STATE OF ILLINOIS )
   ) SS.
COUNTY OF DU PAGE )

In Re: )

Public Comments ) OCTOBER 5, 2009
Regarding the Glen Ellyn )
Public Library. )

REPORT OF PROCEEDINGS had at the
Glen Ellyn Public Library, 400 Duane Street,
Glen Ellyn, Illinois, on October 5, 2009, at
the hour of 2:00 p.m.
PRESENT:

MR. LARRY STEIN, Library Board President;

MS. DAWN BUSSEY, Library Director; and

MR. STEVE LARSON, Consultant.
PRESIDENT STEIN: This is a public meeting called by the Board of Trustees of the Glen Ellyn Public Library. The Board of Trustees of the Glen Ellyn Public Library is seven people elected by the Village to manage and oversee the operations of the library.

My name is Larry Stein. I'm the President of the Board of Trustees. I've been in that position since May of this year, and I've been a Trustee since 2007.

The purpose of this meeting and the two others that follow are to explain and receive public impact -- or public comment on the proposals we have put forward to fix what we consider to be serious problems with the building and to fund the maintenance of this building and its systems going forward.

Basically, this building was built in 1994-1995 for about 6 or $7 million. I was around at the time -- I think I was even running for the Library Board -- but I was not involved, and none of the current members of the Board of Trustees were involved in that construction.

But over the 15 years since the building
was built, problems have arisen, first subtly
with just leaks, little leaks, little problems
with the HVAC system, and in 1997, when I joined
the Board, the Board was fully engaged in trying
to figure out what the problem was and how to
solve it and what caused it.

And what we realized through a long
investigation was that the building was built in
a very economical way. It was -- there were cost
constraints, self-imposed cost constraints, and
those cost constraints, we feel, have given rise
to these problems.

A big problem is that Dryvit or EIFS,
stucco, was used on the exterior. And I don't
know that it was known at the time, but it's
well-known now that that can be a serious
problem, allow -- it can -- if it's not installed
properly, it can allow the infiltration of water,
and also, more importantly, it doesn't allow the
water to drain away or evaporate.

That has caused mold in the portion of the
building above the entranceway, which is a big
part of the problem that we solved with our own
resources -- with our existing resources -- over
the last two years.

But after identifying this problem over a series of years and engaging various consultants to try and give us input into what the problem is, what caused it and how to solve it -- and some of those consultants didn't work out very well so it elongated the process -- we've concluded that the building roof needs, basically, to be reengineered -- it leaks and it is not sealed or ventilated properly -- and all four walls need to be repaired and retrofitted with proper exterior material to stop the infiltration of the moisture.

I'd like to say that all five sides of the building really need some serious attention.

We have not bid this project out -- this is a big project. We did part of it already above the entranceway, like I said, and we've also -- we're in the process of doing the north elevation, which is the wall abutting the railroad tracks.

We estimate that, when we finish that north elevation, our own internal resources to fix unpredicted problems like this will be virtually
exhausted and we will have no further resources
to address the problems that we know exist in the
other five -- four walls -- the three other
walls, exterior walls, and the roof.

The last part of our project was to
engage two consultants who, through this process,
we became comfortable with who have given us
two opinions that give rise to the proposal, and
the proposal is to raise $3 million by the sale
of bonds to fix the remaining four sides of the
building and to do other necessary work to the
building to stop the bleeding, as it were.

And, also, in addition to that $3 million
bond sale, we propose to raise the library tax by
3 cents per hundred dollars of assessed valuation
to give us approximately $400,000 that the expert
we've consulted with on this topic estimates will
be necessary to maintain the building and its
systems going forward.

One of the -- among the economical
construction of this building, another big
problem that we only identified really recently
is that we've never budgeted for ongoing sort of
capital repair and replacement of the building
and its systems.

