

# GEPL Public Meetings

October 5, 6, and 10, 2009

# History

- Architect selected– Cordogan, Clark & Associates~1993
- Open bid process– E.W. Corrigan Construction~1994
- Owners Rep./Building Consultant – None
- Village Inspections– Passed

Final Occupancy Permit ~1995

# History cont.

- 1995-2001 Building Issues
  - Stairs from 1<sup>st</sup> to 2<sup>nd</sup> floor
  - Broken pipes outside front entrance and 3<sup>rd</sup> floor
  - Mechanical failure
  - Roof leak – East end
- Insurance Claims Filed
- First Roof Consultant Hired
- Multiple Consultants Later – Better Understanding of the Multiple Building Issues

# Current Building Conditions 2007-Now

## Roof and Walls

- Cracks in interior walls
- Bread pan inside wall
- Soggy interior walls
- Cracks in between exterior wall joints
- Exterior EIFS cladding
- Lack of flashings
- Windows in upside down
- Shingles over exhaust pipe

# Current Building Conditions cont.

## HVAC

- Mechanical system issues
- Building envelope not sealed
- Lack of insulation
- Not energy efficient
- Often inappropriate temperatures

# Current Building Conditions cont.

## Other Capital Repairs

- Relamping
- Soffit Control Joints
- Basement Mechanical Pumps
- Carpeting
- Parking Lot

# Known and Unknown Future Capital Repairs

## Engberg Anderson Capital Repair Study

- Mechanical Systems
- Electrical Systems
- Architectural Systems

## Unknown

- Leaky Water Main
- Leaky Sprinkler System Valve
- Exterior Light Failure

# Two Part Problem

# Two Part Solution

## Problem

- Building not built as well as it could have been
- Lack of funds to maintain and repair the building

## Solution

- Bond Issue to Repair Existing Building Issues
- .03 Operating Tax Rate Increase for ongoing known and unknown repairs



# Sample Village Tax Bill



## 2008 DU PAGE COUNTY REAL ESTATE TAX BILL

2008 Rate*	District	Taxes	%
2.7026	Grade School District #41	4,503	46.3%
1.6507	High School District #87	2,750	28.3%
<b>0.3918</b>	<b>Village of Glen Ellyn</b>	<b>653</b>	<b>6.7%</b>
0.3122	Glen Ellyn Park District	520	5.3%
0.2081	Glen Ellyn Public Library	347	3.6%
0.1858	College of DuPage #502	310	3.2%
0.1557	DuPage County	259	2.7%
0.1206	DuPage Forest Preserve	201	2.1%
0.0902	Milton Township	150	1.5%
0.0160	DuPage Airport Authority	27	0.3%
<u>0.0077</u>	Glen Ellyn Mosquito District	13	0.1%
5.8414		\$ 9,732	100.0%

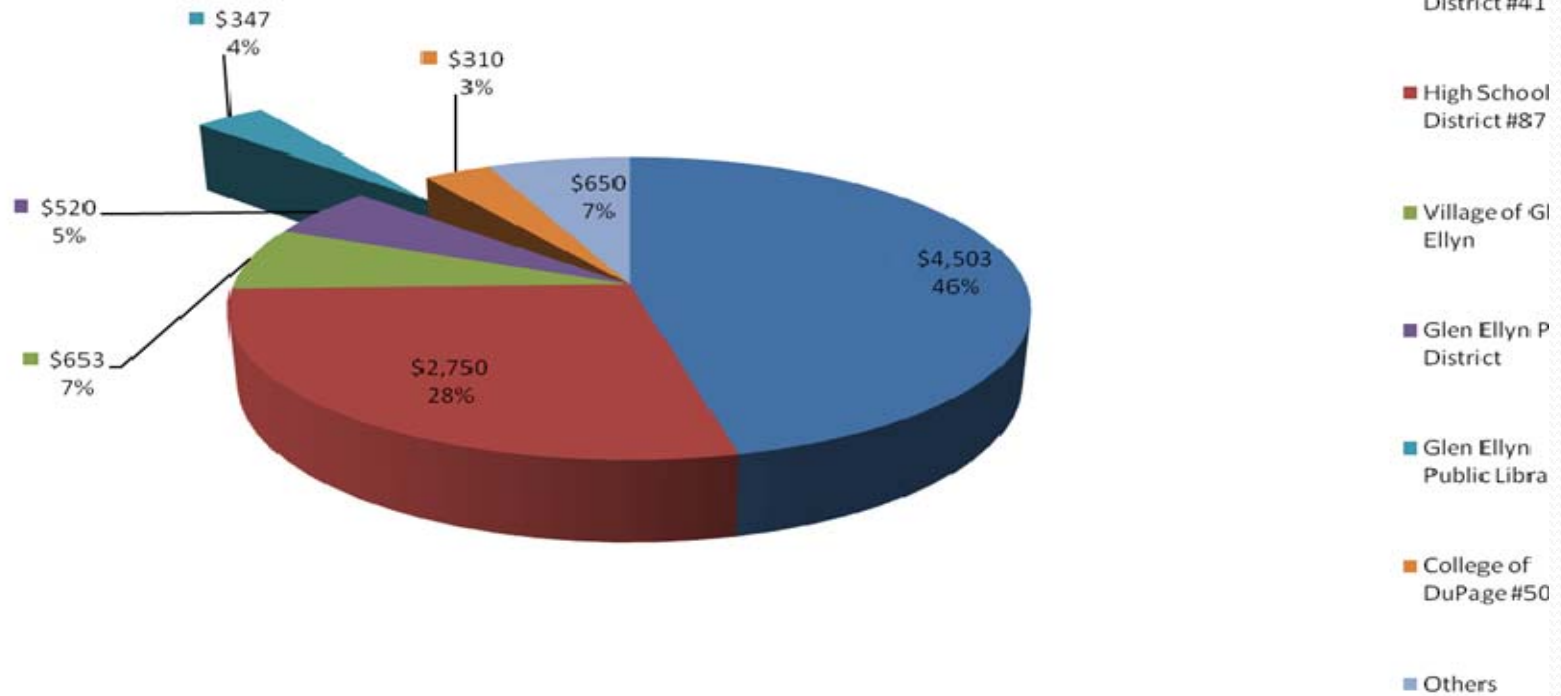
\* Per \$100 of assessed value.

