

2/5/24 Special Session of MUTPL Board of Trustees Minutes

NOTE: This is the first of two (2) public hearings on the library renovation/expansion project and the proposed issuance of bonds for funding.

A meeting of the Board of Trustees (the “Board”) of Monticello-Union Township Public Library (the “Library”) was held in the conference room of the Library in Monticello, Indiana, on February 5, 2024, at 5 p.m., pursuant to notice duly given in accordance with the rules of the Board.

The meeting was called to order at 5 p.m. by the President of the Board, Don Osten. Present were Director Candace Wells and Treasurer/Bookkeeper Sharon Bail, along with all trustees as follows: Tom Fletcher, Tom Herman, Butch Kramer, Don Osten, Jo Piatt, Teresa Puterbaugh, and Emily Thacker. Also attending were Ice Miller’s Kristin McClellan and her assistant, Amy Corsaro, and Baker Tilly Manager Lisa Huntington and Senior Consultant Lacey Vachon. Attending virtually was architect Haneen Khader of Lancer Associates Architecture. In addition, MUTPL’s Circulation Services Manager Scott Miller and Youth Services Manager Tammy Criminger were present, along with Lucy Dold, Executive Director of the Community Foundation of White County.

Don presided over the hearing, welcoming everyone and introducing speakers, beginning with Kristin McClellan of Ice Miller Legal Counsel in Indianapolis. She explained that pursuant to Indiana Code 6-1.1-20-3.1, whenever a library proposes to issue bonds for the construction or renovation of a library building or buildings resulting in total costs in excess of certain thresholds, the library is required to hold two public hearings on its preliminary determination to issue such bonds. This meeting represents the first of such hearings. Notice of both public hearings was published in the *News and Review* on January 24, 2024, and in the *Herald Journal* on January 25, 2024, and was sent via first-class mail to the White County Clerk and any organizations which requested such notice as provided in Indiana Code 6-1.1-20-3.1.

She further explained that at this hearing all interested people may give testimony and/or ask questions concerning the renovation of and improvements to Monticello-Union Township Public Library, including site improvements and the purchase of equipment and technology (the “Project”). The purpose of the hearing is two-fold: (1) to inform the public as to the proposed Project; and (2) to allow all interested parties, taxpayers and patrons of the Library to voice their opinions as to the Project and ask any questions.

After the purpose of the hearings was explained, information regarding the need for the Project was given. Director Candace Wells began by giving a concise evaluation of the existing facility and history of the problems facing our “aging building” (built in 1991), including the soffit collapse that triggered a thorough building assessment by Lancer Associates which revealed problems with both the methods and materials used when MUTPL was constructed. She spoke of setting our top priorities for improvement and addressed the need for expansion to service future community and patron growth.

Architect Haneen Khader of Lancer Associates Architecture, then presented details of the proposed Project, virtually highlighting on screen the plans for the proposed changes as she led attendees through the Top 14 concerns, showing areas in the plans that addressed them.

Baker Tilly's Lisa Huntington, assisted by Lacey Vachon, then spoke on the estimated Project cost and schedule, utilizing two (2) hand outs. She explained MUTPL's General Obligation Bonding Capacity, how this Project could be funded, and the potential tax rate impact the Project would have on the community when added to the property tax levy beginning in 2025.

After the above presentations, Don announced that the Board would now hear testimony and questions from the public. When none were offered, he called for any final comments before adjourning. Candace reminded trustees that the second public hearing will be held on Monday, 2/12/24, at 5 p.m. here at the library. The regular February board meeting will immediately follow. Then, with no objections, Don adjourned the session at 5:17 p.m.

The second public hearing on the Project, to be immediately followed by the regular February board meeting, will be held on Monday, February 12, 2024, at 5 p.m. at the library.

Respectfully submitted,

Emily Thacker/Secretary