And that's a -- sort of a failure of planning on the part of the leadership over the past that has left us in a financially vulnerable position because what it means is that, every time something breaks or needs to be replaced -- which is something that we could predict but we haven't -- we have to divert resources that would have otherwise been allocated towards library operations and materials to that problem because we can't buy more materials if water's coming in the roof and damaging them.

And so this is the solution that we've come to, and we didn't come to it lightly. We took some time. We tried to figure out ways of doing this that would not require raising of such resources or the increase of taxation, and this is the best we could do.

We don't -- we had, until we started repairing the five sides of the building, what we call a building, equipment, and maintenance fund that we funded sort of haphazardly over the years as a sort of savings account to address problems of the building or systems, but it was -- it was
very modest. I think it had about $400,000 in it in 2007 when I joined, and we estimate that it's below a hundred thousand dollars once we finish what's -- once we finish with the north elevation. And so that's not really adequate, we feel, to be fiscally responsible to maintain this building.

Ultimately, I think insufficient resources were allocated towards the construction of this building, and this solution is really the reversing of that error.

We estimate this cost -- this building would cost $15 million to replace. We paid about $6 million to construct it, and with the addition of the 3 million, we're still well under that estimate.

We've also investigated and taken steps to try and figure out if there are other ways to solve this problem, other than raising taxes.

We investigated and evaluated, you know, suing some of the people involved in the original construction, such as the builder or the architect or the contractors, and I -- just as a matter of aside, I happen to be a litigation
lawyer, and that's something I do a lot -- some
of it's construction litigation. Other people I
know do that, too.

But the bottom line is that so much time
has passed since the building was constructed and
we first began noticing symptoms of the problems
that any lawsuit would be expensive, it would --
it would certainly be expensive, and it would be
unlikely, in our opinion, to be productive,
meaning that it would be just another allocation
of resources that would just be useless.

So that's my introduction of the problem.

We have some other people here I'd like to
introduce so everyone knows who's here, and
there's an agenda up here that we can pass out
if you don't have it.

I introduced myself. I'm Larry Stein.

Dawn Bussey is the director of the library.
She's been the director since about the same time
I joined the Board in 2007.

Melanie Sonntag is taking a stenographic
record. She's taking down stenographic notes of
what is said here today, mostly so the Village
Board can have a record of the reaction of the
proceedings today.

We will be taking questions at the end. I estimate this meeting will last about an hour, after which there will be a tour of the library so you can see, if you want to, a behind-the-scenes look at both the library operations and the problems that will be shown.

Now, Dawn -- there's other people here. Steve Larson is our financial consultant.

Do you want to stand up, Steve?

Steve has been consulting with us on how best to address, from a financial aspect, this problem, and it's Steve who's recommended the floating of these bonds, and he's here to answer any questions about that.

I will say that one of the questions that I asked Steve when we first brought him on was, "Is there a way to fund these repairs without raising taxes?"

And the answer came back -- and he can explain this in more detail -- it would be more expensive to do it that way because we'd just be paying a ton of interest.

And these bonds that we propose to sell
would be paid back over a period of time of about
11 years, and so we'd have to stretch it out very
far, and we'd be paying down the end of the road
anyway, so that's . . . that's that.

Okay. So I'll turn it over to Dawn, who
will describe the status of the building and take
over.

DIRECTOR BUSSEY: Thank you.

Maria, could you get the computer back up
for me real quick?

What I wanted to tell you about just a
little bit is some of the actual problems with
the building that I have discovered since April
of 2007, when I started here, and it was just
maybe a week or two into it.

I started to notice -- and it's something
I'll show you and anybody who accompanies me in
the tour -- there's cracks in the wall all over
when you look around inside. And it can be on
interior walls; it can be on exterior walls. So
that sort of made me look around some more. And
if you start looking at the ceiling tiles,
there's water staining on the ceiling tiles
throughout the entire building, too.
So I started investigating a little bit more. There's a closet upstairs, off the third-floor Board room. There was a hole cut in the wall, and there was literally a bread pan that had been set inside the wall to capture water that was coming inside.