Assessed Home Value = \$166,600

Market Value = \$500,000

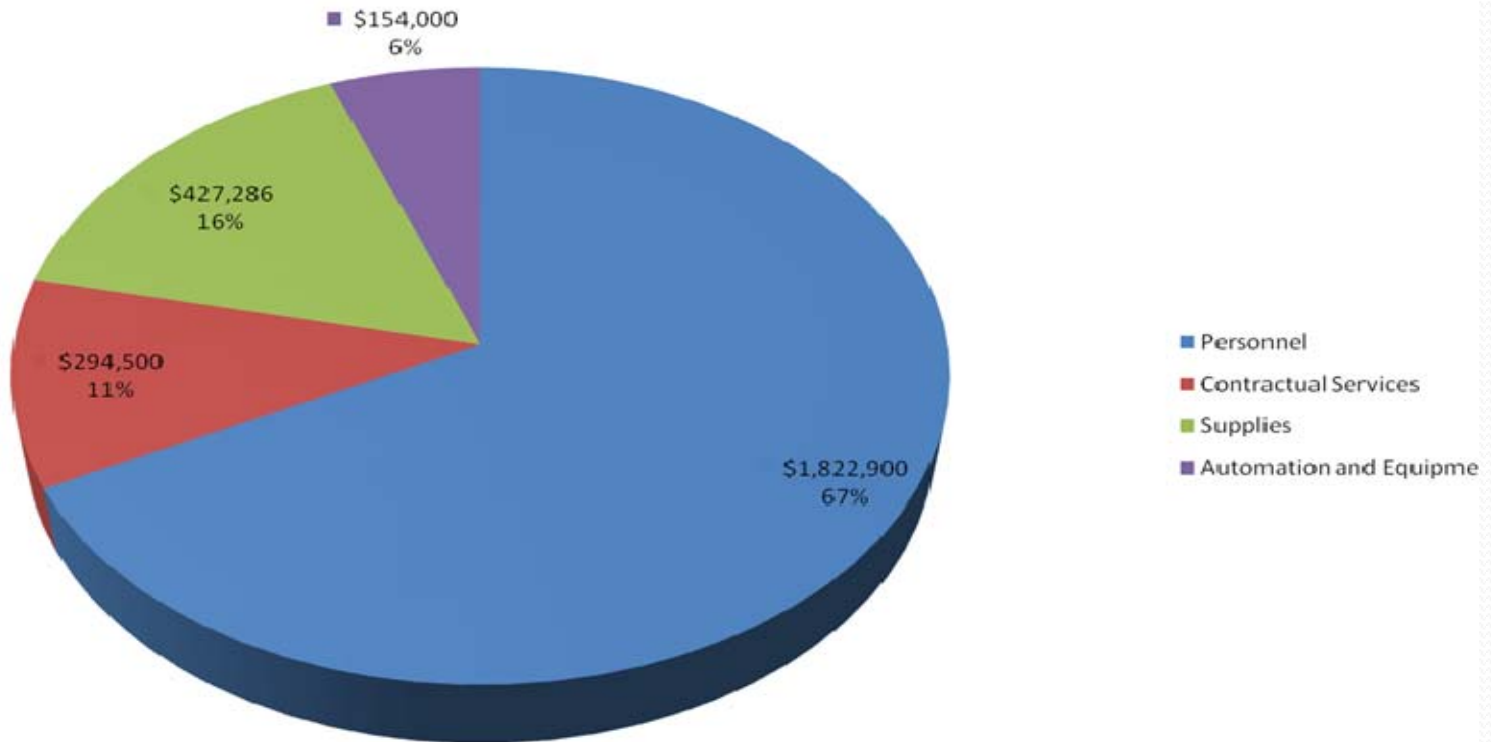
# Library Portion of Tax Bill

2008 Dupage County Real Estate Tax Bill



