

**WARREN COUNTY PUBLIC LIBRARY DISTRICT**  
**Special Session**  
**August 28, 2023**

The Warren County Public Library District held a special board meeting on August 28, 2023, in the main branch boardroom of the Warren County Public Library to address the matter of a new roof. In attendance were Trustees Audette, Beal, Davis, Gambetta, and Henderson. Director Good and Bookkeeper Buckley were also in attendance.

President Henderson called the board meeting to order at 5:15 p.m.

The library has engaged firm Bruner, Cooper, & Zuck to assist with determining the best approach to the roof replacement and to obtain bids to re-roof area 4 of the library. President Henderson asked Director Good to present the bid results for discussion. There was also discussion about replacing skylights now or wait until a future time. Replacing them at the same time as the roof may eliminate any disagreement as to responsibility should an issue arise in the future. There was supposed to be 5 bids, but only 3 in final process. The architectural firm recommended accepting the lowest bid which was from Economy Roofing. This company had previously completed re-roofing of another portion of the library roof and Director Good stated that the experience had been positive. Henderson asked about language in the bid from Economy involving the completion timeline. Specifically, she asked who would be responsible for any potential damage that could occur between the time that the roof is “substantially complete” and “later completed.” Director Good felt that the company would not tear off any section unless they could get it replaced timely. She did, however, agree to discuss this with the architect who will be getting a final timeline once the library board approves the bid. With no additional discussion about the recommendation from Bruner, Cooper, & Zuck Inc., Gambetta (Audette) moved to accept the bid for the new roof as proposed of \$97,050 with a maximum of 5% overage for any increased cost of materials. If additional funding is necessary beyond this approved amount, the matter must be brought before the board for approval. (Ayes—5, Nays—0, Abstentions—0. Motion carried. Recorded vote.)

Motion to adjourn by Audette (Gambetta). The meeting was adjourned at 5:28 p.m.  
—Jackie Beal, Warren County Library Board Trustee and Secretary