

MORRISON-TALBOTT LIBRARY BOARD OF TRUSTEES

12 NOVEMBER 2022 MINUTES

The Morrison-Talbott Library Board of Trustees met on Saturday, 12 November 2022 at 9:35 a.m. in the library and via Zoom. President Ken Perkins presided. Trustees present included:

Vickie Gardner P
Phillip Kelley P
Kenneth Perkins P

Sharon Glessner A
Andrew Mayer P
Connie Lutz P

James Hopkins P
Jared Nobbe A
Rita Trantham P

Others Present: Jamie Wratchford, Library Director

Trustees discussed emergency repairs to the gutters of the Col. Morrison Home. Recent storms have caused further water infiltration and damage to the restroom on the upper floor of the home due to rotting gutters and soffits.

Jamie confirmed with Phillip Lenzini Esq. with Heyl, Royster, Voelker, & Allen, P.C., in an email dated 8 November 2022, that the work to be completed on the gutters on the home could be declared an emergency due to the nature of the current damage and likelihood that additional damage will occur if measures are not immediately taken to correct the issues. The attorney advised that $\frac{3}{4}$ of the library board, or 7 out of 9 members, must vote to declare the repairs an emergency.

At the request of Quadrant Design, Fitzgibbons Contracting submitted a quote for \$24,364 with additional materials to be purchased by the library directly from Waterloo Lumber Company. It was confirmed that Fitzgibbons will pay prevailing wages, and that work could begin immediately.

Previously, quotes were received from Joiner Sheet Metal and H&H Gutters using different repair processes. Joiner suggested recoating the current metal trough gutters with a spray-on rubberized coating while H&H Gutters suggested a new aluminum trough over the existing galvanized trough. There were numerous questions raised regarding these two repair methods including durability, longevity, cost and qualifications of the contractors. Trustees previously determined, after the library architect advised trustees of advantages/disadvantages of these options, that these two methods would not be pursued.

After reviewing repair options presented by Quadrant, trustees determined that the most cost efficient and long-term solution to the home's gutter issue would be to extend roof sheeting over the original trough system, removing the current crown molding. New K-style gutters would mimic the look of the original crown molding yet offer the durability of modern gutters. This new system would replace the original trough system.

KNC Construction previously submitted a multi-part quote for a new roof, which they suggested was a necessity, replacement of the existing trough system and/or extension of the sheeting with new, modern guttering. KNC could not begin work for several weeks and it could not be confirmed with KNC that employees would be paid prevailing wages.

Due to the urgency of the matter and the great potential for additional damage to the home over the winter, Jim Hopkins made a motion to declare the needed work as an emergency repair and to authorize Fitzgibbons Contracting, as the most responsible bidder, to proceed with work, not to exceed \$24,364. Motion was seconded by Vickie Gardner. Gardner, Kelley, Lutz, Perkins, Hopkins, Mayer and Trantham voted "aye;" motion passed.

Connie Lutz made a motion that materials should be purchased from Waterloo Lumber Company. Andy Mayer seconded the motion. Motion carried with Gardner, Kelley, Lutz, Perkins, Hopkins, Mayer and Trantham voting "aye."

The next Morrison-Talbott Library Board of Trustees regular meeting is scheduled for Monday, 28 November 2022 at 6:30 p.m. in the library. With no further business to conduct, meeting adjourned at 10:11 a.m.