# Library Budget

FY2009 Library Budget



# Line By Line 2009 Budget

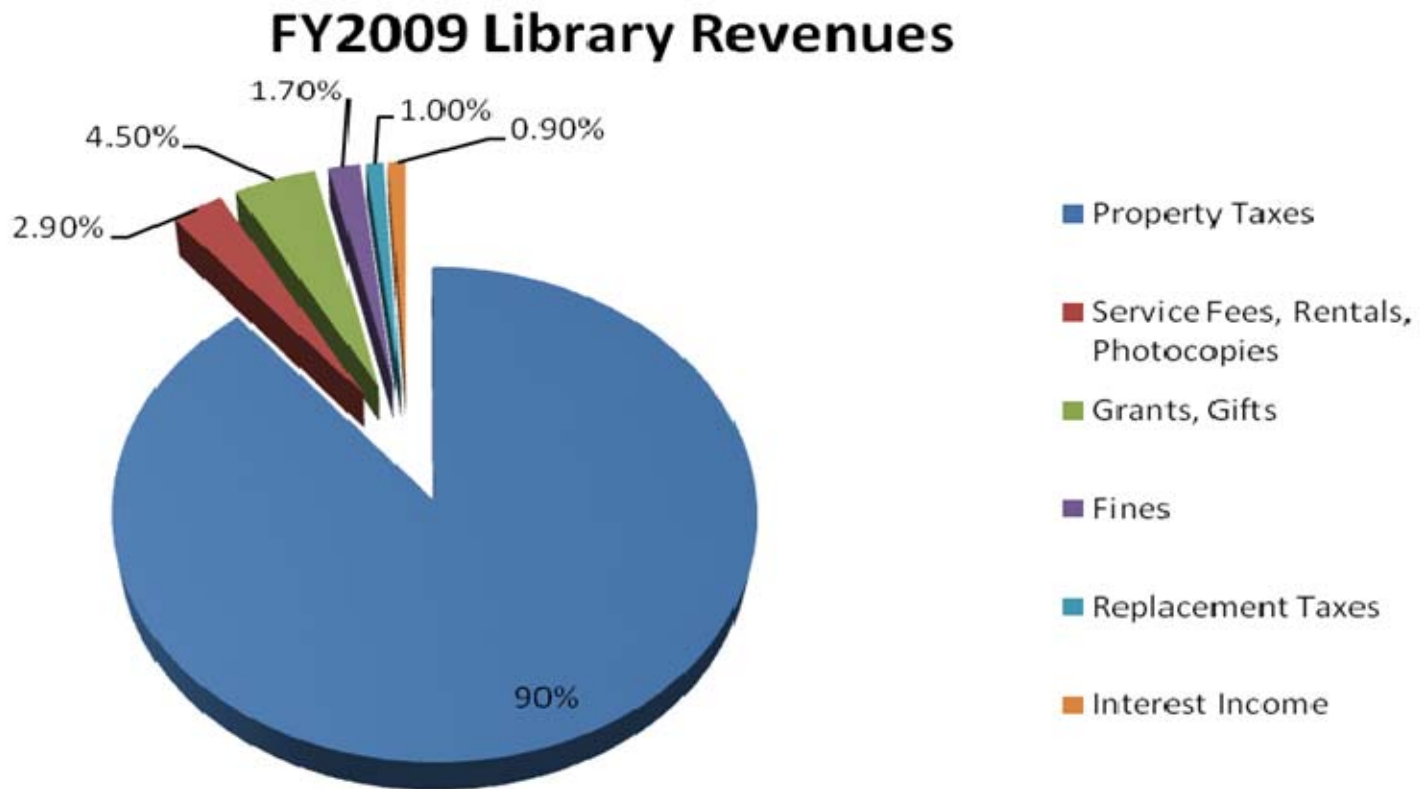
GLEN ELLYN PUBLIC LIBRARY  
EXPENDITURE REPORT FY 2008  
Apr-09  
100 % of Year

