of heavy rains, but the difference being was the period of time in which the rain fell which allowed the pump and drainage system to keep up with the volume of water.

Various options were discussed on how best to deal with this to avoid future flooding issues. He suggested having the lines televised to see if they are open and clear. Once you have a clear idea of the condition of the tiles you can then proceed with fixes. If the lines are clear, the existing basin could be replaced with a much larger basin and larger ejector pump to handle larger volumes of water. It was noted that in the event the library loses electricity, the pump would not function. A backup battery would be available for only a very short period of time. A generator would be a much better option.

If the tiles are found to be broken or defective, he would recommend capping them all and redirecting the lines, as well as waterproofing.

Karen is looking into filing insurance claims for the flooding damage and replacing the carpeting. There are various things to consider in how the claim is classified and how it is classified will also impact the deductible and amount the library would be covered for. Pat is recommending that if possible all the carpeting be replaced as the warranty is now void as a result of the flooding. It would be best to replace it all so that it is all from the same dye lot. If it is found that the cost is prohibitive, it is possible to work with some of the old carpet squares and work on obscuring dye lines.

Sheri Halwax made a motion, seconded by Susan Vigorita, to proceed with televising the existing system to ascertain its condition.

Roll Call Vote:

Ayes: James Richmond, Jacqueline Muscarella, Martin Durbin, Brad Duff-Hudkins, Susan Vigorita and Sheri Halwax.

Nays: 0

Absent: Kimberly Duffy.

“6” ayes”, “0” Nays”, “1” Absent. Motion Carried.

Karen will contact Simon Plumbing to work out a convenient time for the televising to take place.

Rick and Pat exited the meeting at 7:55 p.m.

Approving Change Order #13 was the next order of business.

Jackie Muscarella made a motion, seconded by Martin Durbin to accept change order #13.

Roll Call Vote:

Ayes: James Richmond, Jacqueline Muscarella, Martin Durbin, Brad Duff-Hudkins, Susan Vigorita and Sheri Halwax.

Nays: 0

Absent: Kimberly Duffy.

“6” ayes”, “0” Nays”, “1” Absent. Motion Carried.

Approving Change Order #14 was the next order of business.

Susan Vigorita made a motion, seconded by Sheri Halwax to accept change order #14.

Roll Call Vote:

Ayes: James Richmond, Jacqueline Muscarella, Martin Durbin, Brad Duff-Hudkins, Susan Vigorita and Sheri Halwax.

Nays: 0

Absent: Kimberly Duffy.

“6” ayes”, “0” Nays”, “1” Absent. Motion Carried.

5. In light of the Director leaving, the need to appoint an acting IMRF agent was briefly discussed. The agent would be responsible for processing any paperwork that comes up and accessing the web site. Paul noted that Karen is the most logical choice for this responsibility.

IMRF Agent

Sheri Halwax made a motion, seconded by Brad Duff-Hudkins to appoint Karen Miner as acting IMRF agent.

Roll Call Vote:

Ayes: James Richmond, Jacqueline Muscarella, Martin Durbin, Brad Duff-Hudkins, Susan Vigorita and Sheri Halwax.

Nays: 0

Absent: Kimberly Duffy.

“6” ayes”, “0” Nays”, “1” Absent. Motion Carried.

6. Discussion briefly returned to the plan of action regarding the flood issue and carpet replacement. As noted the drains will be televised to assess their condition. Any work regarding the carpeting will be placed on hold pending investigation. It was noted that Pat did suggest working with a carpet contractor directly instead of going through Maggio to receive a better price.

Open Forum

With regard to the Illinois Department of Labor, the services of a construction attorney, Lorence Slutzky were retained to respond to the IDOL complaint. Paul has responded to the complaint in a timely manner and thus fulfilled their request. The library will now wait to see what, if anything, further takes place.

7. Brad Duff-Hudkins made a motion, seconded by Susan Vigorita, to adjourn the meeting.

Adjournment

Roll Call Vote:

Ayes: James Richmond, Jacqueline Muscarella, Martin Durbin, Brad Duff-Hudkins, Susan Vigorita and Sheri Halwax.

Nays: 0

Absent: Kimberly Duffy.

“6” ayes”, “0” Nays”, “1” Absent. Motion Carried.

Meeting adjourned at 8:04 p.m.

Jacqueline Muscarella, Secretary

Dated: _____, 2011