

BLOOMINGTON PUBLIC LIBRARY
BOARD OF TRUSTEES MEETING

Tuesday, March 15, 2022
5:30 p.m.

William C. Wetzel Room
205 E. Olive Street, Bloomington, IL 61701

Minutes

- I. Call to Order
President Westerhout called the meeting to order at 5:32 p.m.
- II. Roll Call
Trustees Present: John Argenziano, Alicia Henry, Dianne Hollister, Van Miller (arrived at 5:34 p.m.), Susan Mohr, Catrina Parker, Alicia Whitworth, Julian Westerhout

Trustees Absent: Matt Watchinski

Others Present: Jeanne Hamilton, Joe Huberty, Kathy Jeakins, Caprice Prochnow
- III. Introduction of Public
President Westerhout welcomed Joe Huberty from Engberg Anderson.
- IV. Public Comment
There were no public comments.
- V. President's Report
President Westerhout asked the Trustees, if they had not yet done so, to go online and complete their pledge form for the fundraiser.
- VI. Director's Report
Jeanne Hamilton shared that the performance review for staff has been revised and has been simplified but made more meaningful. Jeanne stated that Julian Westerhout, Alicia Henry and Van Miller are up for reappointment. They each should be receiving an email from the City about resubmitting an application for reappointment.
- VII. Fiscal Report Presentation
Kathy Jeakins, Business Manager, reported that revenues and expenditures should be at 83% for the end of February. She entertained questions.
- VIII. Consent Agenda
 - A. Approve Minutes of February 15, 2022, Regular BPL Board Meeting
 - B. Approve Bills List of February 2022
ALICIA WHITWORTH MOVED, CATRINA PARKER SECONDED, TO APPROVE THE CONSENT AGENDA. THE MOTION CARRIED UNANIMOUSLY.

IX. Approval Items

A. Authorize the Library Director to Enter a Contract with the Lowest Bidder for the Construction of the Library Expansion and Renovation

Jeanne stated that Felmley Dickerson was the low bidder and actually came in \$40,000 below the estimated budget. Legal has reviewed the contract already, but she will wait to sign the contract after the Council authorizes us to proceed with the bond, which is slated for March 28. She entertained questions.

VAN MILLER MOVED, CATRINA PARKER SECONDED, TO AUTHORIZE THE LIBRARY DIRECTOR TO ENTER A CONTRACT WITH FELMLEY DICKERSON FOR THE CONSTRUCTION OF THE LIBRARY EXPANSION AND RENOVATION IN THE AMOUNT OF \$21,170,000.

Ayes: John Argenziano, Alicia Henry, Dianne Hollister, Van Miller, Susan Mohr, Catrina Parker, Alicia Whitworth, Julian Westerhout

Nayes: None

Absent: Matt Watchinski

The motion carried unanimously.

B. Approve Owner Contingency of \$400,000 to be Managed by the Library

Jeanne stated that there is a contingency managed by the general contractor, but there is a recommendation that the library hold a contingency as well. She entertained questions.

VAN MILLER MOVED, DIANNE HOLLISTER SECONDED, TO APPROVE OWNER CONTINGENCY OF \$400,000 TO BE MANAGED BY THE LIBRARY.

Ayes: John Argenziano, Alicia Henry, Dianne Hollister, Van Miller, Susan Mohr, Catrina Parker, Alicia Whitworth, Julian Westerhout

Nayes: None

Absent: Matt Watchinski

The motion carried unanimously.

C. Approve General Contractor Notice to Proceed

Jeanne stated that since there is a lag time before Council authorizes the bond, this will allow Felmley Dickerson the opportunity to secure pricing on materials for the Project that are experiencing high price fluctuations. Felmley Dickerson put together a budget of the final cost for these materials, which is in the packet. Jeanne stated that if things fell through with the bond, the library would not be liable for the full cost of the items, but rather a percentage. She entertained questions.

VAN MILLER MOVED, ALICIA WHITWORTH SECONDED, TO APPROVE GENERAL CONTRACTOR NOTICE TO PROCEED NOT TO EXCEED \$1,854,451.

Ayes: John Argenziano, Alicia Henry, Dianne Hollister, Van Miller, Susan Mohr, Catrina Parker, Alicia Whitworth, Julian Westerhout

Nayes: None

Absent: Matt Watchinski

The motion carried unanimously.

D. Approve Transformer Replacement

Jeanne stated that the current transformer is located in the area to be expanded, so it needs to be moved to the north side of the building. Along with this, the power to the building will be increasing from 1,200 to 1,600 amps, requiring a larger transformer and more equipment to be mounted on power poles. Jeanne went on to say that there is some discount involved, since Ameren knows our electrical costs will increase too. This is an "at cost" service for relocating, increasing service and the design work. She entertained questions.

JOHN ARGENZIANO MOVED, CATRINA PARKER SECONDED, TO APPROVE TRANSFORMER REPLACEMENT IN THE AMOUNT OF \$25,463.

Ayes: John Argenziano, Alicia Henry, Dianne Hollister, Van Miller, Susan Mohr, Catrina Parker, Alicia Whitworth, Julian Westerhout

Nayes: None

Absent: Matt Watchinski

The motion carried unanimously.

E. Approve FY22 & FY23 Budget Amendment

Jeanne stated the budget amendments were due to paying closing costs for the bond, (which is about \$50,000), the transformer relocation, soil and environmental testing, and some legal notices. She went on to say that the cost of the construction is included in this fiscal year as the contract will be signed during this time.