Acct #	Account Name:	OPERATING FUND 10				SPECIAL FUNDS				ALL FUNDS				
		Month	YTD	Budget:	Balance:	% Spent:	Month	YTD	Budget:	Balance:	YTD	Budget:	Balance:	% Spent:
5110	SALARIES*	\$107,234.61	\$1,360,477.89	\$1,480,000	\$119,522.11	92%					\$1,360,477.89	\$1,480,000	\$119,522.11	92%
5140	FICA TAXES*	\$7,938.49	\$100,667.64	\$111,000	\$10,332.36	91%					\$100,667.64	\$111,000	\$10,332.36	91%
5145	MRF EMPLOYER CONTRIBUTIONS	\$7,236.99	\$119,434.68	\$103,100	(\$16,334.68)	116%					\$119,434.68	\$103,100	(\$16,334.68)	116%
5160	EMPLOYEE INSURANCE*	\$11,041.67	\$132,500.04	\$128,800	(\$3,700.04)	103%					\$132,500.04	\$128,800	(\$3,700.04)	103%
5170	RECRUITING & TESTING	\$0.00	\$0.00	\$300	\$300.00	0%					\$0.00	\$300	\$300.00	0%
5165	DUES AND MEMBERSHIPS	\$25.00	\$2,700.00	\$2,500	(\$200.00)	108%					\$2,700.00	\$2,500	(\$200.00)	108%
5175	EMPLOYEE EDUCATION	\$2,069.45	\$15,450.68	\$18,010	\$2,559.32	86%					\$15,450.68	\$18,010	\$2,559.32	86%
5180	TRAVEL	\$4.95	\$42.28	\$500	\$457.72	8%					\$42.28	\$500	\$457.72	8%
5215	PROFESSIONAL SERVICES-VILLAG	\$416.66	\$4,999.92	\$5,000	\$0.08	100%					\$4,999.92	\$5,000	\$0.08	100%
5218	PROFESSIONAL SERVICES-AUDIT	\$0.00	\$3,454.00	\$3,640	\$186.00	95%					\$3,454.00	\$3,640	\$186.00	95%
5220	PROFESSIONAL SERVICES-LEGAL	\$0.00	\$1,725.17	\$2,500	\$774.83	69%					\$1,725.17	\$2,500	\$774.83	69%
5235	PROFESSIONAL SERVICES-OTHER	\$404.47	\$10,389.54	\$15,000	\$4,610.46	69%					\$10,389.54	\$15,000	\$4,610.46	69%
5240	PROPERTY & CASUALTY INSURANCE	\$0.00	\$22,154.00	\$15,000	(\$7,154.00)	148%					\$22,154.00	\$15,000	(\$7,154.00)	148%
5243	TORT INSURANCE	\$0.00	\$13,784.00	\$13,500	(\$284.00)	102%					\$13,784.00	\$13,500	(\$284.00)	102%
5244	SUI PAYMENTS	\$0.00	\$0.00	\$5,000	\$5,000.00	0%					\$0.00	\$5,000	\$5,000.00	0%
5310	MAINTENANCE SVS-BLDG & GRDS	\$15,703.04	\$130,869.75	\$121,000	(\$9,869.75)	108%					\$130,869.75	\$121,000	(\$9,869.75)	108%
5330	TELECOMMUNICATIONS	\$461.97	\$5,060.61	\$13,000	\$7,939.39	39%					\$5,060.61	\$13,000	\$7,939.39	39%
5335	UTILITIES	\$1,850.86	\$13,957.76	\$20,000	\$6,042.24	70%					\$13,957.76	\$20,000	\$6,042.24	70%
5350	POSTAGE	\$4,201.15	\$14,451.23	\$15,000	\$548.77	96%					\$14,451.23	\$15,000	\$548.77	96%
5352	PRINTING	\$168.25	\$11,118.06	\$12,000	\$881.94	93%					\$11,118.06	\$12,000	\$881.94	93%
5460	PROGRAMS	\$4,482.35	\$29,513.30	\$32,050	\$2,536.70	92%					\$29,513.30	\$32,050	\$2,536.70	92%
5513	ADULT SERVICES MATERIALS	\$28,502.04	\$242,253.10	\$260,279	\$18,025.90	93%	\$0.00	\$6,650.00	\$0.00	\$23,200	\$242,253.10	\$260,279	\$18,025.90	85%
5515	YOUTH SERVICES MATERIALS	\$13,770.66	\$103,540.64	\$109,049	\$5,508.36	95%	\$0.00	-\$65.84	\$6,000	\$6,065.84	\$103,474.80	\$115,049	\$11,574.20	90%
5590	CANCELLATION REFUNDS	\$0.00	\$4.90	\$500	\$495.10	1%					\$4.90	\$500	\$495.10	1%
5599	LOST MATERIALS	\$7.99	\$926.37	\$850	\$223.63	74%					\$826.37	\$850	\$223.63	74%
5610	OFFICE SUPPLIES	\$2,753.74	\$34,504.80	\$44,100	\$9,595.20	78%					\$34,504.80	\$44,100	\$9,595.20	78%
5645	MAINTENANCE SUPPLIES	\$850.34	\$10,240.79	\$13,008	\$2,767.21	79%					\$10,240.79	\$13,008	\$2,767.21	79%
5725	EQUIPMENT	\$15,952.05	\$55,646.47	\$66,000	\$353.53	99%					\$55,646.47	\$66,000	\$353.53	99%
5735	AUTOMATION SERVICES	\$671.25	\$84,186.70	\$98,000	\$13,813.30	86%					\$84,186.70	\$98,000	\$13,813.30	86%
5315	TEEN ROOM	\$0.00	\$0.00	\$0	\$0.00	0%	\$2,717.00	\$35,573.48	\$36,549.02	\$975.54	\$35,573.48	\$36,549	\$975.54	97%
<b>TOTAL FUNDS</b>		<b>\$225,747.98</b>	<b>\$2,523,754.32</b>	<b>\$2,698,686</b>	<b>\$174,931.68</b>	<b>94%</b>	<b>2,717.00</b>	<b>42,157.64</b>	<b>72,749</b>	<b>30,591.38</b>	<b>\$2,585,911.96</b>	<b>\$2,771,435</b>	<b>\$205,523.05</b>	<b>93%</b>

