

Minutes of the Mississippi Valley Library District Board of Trustees Building and Grounds Committee Minutes

Date: July 30, 2025

Time: 5:00

Place: Blum House

1. Call to Order and Roll Call

Kelly Balaco-Reeder, Board Vice President, called the meeting to order at 5:02 PM. Roll Call was taken by Kyla Waltermire, Executive Director.

Trustees Present:

Ian J. Ashcraft, Treasurer
Kelly Balaco-Reeder, Vice President
Cathy Kulupka
Jeanne Lomax, President (at 5:20 PM)

Trustees Absent: none

Also Present:

Kyla Waltermire, Executive Director
Matt Harris, Assistant Director

2. Pledge of Allegiance

3. Public Input

Waltermire asked representatives of Advanced Renewable Concepts (ARC) if they would like to speak about their proposed solar array quote during input or when other proposals were going to be discussed. They opted for when the other proposals were going to be discussed.

4. Trustee Comments

Balaco-Reeder said she liked to see all of the progress coming along. Specifically mentioning the water fountain.

Ashcraft mentioned being excited about the water fountain.

5. Unfinished Business - None

6. New Business

a. Appointment of Committee Chair and Minutes Taker

For Committee Chair:

After expressing her interest, Ashcraft moved and Kulupka seconded to appoint Balaco-Reeder to the position of Building and Grounds Committee Chair. A roll call vote was taken:

Balaco-Reeder - yes
Kulupka - yes
Ashcraft - yes
Lomax - absent

Yes - 3; No - 0; Abstain - 0; Absent - 1
Motion carried

For Minutes Taker:

Kulupka motioned and Balaco-Reeder seconded to appoint Ashcraft to the position of Minutes Taker. A roll call vote was taken:

Kulupka - yes
Ashcraft - yes
Balaco-Reeder - yes
Lomax - absent

Yes - 3; No - 0; Abstain - 0; Absent - 1
Motion carried

b. Projects to Discuss/Review

Potential for solar panel array at Collinsville and/or Fairmont City:

Discussion started with a proposal from ARC. Two Representatives were present and went over the proposal they had sent over. Balaco-Reeder asked about the meter percentages. Erik Schultz from ARC confirmed that the “overage” of power generated at one library could not be transferred to the other location as a discount on the other library’s power bill. Ashcraft asked a billing question about payment going to the current electricity supplier or to ARC. Angelo LaValle answered that the library would maintain the same relationship with the power company. Specifically, if not enough solar was generated, there would be a bill from the power company and that net metering is no longer available. Ashcraft reiterated to Lomax when she arrived that ARC was the company that built the township’s array. Lavalley explained further how electricity metering works on the provider’s side. Lomax asked for a quick review of the proposal. Representatives from ARC went over highlights of the proposal. Ashcraft asked about warranties. Lomax asked about manufacturers and where the components are made. Lomax inquired if tariffs would effect on the project. Lomax had a question about maintenance. Schultz said that ARC would be able to diagnose most problems remotely and that through Illinois Solar For All, ARC is held to guarantee solar

production for 15 years. LaValle said that most of their maintenance issues end up being critter. Waltermire asked about critter guards to keep critters away. LaValle clarified about the type of panel and rack on the roof for the panels. Lomax asked about life expectancy of solar panels. LaValle talked about solar panel efficiency over time, reuse, and recycling. Ashcraft asked about what the differences between the township's project and their proposed library project would be.

Waltermire brought the discussion to the other two proposals in the packet, from ARF solar and Straight Up Solar. Waltermire asked if there were any questions the committee would like to take back to the companies. Kulupka stated that there would be costs associated with at least one of the other proposals. Balaco-Reeder asked if anyone knew who built the city or CARD's solar array. Lomax said that she couldn't remember who did CARD's and that it was a while ago. Waltermire stated that ARF did the installation by the middle school and St. John UCC. Waltermire spoke with both entities about their experience. Balaco-Reeder asked about ARF's proposal would include a split relationship like the school district had. Waltermire said that ARF would be the owner for the first 6 years and the library would pay up front for the project. Ashcraft asked about the Straight Up Solar proposal because he was unable to find it in the packet, which included emails and staff biographies. Waltermire clarified that they needed a little more information from the library for a proposal like what ARC or ARF had. Balaco-Reeder asked if Waltermire would have to handle all the grants with the solar project proposal from ARF. Waltermire did not know but said that she would ask. Ashcraft pointed out what the proposal included, but said it did not include a dollar amount. Balaco-Reeder added that the proposal did not include "we handle this." Kulupka spoke about how the email sent to Waltermire did say that an additional trench at Fairmont City would make the project not economically viable. Waltermire clarified that was Straight Up Solar's email and it was talking about a ground mount moving to the south side of the lot VS the north side of the lot. Lomax asked about a ground mount in that proposal, since ARC proposed a roof mounted system. Ashcraft and Balaco-Reeder agreed they would like to know if there was a particular reason why there was a difference. Ashcraft asked about the history museum's power bill. Waltermire said that their utilities are separate from ours. Lomax said that the committee has some mulling over to do (in regards to the proposals).