When you looked outside the window, you could see there had been a large crack between where the precast concrete meets the brick on the outside, and someone had put a very, very large seam -- I'm not exaggerating -- of caulk across that to try to stop, evidently, that water from coming into the bread pan.

Well -- so those were a couple things.

Then I started looking around some more, and that's when I found the walls in the quiet room that were literally wet to the touch. They were wet. They were soggy.

That was some of the repair work that Larry mentioned that we did there above that study room because, once we looked into that a little bit further, we found out those windows didn't have any flashings around them so that water was coming in around those windows. It was also
coming in up there on the third floor, and that's
why that project expanded like it did.

And not only was it coming in around those
windows that didn't have the flashings, but if
you remember, outside there we've got that
turret, and there's a big thing called a valley
where that turret area meets the rest of the
roof.

Well, evidently that had been leaking at
some point, too, and someone had gone up there
with a big old bucket of Roof Patch and a trowel,
and -- again, no joke -- they had troweled on --
about this wide and about this thick -- across
that valley to try to keep that water from coming
down into the building.

UNIDENTIFIED SPEAKER: Jesus.

DIRECTOR BUSSEY: So those were some
of the first things I noticed, and I said, you
know, "This just doesn't seem quite right."

So we brought the building consultants in,
and, sure enough, they said, "Oh, no. We've got
lots of water here. We need to address this."

We actually had mold in the walls in that room.

So we cleaned that up last year with some
of the funds that we had, but that started us looking a little further down the road, and we said, "Oh, my goodness. There's more windows in this building that don't have flashings around them, as well."

So this year we're working on the north elevation, and on that north elevation I'm sad to say that not only did we take off the EIFS and we're putting, you know, the stucco back in place and there were no flashings around those windows, but those windows were actually installed upside down. Yes, upside down.

Windows have what are called weep holes down in the bottom, and a window should be put in so that the water comes down and, if any water gets in there, it drains out those weep holes at the bottom of the windows.

But if the window is installed upside down as these were, those weep holes can't even work if any water gets back behind there because they're up on the top instead of down at the bottom like they should have been.

So that was just another new problem I found when we were back here on this north
elevation.

So I start and I start looking at these cracks, and I find these soggy walls, and we start investigating that -- because the Board knew there was a roof problem when I started. And what we've learned since then is it's much greater than just the roof. It's actually the walls all the way around, also.

The masonry work on those walls have cracks and splits and openings in them. It's a lovely building and it has a number of different surfaces on the outside. It has the precast concrete and the brickwork and the windows. Well, that mixes all those different places where those materials have to come together, and many of those places are not sealed properly.

I've got some pictures up on the Web site I'll show you later, and in the tour I'd be happy to show on the outside, also, but you can see actual openings where those things come together, and, of course, water is coming into those spaces.

And then this EIFS on the outside is just one more component that's been a problem because
it also has little cracks in it in places, and
there's water coming into that, as well.

So what I realized quickly is it's not just
a roof problem; it's the roof and the masonry
walls around it. And those things need repair,
and those repairs are, sadly, quite expensive.

But if we don't repair them, the water
continues to come into the building. It
continues to disintegrate our building, and it
gets worse instead of better. And that's just
the portion that we're calling the roof and the
walls.

The other thing I noticed -- I mentioned I
started in April of 2007. Well, it wasn't too
long -- May came along and we needed to turn the
HVAC system on. And that very first year I don't
think it worked at all. I remember passing
popsicles out to the staff because it was so
incredibly warm in here. We couldn't get the
HVAC system to work properly.

So then I said, "Well, this is, you know,
not right. What's going on here?"

So we brought in a consultant to start
looking at that, and what we learned is that we
have systems -- in terms of the compressors for the air-conditioning and the boilers for the heat -- that are appropriate, but the rest of the work wasn't necessarily done as well as it could have been or should have been.

For example, we have runs -- be it for your radiant heat or for your air-conditioning -- that are longer than they should be.