\*Estimated Values

\$147,150.95

# Library Revenues



# Line by Line 2009 Revenues

**GLEN ELLYN PUBLIC LIBRARY  
REVENUE REPORT FY 2009  
April 2009  
100% of Year**

Acct #	FUND:	Month	YTD	Budget:	Balance:	% Of Budget
<b>10</b>	<b>OPERATING FUND</b>					
4010	PROPERTY TAX-CORPORATE	\$0.00	\$2,285,234.42	\$2,264,220	(\$21,014.42)	101%
4016	PROPERTY TAX-FICA	\$0.00	\$102,080.72	\$101,142	(\$938.72)	101%
4017	PROPERTY TAX-IMRF	\$0.00	\$86,400.50	\$85,606	(\$794.50)	101%
4018	PROP TAX-TORT INS	\$0.00	\$11,515.69	\$11,416	(\$105.99)	101%
4020	PROPERTY TAX-AUDIT	\$0.00	\$3,336.72	\$3,300	(\$36.72)	101%
4022	PROP TAX-SUI	\$0.00	\$2,523.20	\$2,500	(\$23.20)	101%
4040	PERSONAL PROPERTY REPLCMNT TAX	\$6,009.68	\$31,350.81	\$26,000	(\$5,350.81)	121%
4230	INVESTMENT INCOME	\$176.38	\$18,714.37	\$50,000	\$31,285.63	37%
4240	IMPACT FEES	\$0.00	\$7,525.82	\$10,000	\$2,474.18	75%
4245	OUT-OF-TOWN CARD REVENUE	\$1,236.46	\$26,945.20	\$24,500	(\$2,445.20)	110%
4250	MEETING ROOM RENTALS	\$100.00	\$1,640.00	\$3,000	\$1,360.00	55%
4254	VIDEO RENTALS	\$2,596.96	\$31,572.52	\$32,500	\$927.48	97%
4260	FINES	\$4,461.56	\$85,020.69	\$84,000	(\$1,020.69)	102%
4264	LOST BOOKS	\$264.62	\$5,610.23	\$7,000	\$1,389.77	80%
4270	COPIER	\$724.60	\$9,677.21	\$13,000	\$3,322.79	74%
4274	USED BOOK SALES	\$738.13	\$9,216.70	\$10,000	\$783.30	92%
4280	OVER/SHORT REVENUE	\$9.58	\$111.62	\$0	(\$111.62)	100%
4289	MISCELLANEOUS - REVENUE	\$44.98	\$1,030.39	\$500	(\$530.39)	206%
4912	TRANSFER IN FROM GIFT FUND	\$0.00	\$0.00	\$0	\$0.00	0%
4915	TRNSFR IN NON RES CARD SUBSIDY	\$0.00	\$1,535.29	\$0	(\$1,535.29)	100%
4960	CENTENNIAL CONTRIBUTIONS	\$0.00	\$0.00	\$0	\$0.00	0%
	TOTAL OPERATING FUND	\$16,352.93	\$2,691,044.30	\$2,698,686	\$7,641.70	100%
<b>20</b>	<b>PER CAPITA GRANT FUND</b>					
4130	STATE GRANT REVENUE	\$0.00	\$0.00	\$32,800	\$32,800.00	0%
	TOTAL PER CAPITA GRANT FUND	\$0.00	\$0.00	\$32,800	\$32,800.00	0%
<b>21</b>	<b>GRANT MISCELLANEOUS FUND</b>					
4140	MISC GRANT REVENUE	\$0.00	\$18,025.00	\$42,000	\$23,975.00	43%
	TOTAL GRANT MISCELLANEOUS FUND	\$0.00	\$18,025.00	\$42,000	\$23,975.00	43%
<b>30</b>	<b>GIFT FUND</b>					
4170	GIFTS	\$1,400.00	\$59,316.43	\$22,000	(\$37,316.43)	270%
4230	INVESTMENT INCOME	\$135.95	\$2,275.78	\$4,000	\$1,724.22	57%
	TOTAL GIFT FUND	\$1,535.95	\$61,592.21	\$26,000	(\$35,592.21)	237%
<b>33</b>	<b>HIATT MEMORIAL INTEREST FUND</b>					
4230	INVESTMENT INCOME	\$26.64	\$1,174.07	\$3,200	\$2,025.93	37%
	TOTAL HIATT MEMORIAL INTEREST FUND	\$26.64	\$1,174.07	\$3,200	\$2,025.93	37%
<b>40</b>	<b>DEBT SERVICE FUND</b>					
4012	PROPERTY TAX-DEBT SERVICE	\$0.00	\$380,454.54	\$395,100	\$14,645.46	96%
4230	INVESTMENT INCOME	\$23.12	\$3,121.82	\$0	(\$3,121.82)	100%
	TOTAL DEBT SERVICE FUND	\$23.12	\$383,576.36	\$395,100	\$11,523.64	97%
<b>50</b>	<b>BUILDING,EQUIP &amp; MATERIAL FUND</b>					
4910	TRANSFER IN	\$0.00	\$300,000.00	\$0	(\$300,000.00)	100%
	TOTAL BUILDING,EQUIP & MATERIAL FUND	\$0.00	\$300,000.00	\$0	(\$300,000.00)	100%