CATRINA PARKER MOVED, ALICIA WHITWORTH SECONDED, TO APPROVE FY22 BUDGET AMENDMENT.

Ayes: John Argenziano, Alicia Henry, Dianne Hollister, Van Miller, Susan Mohr, Catrina Parker, Alicia Whitworth, Julian Westerhout

Nayes: None

Absent: Matt Watchinski

The motion carried unanimously.

VAN MILLER MOVED, DIANNE HOLLISTER SECONDED, TO APPROVE FY23 BUDGET AMENDMENT.

Ayes: John Argenziano, Alicia Henry, Dianne Hollister, Van Miller, Susan Mohr, Catrina Parker, Alicia Whitworth, Julian Westerhout

Nayes: None

Absent: Matt Watchinski

The motion carried unanimously.

F. Approve Intergovernmental Agreement Between the Bloomington Public Library and the City of Bloomington Relating to the Funding of the Library Expansion Project

Jeanne stated that the intergovernmental agreement has been reviewed by the Bond Council, the City legal team, and herself. She went on to say that she added that the

Library Board retains ownership of the building and that a separate bank account will be created for the funds as this is a requirement of the State Grant.

John Argenziano suggested checking with the library insurance company about contractual liability coverage.

ALICIA WHITWORTH MOVED, JOHN ARGENZIANO SECONDED, TO APPROVE INTERGOVERNMENTAL AGREEMENT BETWEEN THE BLOOMINGTON PUBLIC LIBRARY AND THE CITY OF BLOOMINGTON RELATING TO THE FUNDING OF THE LIBRARY EXPANSION PROJECT INCLUDING CLOSING COSTS OF AN ESTIMATED \$50,000 AND PURSUANT APPROVAL OF OUR INSURANCE COMPANY.

Ayes: John Argenziano, Alicia Henry, Dianne Hollister, Van Miller, Susan Mohr, Catrina Parker, Alicia Whitworth, Julian Westerhout

Nays: None

Absent: Matt Watchinski

The motion carried unanimously.

G. Approve Resolution Declaring the Necessity of Use and Authorizing the Transfer of Property for the Benefit of the Bloomington Public Library

Jeanne stated that this property is what we call "the lower lot" which will be the area for the parking garage. She went on to say that the Board has to approve this in order for the Council to pass the property transfer. The library actually owned the property in 1976 but transferred it to the City.

ALICIA WHITWORTH MOVED, CATRINA PARKER SECONDED, TO APPROVE A RESOLUTION DECLARING THE NECESSITY OF USE AND AUTHORIZING THE TRANSFER OF PROPERTY FOR THE BENEFIT OF THE BLOOMINGTON PUBLIC LIBRARY. THE MOTION CARRIED UNANIMOUSLY.

X. Discussion Items

A. Library Expansion and Fundraising

Jeanne shared that City staff have worked really hard to accommodate moving up the bond approval for the March 28 Council meeting. She went on to say that Tim Gleason's (City Manager) leadership really shines through with City staff willing to go above and beyond to get things accomplished.

Jeanne shared that the public phase starts on March 22, which was included in Rhonda's report. On this day, a donation box and Lego mosaic will be launched. She went on to say that there will be a big push on April 6, which is Library Giving Day. Jeanne shared that a magnet will be given to those folks that have donated over \$100 (this will be retroactive). Jeanne shared the amount raised/pledged at this point is \$598,868!

There was discussion on having a groundbreaking event and when the best time might be for this. John Argenziano suggested doing something for the neighborhood folks as they will have to tolerate some construction inconveniences.

B. Reminder of Library Director's Annual Performance Review

Catrina Parker reminded the Trustees that the Director's performance review sheets are due to her by March 19. She will send out another reminder with the link to the survey.

XI. Executive Session – Collective Negotiating Matters (5 ILCS 120/2(c)(2))

VAN MILLER MOVED, CATRINA PARKER SECONDED, TO MOVE INTO EXECUTIVE SESSION TO DISCUSS COLLECTIVE NEGOTIATING MATTERS (5 ILCS 12/2(c) (2)). THE MOTION CARRIED UNANIMOUSLY.

Ayes: John Argenziano, Alicia Henry, Dianne Hollister, Van Miller,
Susan Mohr, Catrina Parker, Alicia Whitworth, Julian
Westerhout

Nayes: None

Absent: Matt Watchinski

The motion carried unanimously.

The Board went into Executive Session at 6:15 p.m.

Catrina Parker departed at 6:32 p.m.

SUSAN MOHR MOVED, DIANNE HOLLISTER SECONDED, TO RETURN TO
REGULAR SESSION. THE MOTION CARRIED UNANIMOUSLY.

President Westerhout stated that no action took place in Executive Session.

The Board resumed regular session at 6:34 p.m.

XII. Comments from Trustees

Dianne Hollister shared some RAILS news about a proposed bill allowing libraries to choose to offer cards for no charge to all children living in areas unserved by a library. Alicia Henry noticed that the advertising costs for the library, particularly radio ads, keep going up. There was some discussion on this.

XIII. Adjournment

ALICIA WHITWORTH MOVED, SUSAN MOHR SECONDED, TO ADJOURN THE
MEETING. THE MOTION CARRIED UNANIMOUSLY.

President Westerhout adjourned the meeting at 6:47 p.m.