So it's too difficult to get the water, the hot water, to go all the way through those or the cool air to blow all the way through those vents because they're longer than they should be.

So if you have visited the library on a day like today -- even it's a little warm in here because we're having trouble adjusting -- or sometimes when it just seems like it's a little too warm or a little too cool in here, it's because of that HVAC system and some of the issues that we've discovered that it has, and that's another piece of this repair work that we'd like to do.

Part of that HVAC work is also very, very important, and that's the fact that our building is not sealed. A building -- your house or a
public building like this -- should have a
certain amount of its walls sealed. It's called
a building envelope. And what that does is it
allows you to heat and air-condition inside
without leaking -- allowing more of it to escape
than typically would through your doors and your
windows.

Well, I'll show you in a few minutes, also,
some pictures that we have of an infrared study
that was done, and we have large places -- be it
along seams where walls and ceilings come
together or be it cracks or be it a room up on
the third floor that part of it just plain wasn't
insulated -- where you can see the heat loss, or,
of course, when we're trying to air-condition,
we're losing that cool air, then, through those
spaces.

So that's another piece of this HVAC work
that we're talking about, is repairing or sealing
that building envelope.

So if you seal that envelope and you stop
that water from coming in, then you get the HVAC
system so it's working properly, it would
actually make this a greener, more
environmentally, you know, safe building in terms of the fact that we wouldn't be using heating and cooling that we don't need to because our building would be running more efficiently. So that's another piece.

So we've got this roof and wall piece; then we've got this HVAC piece. Then there is another section that we've titled "Other," and that's some other things that we've learned about this building as we've worked with these consultants that also need to be addressed.

For example, when you're reading a book or working on a computer, you should have a certain amount of candlepower; that's what the strength of the lighting is around you.

Well, what we've learned is that the candlepower on the second floor is not adequate for today's library, for the use of computers and the reading of books, so that area needs to be relamped or needs to have stronger lamps put into the fixtures, and that's something -- just one more of these repairs that needs to be done to the library.

So that just sort of summarizes for you,
since 2007 until now, some of the things that the
consultants have found that we know need to be
fixed about this building.

But what I want to remind you is that this
is a two-piece solution. We're looking to fix
the things right now that we know of, but we're
also looking to fund an ongoing maintenance
repair amount because other things happen that we
don't anticipate.

For example, just a few months ago we
realized that the exterior lights -- a number of
them -- weren't working properly, and, of course,
that's a safety issue. Well, we tried replacing
the bulbs and that wasn't it. We tried replacing
the ballasts in the ones that we could do, and
that wasn't it, either. We had to call an
electrician out to fix them.

We recently found our sprinkler system had
a valve in it that was leaking and needed to be
repaired, so, of course, that had to be fixed
because you have to have an operational sprinkler
system.

But, sadly, right now the library doesn't
have a maintenance repair line like that. All we
have is a maintenance -- a contractual line, meaning a line where we pay a service company to come in and service the HVAC system four times a year or come in and service the sprinkler system once a year, but we don't have the money for those unexpected things like that sprinkler valve that broke or the lights outside that stopped working.

So that's what we're doing, is we're asking for funding to fix the things that we already know are wrong but then, also, to be able to fix the things going into the future so that we don't end up back in this situation again.

Why don't you go ahead, and then I'll show the photos at the end.

PRESIDENT STEIN: Okay. Can we get the slide show up?

DIRECTOR BUSSEY: It's up.

PRESIDENT STEIN: All right. Thank you, Dawn.

Also, I want to recognize -- there are some other people that I neglected to point out.

Ran Sailer is a member of the Board of Trustees.
Michelle, why don't you introduce yourself.

MS. THORSSELL: I'm Michelle Thorsell.

I'm a Village Board Trustee.

PRESIDENT STEIN: And we -- and,

John, why don't you introduce yourself and your colleague.

MR. MULHERIN: I'm John Mulherin.

I'm on the Library Foundation Board.

