

LAKWOOD MEMORIAL LIBRARY
BOARD OF TRUSTEES MEETING
March 29, 2022 5:30 p.m.

I. CALL TO ORDER/ROLL CALL

Present:

1. Chris Swanson (Secretary)
2. Nancy Padak (President)
3. Paul Andrews
4. Lisa Yaggie
5. Shannon Taylor (Director)
6. Mary McCague
7. Apryl Troutman
8. Amy Anderson
9. Lisa Schutte
10. Bill Burley

Absent:

1. Mary Seger
2. Bob Lingle

A quorum was determined to be present at 5:33 and President Nancy Padak called the meeting to order.

II. Agenda

Roof Repair Funding

Approval is sought to move forward with the Construction Grant Application and to spend the funds now prior to approval of the grant from New York State

Shannon reports that the deadline to submit the construction grant application is noon 3/30 (tomorrow).

The option to repair the roof would require removing the mechanical structure, replacing the HVAC, and patching about 40% of the roof. The cost to the library of this option is the same as what it would cost the library for a full replacement if the grant were to be approved.

The warranty claim on the current roof was denied because it wasn't the roof itself that failed. If we don't make every effort to permanently fix the roof, insurance would not cover any issues going forward.

Insurance will not cover the current roof but they will cover interior repair.

Shannon needs permission to submit the construction grant. Approval won't come in until July-October. The chance that the state won't approve is very slim. If approved, we are required to do a full replacement, as a repair will not qualify for the grant.

The option to replace the roof also includes changing the pitch on the roof to alleviate drainage problems.

Approval is also needed to secure a roofing company for this year before they are booked, which is projected to happen soon.

The library could be open during roof repairs. It would need to close during the HVAC phase.

The estimate to replace the damaged flooring is around \$50,000. It is not eligible for the grant so the hope is that insurance will cover it.

The low bids to be submitted to the state are:

\$126,420 for the roof (Farrell)

\$87,800 for the HVAC (Stormer Mechanical)

The quote to remove and reinstall the solar panel is \$14,060. Shannon will follow up to see if that can be included on the grant.

The total match that the Library would be responsible for is \$61,440, including the existing bathroom grant.

Library needs to front \$245,764

We need the insurance estimates/coverage to submit requests to other funding sources like foundations.

The HVAC company is recommended by Predergast and CCLS. The new electric split would replace a gas system and would be able to take advantage of the solar panels.

Lisa Yaggie made a motion to have Shannon submit the NYS grants tomorrow morning (3/30) to cover the roof, solar panels, and HVAC. Paul seconded. The motion passed unanimously.

Paul made a motion to use investment account money prior to grant approval up to the amount of the grant, \$245,764. Mary McCague seconded. The motion passed unanimously.

Bill made a motion to select Farrell roofing to replace the roof. Amy seconded. The motion passed unanimously.

Mary McCague made a motion to contract Stormer Mechanical to replace the HVAC with an electric split. Chris seconded. The motion passed unanimously.

III. Adjournment

Nancy adjourned the meeting at 6:03 p.m.