

Special Board Meeting Wayne County Public Library

Monday, July 11, 2022, 5:15 P.M., Main Library

Present: Peter Abramo, Bill Bailey, Pat Neyhart, Tricia Pycraft, Doug Drushal, Francey Morris
Excused: Sandy Wenger

Also Present: Jennifer Shatzer, Director; Chris Bailey, Fiscal Officer; Hayley Tracy-Bursley, Assistant Director; Dave Tenney, Operations Coordinator; Donna Teece, Deputy Fiscal Officer; Brian Bogner; Lacey Widder; John Orsini

Mr. Drushal called the meeting to order at 5:16 p.m.

Comments from the Public: There were none.

New Business:

Approval of most recent budgets for New Rittman Branch (Design Development) and Main Library Renovation (Schematic Design): Ms. Shatzer distributed the budgets and value engineered options for cost savings. Ms. Widder previously met with library staff to assess which value-added options were a hard-no and she removed those items from the list. She reviewed the list, explained the impact of the changes, and then turned it over to the Board.

1. Changing all brick to economy size: Ms. Widder noted changing to a larger brick will not change the look much aesthetically but provide a large savings in labor. The Board approved this change.
2. Sheathing/insulation/membrane roofing in lieu of SIP panels: with this change, the exposed trusses will have to be placed 2 feet apart vs. 4 feet apart making it look unfinished and too busy. The Board declined the change.
3. Delete gypsum board on block walls: Mr. Neyhart is concerned with acoustics without drywall on the walls. Mr. Orsini states we can add acoustical material after the project is completed, if it is determined to be necessary. The board consented to the change.
4. Delete operable partition: Ms. Widder noted the partition could be deleted, but the structure in the walls necessary for accommodating the partition would be installed so it could be added later. Ms. Shatzer checked with the branches that have partitions and found that it was uncommon to have both sides of the rooms being used at the same time. 2 sets of sink/cabinet combinations were in the design and foregoing the partition, 1 set of cabinets and one sink would be eliminated. The Board approved the change.
5. Exterior stairs can be simplified, and the Board agrees with the change.
6. Patio furniture: the library could choose less expensive, but just as appealing furniture. The Board decided to eliminate the patio furniture all together and purchase it with possible donations later in the project.
7. Reduce quantity of trees: Lacey will check the codes on the number of trees required. Mr. Tenney will plant additional trees afterwards. The Board agrees with the change to the extent code permits with Mr. Tenney adding trees later.
8. Simplify entrance/canopy: Mr. Orsini was on board but noted it will be a change to the design of the building. A canopy would provide some coverage from the rain. The Board decided to decline the change. They are pleased with the current design of the building and do not want it changed.
9. Aluminum fence system in lieu of metal fence/masonry columns at patio: The gate is used only for maintenance. Patrons will enter/exit the garden from inside the building.

For value, the brick piers could be eliminated and only have fencing. Lacey will investigate other designs/systems. Mr. Drushal requested pictures of some alternatives before the decision is made.

10. Public restrooms to only receive tile on wet walls. The Board agrees to the change.
11. Eliminate cast stone band on exterior. Mr. Orsini will look at alternatives and the Board agreed to eliminating the cast stone.
12. Eliminate screen wall on the roof around mechanical units: the mechanical units cannot be seen from the front of the building but would be visible from the parking lot. Mr. Orsini will provide a visual from the parking lot and a decision will be made later.
13. Substitute P4, P2, and acoustical baffle fixtures: The Board likes the look of the fixtures but asked Mr. Orsini to look at less expensive options.
14. Replace all Corian counters and sills with laminate (except at Circulation desk): The Board agreed to keep Corian counters in public areas including the circulation desk and meeting room and use laminate in the staff workroom.
15. Change sheet vinyl to LVT: This affects the workroom and meeting room. The Board consents to LVT in these areas.
16. Change ceiling Type #10 to Type #3: Mr. Orsini stated he can work with this change. The Board agreed to change the ceiling type.

Mr. Neyhart moved to approve the new Rittman design development budget with Board approved value engineered options. Ms. Morris seconded, and the motion passed unanimously. Mr. Bailey moved to approve the Main Library Renovation Schematic Design Budget and Mr. Neyhart seconded. The motion carried.

Resolution 23-2022 – Amending Resolution 10-2022: Mr. Chris Bailey explained the original resolution on April 18th stated the Board authorized purchase of bonds at an interest rate up to 4%. With interest rates rising over 4%, the change to the resolution is based on interest rate change to accept up to 5.5%. As of June 24th, the interest rate is 4.43%. Ms. Pycraft moved to accept the resolution, and Mr. Abramo seconded. Motion passed by roll call.

Approve final amount and term of financing for projects: Mr. Bailey recommends that we borrow eight million dollars to cover project costs, plus architect fees, legal fees, furniture and shelving, geo piers, and potential project overages. Baird Associates also recommends borrowing this amount. Any extra funds, if not needed, can be placed in a debt retirement fund to be used for future debt payments. Mr. Neyhart moved to approve borrowing of eight million dollars, and Ms. Pycraft seconded. The motion passed unanimously.

Comments from the Public: There were none.

We have reached the end of the agenda and Mr. Drushal motioned to adjourn the meeting at 6:23 p.m.

Doug Drushal, President

Francey Morris, Secretary