# Revenues cont.

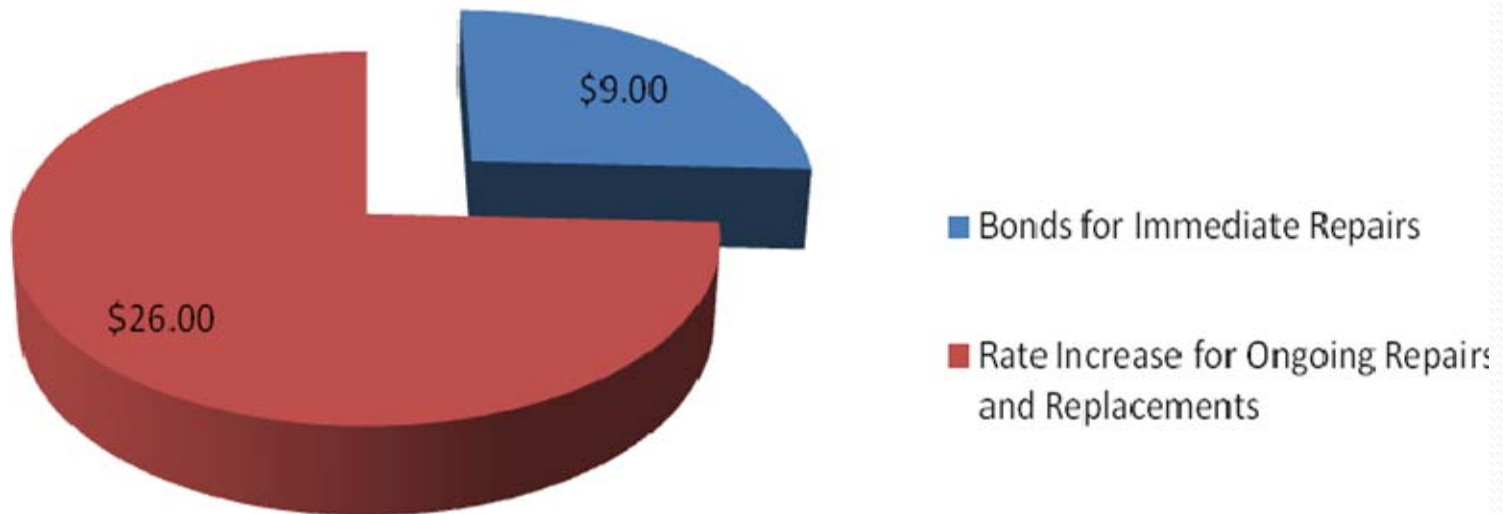
**GLEN ELLYN PUBLIC LIBRARY  
REVENUE REPORT FY 2009  
April 2009  
100% of Year**

