



# Special Board Meeting Minutes

Upper Arlington Public Library

8/27/2026 5:00 PM EDT

@ Friends Theatre - 2800 Tremont Road Upper Arlington, Ohio 43212

## In Attendance

**Members:** Matthew Courser, Aparna Dial, Alice Finley, Peter Hahn, Brad Pettit, David Wiseley

**Also Present:** Beth Pfahler, Director; Greg Ramage, Assistant Director; Lori Piergallini, Fiscal Officer, Kevin Fix

## Absent:

Members: John Yesso

### I. Call to Order

The meeting was called to order at 4:59 p.m.

### II. Resolution to Authorize Change Order

The Board was presented with a change order to address the asbestos removal on the roof of the Tremont Road Branch. The Director explained that the change order was expected the previous week; however, the Library did not receive it until this Tuesday. Due to the urgent necessity to keep with the timeline, a special meeting was required. The Assistant Director relayed that the project could have started as early as August 31; however, the parking lot, where the dumpsters will need to be located, needed to be pushed until after the Labor Day Arts festival. The start date of the project will be September 8, 2026.

M\_\_\_\_. \_\_\_\_\_ introduced the following resolution and moved its passage:

#### **Resolution No. 26-26**

#### **AUTHORIZING CHANGE ORDER NO. 1 TO THE OWNER-CONTRACTOR AGREEMENT WITH WOLFRUM ROOFING AND EXTERIORS, LLC FOR THE TREMONT BRANCH ROOF REPLACEMENT PROJECT**

WHEREAS, the Upper Arlington Public Library Board of Trustees ("Board") is undertaking the Tremont Branch Roof Replacement Project ("Project"); and

WHEREAS, the Board previously awarded the Owner-Contractor Agreement for the Project ("Agreement") to Wolfrum Roofing and Exteriors, LLC ("Contractor") pursuant to all applicable law in the total amount of \$868,000.00; and

WHEREAS, asbestos containing materials ("ACM") at the shingle area of the Project were discovered after the bid opening, and the abatement of the ACM was not included in the Agreement at the time the Board awarded the Agreement to the Contractor; and

WHEREAS, the Board now desires to add abatement of the ACM to the Agreement ("Additional Work"); and

WHEREAS, the Board finds that the Additional Work arises from unforeseen conditions encountered in the performance of the Project, is necessary to complete the Project, and does not constitute a cardinal change to the Agreement because it is not conceptually separate and independent from, but rather is related to and within the general scope of, the Project and the Agreement, such that separate procurement is not required; and

WHEREAS, the Contractor has provided pricing for the Additional Work in an amount of \$147,996.65.

NOW, THEREFORE, BE IT RESOLVED by the Upper Arlington Public Library Board of Trustees as follows:

1. The Board authorizes the Assistant Director and Fiscal Officer to negotiate and sign Change Order No. 1 with the Contractor for the Additional Work in the total amount of \$147,996.65.

\_\_\_\_\_ seconded the motion and, after discussion, a roll call vote was taken and the vote resulted as follow:

Ayes: 6

Nays: 0

## **SIGNATURE SHEET**

Resolution No. 26-26

7/21/2026

Upon the motion of Trustee Aparna Dial, seconded by Trustee Matthew Courser, the Board approved the RESOLUTION with a roll call vote.

Roll Call Vote:

|                 |     |
|-----------------|-----|
| Peter Hahn      | Aye |
| Matthew Courser | Aye |
| Aparna Dial     | Aye |
| Alice Finley    | Aye |
| Brad Pettit     | Aye |
| David Wiseley   | Aye |

Upper Arlington Public Library Board of Trustees  
Upper Arlington, Ohio

## **CERTIFICATION**

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon by the Upper Arlington Public Library Board of Trustees, Upper Arlington, Ohio on the above-noted date.

Lori Piergallini

Lori Piergallini, Fiscal Officer  
2025-09-28 19:35 UTC  
Upper Arlington Public Library  
Upper Arlington, Ohio

III. Adjournment

The meeting was adjourned at 5:04 p.m.

Peter Hahn

Peter Hahn, President  
2026-10-07 21:40 UTC

Matthew Courser

Matthew Courser, Secretary  
2026-09-16 14:18 UTC