MR. CLIFF: Ray Cliff. I used to be on the Library Board and the Foundation.

PRESIDENT STEIN: Foundation Board.

Okay. I'm going to go through some of the details. We have 3-by-5 cards and a comment sheet that we'll pass out now and you might have gotten when you first got here.

Feel free to make notes, write down comments, write out questions on the 3-by-5 card while I'm going through this detail. And there's so few people here that I'll give everyone the option -- you can either stand up and ask your question orally or if you want to -- if you prefer to hand in a card, I'll read it and summarize it as best I can and then do my best to answer it.
But this first slide is a sample Village tax bill, and it shows a typical 2008 bill, and it shows how the taxes from the library are 3.6 percent of your total tax bill.

So it's a small portion of your property taxes, and, therefore, the increase that we're asking for is even a smaller portion than that, which I will show in another slide that Dawn's put together.

The library portion of your tax bill is $347 on a typical -- what is that, a $350,000 house?

DIRECTOR BUSSEY: No. This one is actually a $500,000 market value home.

PRESIDENT STEIN: And it's 4 percent of the total tax bill, as you can see.

MR. LARSON: Larry, did you make -- you might want to repeat the value of that home.

PRESIDENT STEIN: It's a $500,000 market value house.

So if your house is less, it's even less but it's proportionate. It's 4 percent.

This is our budget. This is how we spend the revenue that we receive. As I'll show, the
vast majority of our revenue process is property -- the property taxes we assess, which is relatively fixed and which is why we're having this process today.

Our budget is 67 percent personnel. The vast majority of our annual expenditures are to staff the library, and you can see the others are for supplies and automation and equipment.

But that's our budget. In case anyone wants to know what we spend the money you give us on, that's what we would spend it on.

Now, this is a line-by-line version of our 2009 budget. This is without the proposed maintenance; right, Dawn?

DIRECTOR BUSSEY: Right. This one shows that currently all we have is this maintenance contractual line.

And what we're proposing to do -- and actually this year we did add a maintenance repair and capital line, but we were only able to trim $30,000 from our existing budget, and that was literally trimming things from other lines to create that capital repair line this year.

And $30,000 is almost gone, and we're not
even halfway through the fiscal year.

PRESIDENT STEIN: And what we mean by "Maintenance and Capital Repair and Replacement" is either the expected or unexpected need to repair or replace systems or components in the building.

This is a large building. It's 52,000 square feet. It has a lot of mechanical systems in it, and they have various useful lives that are estimated. They may fail before or after that or right at it.

It's a game of chance, in a sense, that the library's been taking since this building was built, not having funded an estimated amount to cover what could happen or is reasonably expected to happen.

So this is our budget for 2009. Now, this shows our revenues. 90 percent of our revenues are from the annual property tax. The rest are various small portions, library fines.

We do charge for some of our services, and -- DVDs mostly -- we earn a little interest because we collect our property taxes in two installments and spend it over the year.
But we don't -- unlike the Village -- we're a separate entity from the Village. Unlike the Village, we cannot -- we don't have any other real source of revenue that we can raise, other than taxes. We can't impose a sales tax or something like that.

So that gives you an idea of what our revenues are. This is a line-by-line analysis of our revenues. But maybe Dawn can speak to that.

DIRECTOR BUSSEY: I think the interesting things here for people that aren't as familiar with it as Larry or myself is that fines -- you know, yes, indeed, we collect fines, and that does amount to about $55,000, but, of course, that doesn't go very far in terms of a budget of what we're talking about.

Also, we do charge the dollar for the DVDs, but that accounts for about $30,000.

And then we have our wonderful groups, both the Friends and the Foundation, that raise money for the library each year. And we're thrilled to have them because they help us to be able to provide programming and materials, but each normally does something around 20, maybe $22,000
a year.

So, again, those aren't revenues of the
amounts that we're talking about in order to be
able to make these repairs or fund the repairs
going forward.

PRESIDENT STEIN: Thank you, Dawn.

More of our revenues.