Acct #	FUND:	Month	YTD	Budget:	Balance:	% Of Budget
<b>53</b>	<b>HIATT RESERVE FUND</b>					
	TOTAL HIATT RESERVE FUND	\$0.00	\$0.00	\$0	\$0.00	0%
<b>56</b>	<b>WORKING CASH FUND</b>					
4230	INVESTMENT INCOME	\$96.34	\$4,246.67	\$0	(\$4,246.67)	100%
	TOTAL WORKING CASH FUND	\$96.34	\$4,246.67	\$0	(\$4,246.67)	100%
<b>60</b>	<b>NONRESIDENT CARD SUBSIDY FUND</b>					
4180	DONATION NONRESIDENT CRD SUBSIDY	\$0.00	\$521.45	\$0	(\$521.45)	100%
4230	INVESTMENT INCOME	\$3.39	\$57.57	\$0	(\$57.57)	100%
	TOTAL NONRESIDENT CARD SUBSIDY FUND	\$3.39	\$579.02	\$0	(\$579.02)	100%
<b>TOTAL ALL FUNDS</b>		<b>\$18,038.37</b>	<b>\$3,460,237.63</b>	<b>\$3,197,786</b>	<b>\$(262,451.63)</b>	<b>108%</b>



# Anticipated Tax Increase

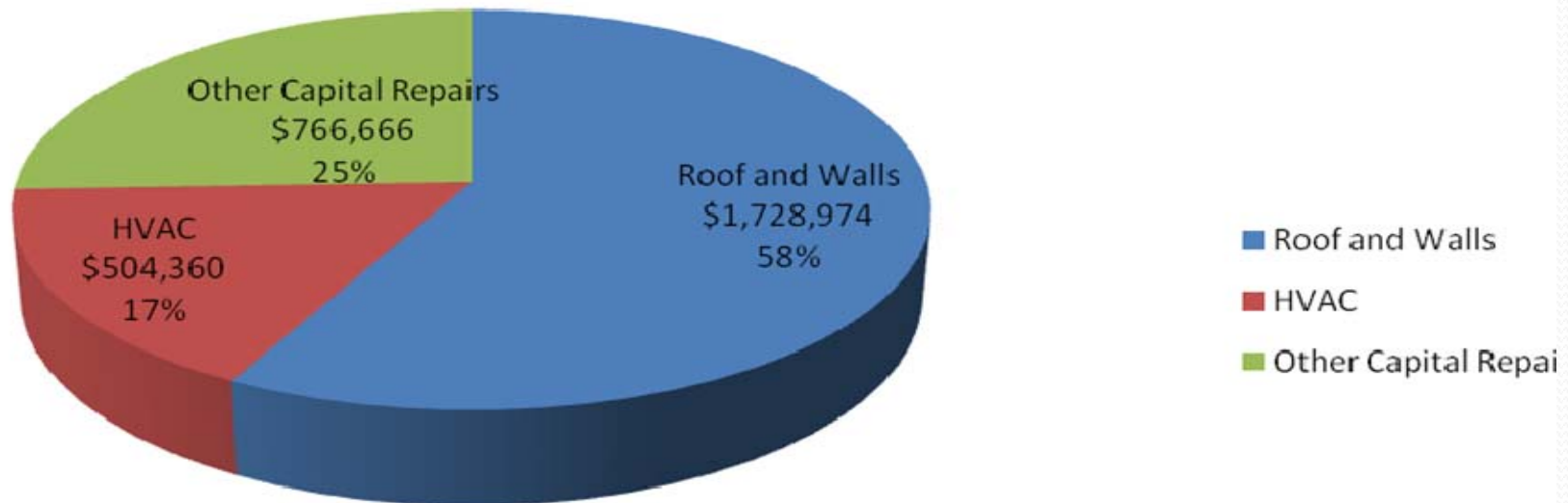
## 2009 Glen Ellyn Public Library Tax Increase





