

**WESTCHESTER PUBLIC LIBRARY
REGULAR MEETING OF THE LIBRARY BOARD
JULY 28, 2008**

MEMBERS PRESENT: Jennifer Boyle, Board President; Eleanor Cerven; Bill Ernst, Board Vice President; Mike DeSena; Patrick Kane

MEMBERS EXCUSED: Herb Kalinsky; Kathy Schultz, Board Secretary

ALSO PRESENT: Ruth McCrank, Library Director; Len Weigel, Treasurer; William Raysa, Attorney; Joseph McDevitt, Pres. Roofs, Inc.

CALL TO ORDER AND ROLL CALL: The board meeting opened at 7:15 P.M. with the Pledge of Allegiance to the flag. Mrs. Boyle called the meeting to order in the conference room of the library and conducted a roll call of trustees.

PUBLIC COMMENTS: Mr. McDevitt addressed the board regarding the condition of the upper level library roof, made a recommendation for a patch to repair the roof with the proviso that the remaining half of the roof would need replacing in 2-3 years time. Cost for the initial repair was quoted as \$15,000.00.

REVIEW OF MINUTES: Mr. Ernst made a motion to approve the minutes of the June 23, 2008 regular board meeting. Mrs. Cerven seconded. Motion carried, 5 ayes, 0 nays, 2 absent.

Mr. Ernst made a motion to approve the minutes of the Special Library Board and Executive Session meeting July 10, 2008. Mrs. Cerven seconded. Motion carried, 5 ayes, 0 nays, 2 absent.

FINANCE AND OPERATIONS COMMITTEE:

- Mrs. Cerven made a motion to approve the payment of bills in the amount of \$26,881.19 as of July 28, 2008. Mr. Ernst seconded. Motion carried, 5 ayes, 0 nays, 2 absent.
- **DIRECTOR'S REPORT:** Mr. Ernst made a motion to accept the Director's Report. Mrs. Cerven seconded. Motion carried, 5 ayes, 0 nays, 2 absent.

NEW BUSINESS:

- Mr. Ernst made the motion to accept the quote from Roofs, Inc for \$15,000 for the repair job as described by Joe McDevitt including 2 years annual maintenance. Mr. DeSena seconded. Motion carried, 5 ayes, 0 nays, 2 absent.
- At this time William Raysa, Library Attorney, joined the Board and reviewed the status of the real property contract, reviewed the two house inspections, clarified those items for which the seller is responsible and those for which the buyer must assume. He reviewed the time table for the completion of the sale saying the

Village inspection would occur Friday August 1. He agreed to compare that inspection with the items he had noted and if necessary, would write a letter to the listing broker about needed repairs by the buyer.

Mr. Ernst made the motion to hereby approve and ratify the action taken at the special library board meeting executive session July 10, 2008 to purchase the property at 10658 Canterbury St., Westchester, IL 60154. Mrs. Cerven seconded. Motion carried, 5 ayes, 0 nays, 2 absent.

- Mr. Ernst made the motion to hereby approve the contract to purchase the property at 10658 Canterbury St.; Westchester, IL 60154. Mrs. Cerven seconded. Motion carried, 5 ayes, 0 nays, 2 absent.
- Mr. Ernst made the motion to hereby accept the Assignment of Contract from Michael Gobber (Assignor) to purchase the real property at 10658 Canterbury St., Westchester, IL 60154. Mrs. Cerven seconded. Motion carried, 5 ayes, 0 nays, 2 absent.
- Mr. Ernst made the motion to hereby direct and authorize the library staff and library attorney to take any and all action necessary to finalize the purchase of the property at 10658 Canterbury St., Westchester, IL 60154. Mrs. Cerven seconded. Motion carried, 5 ayes, 0 nays, 2 absent.
- Mr. Ernst made the motion to hereby approve and ratify the action taken at the special library board meeting executive session July 10, 2008 to reissue the security deposit minus 10 days rent to Dorothy Levenson, previous renter of the library house at 10726 Canterbury St., Westchester, IL 60154. Mr. Kane seconded. Motion carried, 5 ayes, 0 nays, 2 absent.
- Mr. Ernst made the motion to hereby approve and ratify the action taken at the special library board meeting executive session July 10, 2008 to accept the bid from Alan Heating for \$2,473 (cash) to replace the coil and air conditioning unit in the library house at 10726 Canterbury St., Westchester, IL 60154. Mr. Kane seconded. Motion carried, 5 ayes, 0 nays, 2 absent.
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- Mr. Ernst made the motion to pay Jeff Bulin, Architect, \$200 for conducting a house inspection of the house located at 10658 Canterbury St., Westchester IL 60154. Mr. DeSena seconded. Motion carried, 5 ayes, 0 nays, 2 absent.
- Mr. Ernst made the motion to Your Home Inspectors, Inc. \$300.00 for conducting a house inspection of the house located at 10658 Canterbury St., Westchester IL 60154. Mrs. Cerven seconded. Motion carried, 5 ayes, 0 nays, 2 absent.
- Mr. Ernst made the motion to hire Bab Bakas to do general cleaning and painting in the library house at 10726 Canterbury St., Westchester, IL 60154 and pay him

\$550 including paint and cleaning supplies. Mrs. Cerven seconded. Motion carried, 5 ayes, 0 nays, 2 absent.

- Mrs. Cerven made the motion to hire Preferred Plumbing to re-pipe, with copper plumbing, the house at 10726 Canterbury St., Westchester, IL 60154. Mr. Ernst seconded. Motion carried, 5 ayes, 0 nays, 2 absent.
- Mr. Ernst made the motion to hire Jose's Landscaping for mowing the lawn, edging and trimming the bushes on the grounds of the library houses at a cost of \$20 per week for 10726 Canterbury and \$25 per week for 10658 Canterbury St, Westchester, IL 60154. Mr. Kane seconded. Motion carried, 5 ayes, 0 nays, 2 absent.
- Mr. Ernst made the motion to hire Jose's Landscaping for trimming the evergreens and raise the level of the tree in back at a cost of \$225. Mrs. Cerven seconded. Motion carried, 5 ayes, 0 nays, 2 absent.
- The next regular Board Meeting will be on Monday, August 25, 2008 at 7:15 P.M.

CORRESPONDENCE: Copies of two letters from William Raysa, Library Attorney, to Chicago Land Roofing were included in the packet.

BOARD MEMBER COMMENTS: Mr. Ernst requested the Board's permission to solicit a quote from Jose's Landscaping for mowing and trimming the library building grounds. The Board agreed to consider a quote. Mrs. Boyle apprised the Board that she had been interviewed for an article scheduled to be printed in the *Suburban Life* regarding the purchase of the property at 10628 Canterbury.

ADJOURNMENT: Mr. Ernst made a motion to adjourn the regular board meeting at 8:26 P.M. Mr. DeSena seconded. Motion carried.

President

Secretary