Now to the proposal. Our proposal would
add, we estimate, approximately $35 to a typical
house with a market value of $350,000, and that
would be the additional tax we estimate the owner
of that typical house would pay in 2010.

It's in two components. The smaller
portion is to service the $3 million in bonds
that we propose to sell and pay off over
11 years, and the larger portion is the 3-cent
increase in annual taxes that we propose to
increase our budget approximately $400,000 to
finally account for the expected need to replace
and repair parts of the building.

So as you can see, the tax increase is, by
far, a larger portion of the $35 annual increase
that we propose, and the bonds are rather
inexpensive on an annual basis to the taxpayers,
accounting for only 9 of the $35.

This is an analysis of the components of the project, of the $3 million. As you can see, the majority of it, about $1.7 million, would repair the roof and the walls. These are estimated numbers. These have not been bid out. These are numbers that have been provided to us by an expert we've retained for that purpose, Building Technology Consultants. And we've had trouble with consultants in the past, but BTC has been fabulous, and we're relying on their estimates.

Obviously, when we bid this project, the -- the numbers will come in what they are, but this is our expert opinion of what it -- of what these things will cost.

The HVAC is another portion of it. As you can see, that's just over $500,000, and that accounts for the problems with the heating, ventilating, and air-conditioning system, including the overly long runs, the improperly -- there's just a bunch of things wrong with the HVAC system that -- the building envelope and whatnot.
And there's some other capital repairs that amount to just over three-quarters of a million dollars. That includes the relamping. The carpeting in most -- many areas of the library has reached the end of its useful life and is really a safety issue. It doesn't really stay down on the floor and is stained and in need of repair.

And the parking lot, that being 15 years old, is also at the end of its useful life and needs to be attended to, as well.

And so that shows you graphically what we plan to do with the $3 million that we propose to borrow.

And this is a detail of each of those categories. And these, again, are estimated numbers. This is just, in sort of line-by-line format, the graph that you just saw.

This is a pie chart showing how many of the $35 goes -- in annual taxes starting in 2010 -- that would go to each of the portions of the . . . of the project, and so you can see how much each is likely to cost.

Now, this is an interesting one. We just
did this research. And this shows over time, starting in 2002, the taxes, the total taxes that the library has assessed over that time period. And as you can see, they've been going steadily down in pennies per hundred dollars worth of assessed valuation.

And our proposal just brings it up -- what would you say that total is at the bottom right for '09? Is that -- maybe 24? 25?

MR. LARSON: 25-plus.

PRESIDENT STEIN: 25.

MR. LARSON: A little bit more than the 2002.

PRESIDENT STEIN: So it takes us just a little bit above where we were at in 2002, and it solves a whole host of problems that have been plaguing the operations of the library since -- for some time.

And you can go to our Web site for any further information you want, and you can ask questions during this portion -- we'll have a question-and-answer session now.

I'll answer questions or, if I'm not the right person to answer the question, I'll try and
find someone.

You can stand up. Does anyone want to
stand up and ask a question?

MR. CLIFF: Will this 3 million
include --

PRESIDENT STEIN: Wait. Stand up --

MR. CLIFF: Will the $3 million
include --

PRESIDENT STEIN: Stand up and
identify --

MR. CLIFF: Ray Cliff.

Will the $3 million cover everything? Or
do you need -- I mean, is that kind of a bare
amount, or do you really need to ask for more
money than that?

PRESIDENT STEIN: It's our best --
no. Well -- we think it will cover everything.
I guess it's -- it's our best estimate of what it
will cost. And so the Board -- the Library
Board -- the seven members of the Board who I'm
speaking for now have made a judgment call to ask
for the $3 million.

And this isn't all going to happen at once.
It's going to take quite a bit of time to bid
these projects out and supervise them. And so
over time we'll have better information about how
much it will cost, but this is our best estimate
right now.

MR. CLIFF: And the second thing is,
will you have the line item information available
so that everybody walking in the library can see
what you're asking for and why?