# Bond Issuance Building Repairs

## Glen Ellyn Public Library Immediate Capital Repair Costs by Category

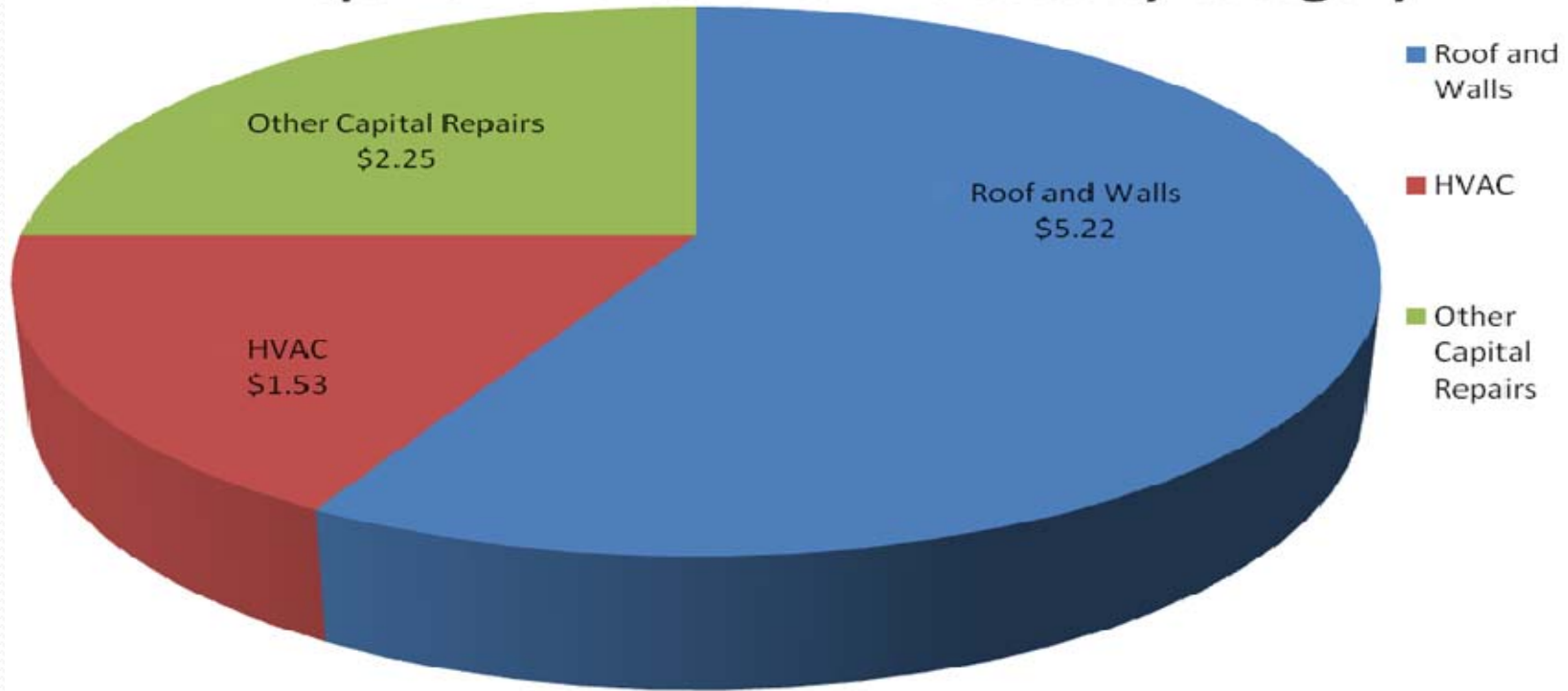


# Current Capital Repairs

Glen Ellyn Public Library Capital Repairs 9/09		Repair Estimates
<b>Roof and Walls</b>		
East, South and West Elevations		\$503,008
Roof Replacement w/copings, gutters and ventilation		\$607,515
Masonry Repairs		\$618,451
		<b>\$1,728,974</b>
<b>HVAC</b>		
Correct attic ventilation and modify return ventilation		\$125,000
Pressurize Building		\$20,000
Sealing Building Envelope		\$30,000
Upgrade interface boards in all(65)VAV boxes		\$20,000
Upgrade Mechanical Control System		\$80,000
Provide a minimum volume outside air		\$15,000
Test and Balance mechanical systems		\$20,000
Replace or Repair Air Cooled Condensing Unit		\$40,000
Add a refrigerant leak detector in mechanical room		\$7,500
Add a supply air reheat system		\$60,000
Modify long pipe runs		\$35,000
Add a permanent means to cool server area		\$10,000
Modifications to Archive room to make it useable		\$15,000
Modifications to correct Fine room temperature		\$5,000
Humidifiers		\$21,500
Refinish Louvers		\$360
		<b>\$504,360</b>
<b>Other Capital Repairs</b>		
Interior Painting		\$31,313
Relamping		\$113,918
Emergency Lighting (batteries)		\$3,445
Tile Resealing		\$1,800
VCT Vinyl flooring		\$6,000
Soffit Control Joints		\$19,000
Drinking Fountain		\$1,200
Expansion Tank		\$11,714
Basement Mechanical Room Pumps		\$18,184
Parking Lot		\$350,092
Carpeting		\$210,000
		<b>\$766,666</b>
<b>TOTAL</b>		<b>\$3,000,000</b>
3 million bond issue annual costs approx. \$10.00 per \$300,000 home		
About \$3.34 per \$1,000,000 of bonds		

# Bond Issuance Tax Increase by Repair Category

**Glen Ellyn Public Library Immediate Capital Repairs Bond Issue Tax Increase by Category**



# Historical Library Tax Rates

	Bond & Interest	General Operating	Special Levy	TOTAL
2002	.0424	.1927	.0156	.2507
2003	.0397	.1827	.0123	.2347
2004	.0354	.1810	.0149	.2313
2005	.0331	.1759	.0148	.2238
2006	.0315	.1728	.0151	.2194
2007	.0275	.1649	.0149	.2073
2008	.0264	.1649	.0168	.2081
2009	.0336	.2000	.0179	.2515

# More Information

- [www.gepl.org](http://www.gepl.org)
- Questions