

**MINUTES OF THE SPECIAL MEETING OF THE FACILITIES
COMMITTEE OF THE BOARD OF LIBRARY TRUSTEES
OF THE VILLAGE OF CAROL STREAM**

DATE: February 9, 2012

Time: 7:00 p.m.

PLACE: Discovery Room

1. Call to Order

Trustee Hudspeath called the Special Meeting of the Facilities Committee to order at 7:15 p.m.

2. Roll Call

The roll was taken by recognition.

Present: Trustees Hudspeath, Bailey, and Douglas

Absent: None

Also Present: Trustees Arends, Wade, and DeRango, Library Director Ann Kennedy

3. Discussion, Re: Submitted bids for Asbestos Remediation and Demolition of Kammes House

Copies of the bids for Asbestos Remediation and for Demolition of the Kammes House were distributed to Trustees. A summary sheet of the bids, as prepared by Camosy, was included in the packets.

Trustee Hudspeath stated that she and Director Kennedy had a conversation on the advisability of not tearing down the barn. Trustee Hudspeath stated that there is nothing wrong with the barn; it is a solidly built building unlike the rest of the structures on the property. Director Kennedy stated that the Park District is using the barn for storage and it is full. President Douglas stated that there is no easy access to the barn as there is for the house and the door can be easily secured. Trustee Hudspeath added that estimates for barn demolition are from \$3,900 to \$5,900.

Trustee Hudspeath explained the notations on bids: A1 is to haul concrete away, A2 is to back fill the site, A3 is to take the garage down, and A4 is to take the barn down. Director Kennedy relayed the explanation from Josh Johnson, that if DuPage County allows the concrete to be thrown in the hole they will do that (alternative A2) but otherwise it has to be hauled away (alternative A1).

Trustee Arends asked for clarification on the cost of the house demolition and the cost of garage demolition. Trustee Hudspeath explained that the garage demolition is listed as alternative A3. Trustee Arends asked for an explanation of the memo about no fill

coming from Park District. Director Kennedy explained that they were hoping for top soil from one of the Park District projects to reduce cost. Director Hudspeath stated that there is an issue with the quality of the soil at Town Center.

Trustee Arends asked why the Park District is storing stuff at the barn. Director Kennedy stated that the Park District is tearing down Aldrin, they needed space to store material, and she offered them the barn. Trustee Wade asked if the Library is liable. Director Kennedy stated that she has it in writing that the Park District will not hold the Library liable. Trustee Arends asked how long the storage is needed. Director Kennedy stated until the new facility at Town center is finished.

Trustee Arends asked for further explanation on why the Library would keep the barn. Trustee Hudspeath stated because it is a good solid building. Director Kennedy added that the Library doesn't have to spend the money to tear it down, in the interest of intergovernmental cooperation we are letting the Park District use it, and the library also has some items stored there. Trustee Arends asked if the premise was to reduce real estate taxes as much as possible, wouldn't clearing away all of buildings create the lowest rate. President Douglas stated that a barn or shed would not be a problem, only a residence. Trustee Wade expressed his concern that there was communication from the insurance agent which recommended demolition of the buildings to eliminate liability. Director Kennedy stated the concern was more for the house and garage. President Douglas repeated that the barn can be secured and not easily entered. Trustee Arends asked if the Library could store more things there. Trustee Wade asked if the barn has electricity. Director Kennedy stated that the electricity will be cut off when the house is demolished but it could be easily reestablished. Trustee Wade asked if the Library could think about charging the Park District for storage, that he doesn't agree with free storage. Trustee Wade also asked about the barbed wire. Director Kennedy said it was coming down as part of the original bid.

Trustee Hudspeath asked about the bond rate and why different percentages were quoted. Director Kennedy said she would need clarification but it was something between the contractor and Camosy. Director Kennedy reminded that Board that Camosy is signing the contract with the demolition contractor and the Library will sign the contract for asbestos remediation.

Trustee Hudspeath stated that there is a lot of asbestos in the house. Trustee Hudspeath added that of the four demolition companies that submitted bids Alpine is the least expensive. Trustee Wade asked if Camosy had ever worked with Alpine. Director Kennedy stated that Josh Johnson from Camosy has contacted both of the low bidders, Alpine for demolition and CEC for asbestos removal, to obtain qualifications and references. Mr. Johnson has not worked with either company before but he does not see a problem with either company. Information would be available the following week for the Board meeting.