Waltermire said that the questions she had for the entities that gave proposals to follow up on were:

For ARF are they taking care of applications for Illinois Solar, etc.

For Straight Up Solar - why did they propose a ground mount at Fairmont City and about a rooftop array. Where the cost of the fence for the ground mount would come from.

Lomax said that she did not like the idea that we have to come up with the money first. Ashcraft asked ARC is there was a reason why their proposal did not include ground mounts. Representatives from ARC said it would cost more and issues with buried underground structures.

Schultz had a question about proposals and bidding. Waltermire said that it would need to go to bid if there was an up front cost. Schultz recommended that 12 months of electricity bills be sent to all three entities that had proposals for a more apples to apples comparison. Ashcraft thanked Waltermire for putting all the information together.

Pan fountain:

Waltermire reminded everyone that there is a leak in a jet line, but it is unknown which one it is because it is in or under the concrete. Waltermire asked if we wanted to move forward with repairing the fountain as it is, have a smaller water feature instead, or if we want to turn it into a green space. Balaco-Reeder asked if we could just fill it, turn it into a flower bed, and leave Pan there. Lomax said she and Waltermire had spoke with the library foundation and money that they may have. Waltermire mentioned the dollar amount that could be used for operation of the fountain. Waltermire mentioned that the garden idea had been floated before, 15 years ago. Lomax mentioned possibly a submerge-able fountain like those seen in small ponds. Kulupka asked what the process would be. Balaco-Reeder asked about maintenance of the proposed garden. Lomax mentioned that MVLD and the city are two different taxing bodies. Ashcraft said that he would reach out to Seed St. Louis. Waltermire mentioned that CAVC has a landscaping tract and that she would reach out. Ashcraft asked if there were any “keeping the fountain ideas” that committee members would want to reach out for. Waltermire reiterated action items in regards to Pan fountain.

Replacement of oldest/most worn out HVAC unit

Waltermire said that for the past 5 years, the Collinsville Library has had VAVs replaced in the HVAC system because they are original to the building and have been failing. Waltermire would like to have a more proactive approach with the HVAC units. Waltermire was looking for feedback on waiting or taking the more proactive approach. Lomax asked if there was a list of the oldest units. Waltermire said she was able to find information on some units that were around 12 years old. Lomax asked which units Waltermire was proposing to be replaced. Waltermire recommended the Fairmont City units first so that one whole building will be completed to then move on to the other two buildings. Ashcraft asked about possibly moving to a ductless A/C system at the Fairmont Library. Waltermire reiterated action items in regards to HVAC.

Leak in CM lobby ceiling

Waltermire mentioned that the leak usually happens during heavy rains. Waltermire also mentioned the overflow drain pans for the HVAC units and that they have been serviced while the leak was happening. Lomax asked if we could get someone out when it is raining. Waltermire clarified that it happens during a heavy downpour. Balaco-Reeder likened it to when there are flash flooding issues. Ashcraft pointed out that a service call during something like that may qualify for an emergency service call. Ashcraft said that he is not against tracking it down. Lomax asked if they can see in the roof where it looks like it started. Waltermire said that is why initially the work was done on the cupola, because it looked like it was coming from there.

CM painting quotes for children's floor and main lobby

Waltermire said that the company included had been cold calling and she told them what the library would be interested in. Waltermire said that the wall paper removal was to see how much it would be VS having staff do it. Lomax said that she would like to see the work done in the children's library. Waltermire clarified what was mentioned in the quote that the second floor did mean the children's library. Balaco-Reeder asked a question about the first floor lobby plastering. Lomax suggested volunteers for wall paper removal. Balaco-Reeder said that wall paper removal could end up damaging the walls. Waltermire said that she would need to find out if our insurance will cover volunteers providing the work. Lomax said that we probably wouldn't do the second level kids area. Lomax then asked if what was meant in the proposal was the play room. Waltermire clarified that it would be the main area and the quiet room.

CM side/east entrance repairs/updates

Waltermire said that she did not have any updates as of this point. Waltermire said that would be the next area of focus from the a recent donation the library received.

Ashcraft mentioned a bike charging station that had been in a weekly update from Waltermire. Waltermire mentioned the specifics as to why under current policy it is needed. Waltermire explained that she would be looking for a self contained solar powered unit and apply for a community action grant for it.

Lomax asked about updates on the Blum House front porch. Waltermire said that there was none at that point. Lomax asked who the contractor is for the project. Waltermire couldn't remember off the top of her head. Lomax said that contractor would give us a quote on the the CM library's front. Ashcraft asked if the Blum House work and the front door work on the CM library would be two separate projects.

7. Closed Session - None

8. Adjournment

- a. Lomax made the motion to adjourn and Kulupka seconded the motion. A voice vote was taken. All were in favor. The meeting adjourned at 6:33 PM.