

Harvey Public Library District's Board Minutes

March 12, 2015

President Price called the meeting to order at 6:24 pm.

Members Present: JoAnn Nesbitt, William Wiley, Roberta Patterson, Joyce Kellogg-Weaver, Barbara Fields and Keith Price.

Absent: Yassim Ali

Approval of Minutes

President Price made a motion to approve minutes and was seconded by William Wiley.

Roll Call Vote:

Ayes: JoAnn Nesbitt, William Wiley, Roberta Patterson, Joyce Kellogg-Weaver, Barbara Fields and Keith Price.

Nays:

Absent: Yassim Ali

Motion Carried.

Approval of Bills

Trustee Joyce Kellogg-Weaver made a motion to approve the bills and was seconded by President Price.

Roll Call Vote:

Ayes: JoAnn Nesbitt, William Wiley, Roberta Patterson, Joyce Kellogg-Weaver, Barbara Fields and President Price.

Nays:

Absent: Yassim Ali

Motion Carried.

Correspondence/Announcements

Will discuss in Director's Report.

Treasurer's Report

Trustee Kellogg-Weaver announces that the General Fund currently has \$436, 785.31 as stated in Finance Meeting.

Report of Library Director

Director Flowers announces the HPLD team has been tasked to prepare for the upcoming renovation and expansion project and has been working diligently to pack up and store books and remove old shelving to make space for this project.

Estimated start time for this construction project will be April 1, 2015 in which the restrooms will be built in the 1st phase. There will be a wall built to section off the construction area while the renovation is proceeding.

She states if there is any old materials like carts or old shelving worth any value we are scrapping and collecting revenue.

She informs the Board that her Administrative Assistant Janet Spencer resigned from HPLD and her last day of work was March 4, 2015 and her new Administrative Assistant is Glenda Miller.

Report of Trustees/Committees

No Report.

New Business

Attorney Jarad joins the meeting via cell phone at 6:35pm and explains to the Board the provisions in documents **AIA B132-2009** Agreement between Owner and Architect, **AIA C132-2009** Agreement between Owner and Construction Manager and **AIA A232-2009** General Conditions of the Contract for Construction.

Attorney Jarad was asked if she would disconnect the phone line because of poor reception and was told the agreements would be tabled until she arrives.

President Price made a motion to table the New Business (Agreements) until Attorney Jarad arrives and was seconded by Trustee Patterson.

Roll Call Vote:

Ayes: JoAnn Nesbitt, William Wiley, Roberta Patterson, Joyce Kellogg-Weaver, Barbara Fields and Keith Price.

Nays:

Absent: Yassim Ali

Motion Carried.

Old Business

Groundbreaking

A date has not yet been confirmed for Groundbreaking.

Lost Deed

Trustee Wiley states that he spoke with the owner of the Turlington property and was told that the deed to the property was lost and that the company AmTrust that holds that deed no longer exist.

President Price states that he talked with the attorney from the realtor company and he confirms that the deed is lost to the Turlington property.

New Business cont'd

Attorney Jarad arrives at 6:48pm and apologizes for being late.

She states that she hasn't been able to contact AmTrust.

Attorney Jarad elaborates on the lost deed situation. She explains how the Board approved the real estate contract back in December 2014 at a special meeting. She states that AmTrust was the last owner of record and last deed filed and bought in a judicial sale.

She also states that we have a contract with Ascan and is the seller in our deal. Ascan had a deed from AmTrust but wasn't able to record that deed because of requirements that Harvey was imposing to pull repair permits.

Regarding the Architect's Agreement

Motion to approve the Standard Form Agreement between Owner and Architect, **AIA Document B132-2009**, as modified and dated March 12, 2015, between the District and Moody Nolan, Inc. and for President Authorization to execute said agreement.

President Price reads the motion to approve Standard Form Agreement AIA B132-2009 it was so moved by Trustee Patterson and seconded by Trustee Nesbitt.

Roll Call Vote:

Ayes: JoAnn Nesbitt, William Wiley, Roberta Patterson, Joyce Kellogg-Weaver, Barbara Fields and Keith Price.

Nays:

Absent: Yassim Ali

Motion Carried.

Attorney Jarad explains Agreement AIA C132-2009 to Board, she states that the provisions are similar to Agreement AIA B132-2009, same project budget, involves three (3) bid packages and same insurance requirements and that she doesn't have to go through it as thoroughly as Agreement AIA C132-2009.

She skims through the agreements answering any questions and concerns by the Board.

Attorney Jarad reads off a list of fees of jobs that will be performed during renovation.

Trustee Fields was concerned about seeing virtual slides to see the changes (before and after) throughout the renovation process, Director Flowers will follow up with Jack Hayes.

Attorney Jarad gives definition of costs and fees.

Regarding the Construction Manager-Adviser Agreement

Motion to approve the Standard Form Agreement between Owner and Construction Manager as Adviser, **AIA Document C132-2009**, as modified and dated March 12, 2015, between the District and FQC, together with the General Conditions of the Contract for Construction **AIA Document A232-2009**, as modified, and for President authorization to execute said agreement.

President Price reads the motion to approve Standard Form Agreement AIA C132-2009 it was so moved by Trustee Joyce Kellogg-Weaver and seconded by Trustee Fields.

Roll Call Vote:

Ayes: JoAnn Nesbitt, William Wiley, Roberta Patterson, Joyce Kellogg-Weaver, Barbara Fields and Keith Price.

Nays:

Absent: Yassim Ali

Motion Carried.

Audience Participation

No Audience Participation.

Executive Session

No Executive Session.

Trustee Patterson made a motion to adjourn the meeting at 7:45pm and was seconded by President Price.

Roll Call Vote:

Ayes: JoAnn Nesbitt, William Wiley, Roberta Patterson, Joyce Kellogg-Weaver, Barbara Fields and President Price.

Nays:

Absent: Yassim Ali

Meeting Adjourned at 7:48pm.