

BRIDGEVIEW PUBLIC LIBRARY
BOARD OF TRUSTEES
MINUTES OF THE CLOSED SESSION MEETING
August 13, 2012

*closed
Revisited
4/11/16 ALV*

President Randy Carben called the meeting to order at 8:31 p.m.

Upon roll call the following Trustees were present: Lila Marek, Alice Vilimek, Arlene Jaguszewski, Sue Kasten, Marwan Al Safadi, Gary Lewis and Randy Carben. Also present director Rose Taylor and Attorney Safaa Zarzour.

Attorney Zarzour discussed the rental property and the potential tenants. There has been a background check of the potential renters and it showed a number of evictions and a bankruptcy. The Attorney suggested that the lease state that it be a 6 month lease with a 4 month rent payment in advance. It was stated there were 4 or 5 evictions and 1 bankruptcy. The eviction process was explained by Attorney Zarzour. The house still hasn't been inspected and it was recommended that we request Building Director Joe Kaput inspect the property and he issue an occupancy permit prior to signing of a lease. No alterations should be made by the tenants. The issues of the house were discussed. It was suggested that the parent's of the tenants co-sign the lease.

Attorney Faten Dabis discussed the litigation regarding the roof leaks. Kami has submitted his report as of 8/3/2012; in his opinion, the leaks in the roof are not defective in manufacturing but defective design by Frega and Associates, and improper installation. A decision regarding to motion to join Frega in the litigation or go after separately. Frega's contract has a mediation and arbitration clause prior to law suit. The attorney recommended to add Frega to the suit.

Kami will do a presentation for the board and may require a special meeting.

Calwell has offered a settlement amount of \$10,000.00; the board wanted \$21,000.00

The Attorney discussed the Judgment against ABS; Library's extended immunity but may have contracted it away; Hastings-Taylorville glass wants to be kept out of suit or limit liability; appeal on immunity issue was discussed.

Attorney Rachel Rondy had provided an opinion regarding the severance of an employee and to cover his health insurance until May 2013. It was requested of the attorney to have something drawn up for the next meeting.

The Director's Re-evaluation and Raise were discussed regarding the 3 month re-evaluation. She was off on medical for some of that time so the board felt it should wait for the 3 month evaluation. Attorney Zarzour discussed a letter he had received from Director Taylor's attorney regarding an employment discrimination charge stating there has been no filing yet with the EEOC or Il. Dept. of Human Rights. Attorney Zarzour explained that he feels this is an attempt for a severance prior to her being fired. He discussed 3 options - just ignore the letter and let them file; pick up the phone and ask her attorney what she is claiming and what she wants and the last option is to state the letter is incorrect and we are going to go after the librarian which he does not recommend.

<i>Open Session Dec 9, 2019 ALV</i>	<i>9/10/18 closed session ALV</i>	<i>closed session July 8, 2018 ALV</i>
---	---	--

BRIDGEVIEW PUBLIC LIBRARY
BOARD OF TRUSTEES
MINUTES OF THE CLOSED SESSION MEETING
August 13, 2012
Page two

It was stated that perhaps Attorney Zarzour would call the attorney and find out what she wants. It was stated she is an at will employee; she has no contract; and her last three year's evaluations have been low in scores. There were also questions regarding her comp time.

Motion by Trustee Lewis and seconded by Trustee Kasten to adjourn.
Upon voice votewith all ayes and no nays. **Motion Carried.**

The meeting adjourned at 9:45 pm.

Respectfully submitted,

Vicki Choate

Vicki Choate, Recording Secretary

APPROVED:

9-10-2012

Date

Randy Carben

Randy Carben, President

Alice L. Vilimek

Alice Vilimek, Secretary

stay closed
reviewed 6/10/13