

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

**DATE: February 10, 2011**

**Time: 6:30 p.m.**

**PLACE: Horizon Room**

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**1. Call to Order**

Trustee Hudspeath called the Special Meeting of the Facilities Committee to order at 6:32 p.m.

**2. Roll Call**

The roll was taken by recognition.

Present: Trustees Hudspeath, Arends, and Douglas (Ex-officio)

Also Present: Trustee Wade, Library Director Ann Kennedy, Assistant Library Director Pam Leffler

**3. Approval of Minutes, minutes of October 13, 2010**

Two corrections to the minutes were requested.

The minutes were approved by consensus as corrected.

**4. Proposals for Construction Services for the Roof Project**

Director Kennedy presented a table comparing the five proposals received. The two lowest bids were from Camosy at \$7500 and SRBL at \$10,800. The difference is that SRBL will provide architect services on roof design. The Board did not feel that they needed the services of an architect for this project. Trustee Wade asked if the quote from Camosy is a guaranteed maximum price. Director Kennedy said she would find out. Trustee Arends asked about the life of the new roof. Director Kennedy stated that it would be dependent on the type of roof that the Library agrees to have installed. Trustee Arends also asked about bidding requirements. The Library did not have to bid out the construction management aspect of the project because it falls under the technical, artistic and professional portion of the act. The actual work on the roof will have to go to bid. The Committee agreed by consensus to recommend that the Camosy Proposal be accepted by the Board for construction management services on the roof repair/replacement project.

**5. Possible Uses of Kuhn Road Property**

Director Kennedy informed the Committee that the Library is presently paying the utilities on the house. Decisions need to be made concerning security and maintenance on the property. The Committee agreed that the land would probably be more valuable without the house but the Library needs to find out how much it would cost to demolish it. The Carol Stream Police Department and the Carol Stream Fire Protection District will

be approached about possibly using the house for training exercises. President Douglas suggested that the Carol Stream Park District be asked if they would be interested in leasing the property under an intergovernmental agreement. If used for public purposes it could be exempt from taxes. There are also several fixtures in the house and garage which could be offered for sale to architectural rehab companies.

Trustee Hudspeath distributed a proposal to establish community gardens on the land. The proposal included information on the gardens in Naperville and the health benefits of community gardens. Partnerships with the Park District and garden clubs were proposed. Grant money may be available for the initial development. Trustee Arends expressed his concern that the Library invested in the property and that he would like to see a return on the investment. President Douglas said that partnering with the Park District would save the Library paying taxes. Director Kennedy said that the Park use of Kuhn could be exchanged for the Library use of Simkus. There would also be some income from leasing the garden plots. Trustee Hudspeath discussed the environmental responsibility of developing garden plots.

Other options for the land were discussed. President Douglas stated that even if we wanted to sell the land we would need to wait for real estate prices to improve. Trustee Wade suggested possible truck or RV storage but some improvements to the site would be needed. It was agreed that anyone buying the land would develop it. Trustee Arends expressed his concern that any agreement with the Park District would restrict what the Library can do with the land. President Douglas emphasized that the committee is only exploring possibilities at this time.

Trustee Hudspeath asked the other trustees what they could foresee as uses of the land. Trustee Douglas stated that personally he would like to see a new library there. Trustee Arends said he could see the land possibly being used as a library.

Once a decision is reached at the Board level it will be promoted in the library newsletter and on the website.

## **6. Adjournment**

There being no further business to come before the Facilities Committee, the Meeting was adjourned at 7:37 p.m.

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Approved (date)

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Ann Kennedy, Library Director  
for the Facilities Committee