



NEW LENOX PUBLIC LIBRARY DISTRICT
SPECIAL BOARD MEETING
Building & Ground Committee
December 12, 2018

The meeting of the New Lenox Public Library District Board of Trustees Building and Grounds Committee was called to order at 2:00 p.m. by Trustee Broccolo on Wednesday December 12, 2018, at the New Lenox Library, 120 Veterans Parkway, New Lenox, Illinois.

Present were Trustees: Louis Broccolo, Ann Podoba, Ed Tatro. Colette Loecke arrived at 2:05 pm.

Absent: None

Staff present: Michelle Krooswyk: Director and Recording Secretary, Michael Stubler: Business Manager, Brian Goebel: Maintenance Manager

Visitors: None

Audience to Visitors

None.

New Business

- Roof and gutter maintenance were discussed. Much of the work will recommence in the spring due to current freezing temperatures. Sealing of leaking gutter seams, cleaning of upper level gutters and replacement of ice barriers will be attended to.
- Trustee Broccolo commented that the carpets are looking dirty and tenting. Trustee Tatro recommended gluing down the tented areas as a short-term solution. Director Krooswyk mentioned that long term the plan is to replace all the carpet with carpet squares. Due to the cost, this cannot be done at one time, but rather in pieces. The Illinois' Live and Learn Construction Grant was mentioned to the Board Members. This is a competitive grant that offers a dollar for dollar up to a cap. Funds will need to be planned for the cost of carpeting.
- Trustee Podoba asked whether the HVAC system or the carpet was more of a priority. Maintenance Manager Brian Goebel explained the current status of the A/C units; we have replaced 2 of 4 compressors in the last two years at a cost of approximately \$18,000 a piece. We are due to replace another compressor soon because it's original to the building and was presenting issues last year. This anticipated expense was incorporated into the current fiscal year's budget. Brian also discussed that the retaining wall around the HVAC compressors is preventing the HVAC system from working its best

and will be looking at future options for providing more airflow to the unit. It would be ideal to replace the outdated software used to control the HVAC system as well.

- The group discussed a tentative schedule of budgeting for new HVAC software for FY2019 and replace the compressor in FY2020. The other two top priorities are carpeting and the brand new parking lot; parking lot will be approximately \$100,000.

Trustee Comments

- Trustee Broccolo mentioned that there are new cracks in the cement outside the east entrance. Brian said that he would be unable to attend to these until the weather warmed up.

Adjournment

Trustee Loecke moved and Trustee Broccolo seconded that the meeting be adjourned at 2:46 p.m. Motion passed with all in favor.

Michelle Krooswyk, Director

Respectfully Submitted,
Michelle Krooswyk
Recording Secretary