Trustee Hudspeath reported that CEC was the least expensive company for asbestos removal and had no additional items listed. President Douglas pointed out that CEC has listed two major entities as references. President Douglas cautioned that hiring an asbestos company needs to be vetted to be sure that asbestos disposal is done in a responsible manner. Trustee Wade asked if there is a way to check where the asbestos is disposed of.

Pending information from Josh Johnson of Camosy, the Committee will recommend to the Board that CEC be hired by the Library for asbestos remediation and that Camosy hire Alpine for the demolition of the buildings. The Committee will recommend that the barn not be torn down.

Trustee Arends reiterated his concern about holding on to the barn and not tearing it down at this point in time.

4. Discussion, Re: Use of Kuhn Road Property

Director Kennedy reported that at Trustee Wade's request approximately 30 letters were sent to institutions of higher learning in Illinois so see if they were interested in using the Kuhn Road property. Only two institutions responded to the letter stating that they were not interested.

5. Discussion, Re: Library Satellite at Simkus

Director Kennedy distributed an estimate of what it would cost to establish a Library facility at the Simkus Recreation Center. The estimate is \$50,000. This does not include costs to run the facility and assumes that some of the shelves in the present facility would be reused. The expense of establishing the center would come in FY2013. The survey has not been posted yet because input has not been received from the Park District. The proposed survey questions were distributed to the Trustees. The survey would be posted via Survey Monkey. Both the Park District and the Library would promote the survey. Results should be available at the March meeting. Trustee Arends asked if the Trustees had any changes. Trustee Hudspeath asked for a statement on how the center would be financed. Trustee Wade asked for a statement on how much it would cost per year to run the satellite. Director Kennedy stated that this would be hard to estimate until services and hours are determined.

6. Discussion, Re: Water Management at Armstrong and flood prevention for Library Property

President Douglas stated that he talked with the County Storm Water Chairman, Jim Zay, who stated that it is not a Park District project. The Park District is giving the land to the County and it is a County project. Mr. Zay stated that the water from Klein Creek will be taken from the other side of the bridge to the new retention ponds and that no water should be backed-up to the Library property. Trustee Arends asked if this would reduce

the flooding in the trees north of the Library. President Douglas said that it would. The Library land is designated as a flood way and will remain so. This project will alleviate the flooding problem on the flood plains. There is no need for the Library to be involved in diverting flood waters.

Trustee Arends asked if the project to divert flood waters would make it possible for the Library to build on the land behind the present building. President Douglas stated that there are many reasons why the Library can't build on that land including parking regulations.

7. Discussion, Re: Commonwealth Edison Smart Meters

Trustee Wade stated that he has been working on the smart meter issue since it became a political issue in Springfield and there is not a lot of material available on smart meters. Trustee Wade added that he has appeared before the Village of Carol Stream Board several times to ask the Village to resist allowing smart meters in the Village. Trustee Wade has put together a booklet explaining the health risks associated with smart meters. Trustee Wade read excerpts from the booklet to those present. Commonwealth Edison will not let anyone opt out of the program. Trustee Wade felt that the Board has a responsibility to place a sign in the Library stating that smart meters had been placed in the building and that there are health risks. President Douglas stated that he had done some research also and agreed that there are some studies that show a health risk to smart meters. President Douglas agreed that a sign warning patrons would be appropriate. Trustee Bailey stated that he has also been opposed to the smart meters from the beginning and agreed that a sign should be put on the door.

Trustee Wade stated that the smart meters will also share unencrypted information and that electricity to the facility can be turned off via the smart meters. Trustee Bailey disagreed that personal information can be accessed via the smart meter.

Trustee Arends asked how the Village reacted to Mr. Wade's reports. Trustee Wade reported that if a town or county objects to smart meters than the utility companies point to federal law saying people can choose to have a smart meter. Trustee Wade added that towns are waiting to see how the law suit in Naperville will progress before deciding how to proceed.

8. Adjournment

There being no further business to come before the Facilities Committee, the Meeting was adjourned at 8:15 p.m.

Approved (date)

Ann Kennedy, Library Director
For the Facilities Committee