PRESIDENT STEIN: Yeah.

Do we have that now?

DIRECTOR BUSSEY: It's not on the
Web site yet, but I can add it, and then we can
print copies of anything that's on there.

PRESIDENT STEIN: Why don't we put it
on the Web site and maybe put a stack out in the
reception area.

And does anyone have any questions they
want to pose by 3-by-5 card?

John.

MR. MULHERIN: John Mulherin.

I noticed there aren't many -- I'm not
surprised that there aren't many people here, but
the Village -- are you going to make this
presentation in front of the Village Board so
it's televised to the community?

PRESIDENT STEIN: Excellent question.

We've already started that process.

A couple weeks ago we made a presentation before a televised workshop, which anyone can watch on the Web site, I believe, and we're going to make a more formal presentation at a future Board meeting. I do not know if the date has been set for the -- our presentation of this request to the Village Board.

But, yes, we will be making it in a more formalized manner. This is really an informal way that citizens and other interested parties can get information.

Please stand up and state your name.

MS. HEATHERINGTON: My name's Edna Heatherington.

If there are cracks in the walls, have the foundations also been investigated?

DIRECTOR BUSSEY: I have to say that, yes, that was one of my biggest fears because the first thing I started to see were all these cracks. And I was like, "Oh, my goodness. Are we sound?" You know, we feel the vibration from
the train all the time.

So Holabird & Root was the firm that came in and looked at the interior cracks. They determined that the foundation is structurally sound. The interior cracks are lack of expansion joints that should have been designed and put in originally and weren't, and then, because we do have the vibrations that we get from the train, it's just that much worse. And since they haven't been -- had any attention, they look awful.

But, no, the foundation is fine.

MS. HEATHERINGTON: Thank you.

DIRECTOR BUSSEY: Uh-huh.

PRESIDENT STEIN: Go ahead.

MR. MC CLOW: I'm Bob McCow.

Was there a reason in those past years that you did not increase the tax rates in light of the fact that you may have been seeing the need for some of this repair?

PRESIDENT STEIN: Good question.

The -- I would say -- I can't speak for prior Boards, but we try to be as conservative as possible when we assess the annual library tax.
There was a time in the past that we had made a special onetime levy to replenish our savings account, our building, equipment, and maintenance fund, and the only other way that we funded that fund is if -- if our budgeting was off to the positive in any given year -- which it normally is; we normally have a surplus of a small amount, 50 or $75,000 that we spend -- that's just how it comes out.

We allocated that amount to the building maintenance and equipment fund every year, and that was doing fine until we realized the extent of the problem.

I think it's fair to say that until a year or two ago we didn't know the full dollar magnitude of the problem, and I don't know that anyone had enough information in prior years to quantify that and deal with the issue of -- or raise a tax to deal with that.

Does that answer your question?

MR. MC CLOW: Yeah. You will be more aggressive in the future?

PRESIDENT STEIN: Well, I'll tell you, the $400,000 -- the 3-cent increase that we
asked for, frankly, I'm hoping it's a little on
the aggressive side.

I'd like to think that we can maintain this
building and replace and repair the equipment for
an average of $300,000 a year and slowly build up
a little surplus so that we're not at the mercy
of, you know, the fates.

And other than that, we limit our taxation
to -- as if we were not a home rule community,
and there is a limit to what we can tax. Our tax
limit right now is 20 cents for the operating
fund.

And so I think -- I think the increase now
is aggressive but, also, prudent. And if we need
to make adjustments going forward, if the project
costs more than we expect or less than we expect,
we'll make those adjustments, as well.

Let's see if anyone -- before Ray -- if
anyone else has a question who hasn't spoken yet
before I let you go.

MR. CLIFF: Well, just in answer to
your question, going back eight or nine years
ago, the only thing that we discovered was this
little leak where the pan -- you know, you found
the pan.

And the Board was going back and forth with the architect and the contractor, and these guys were pointing fingers at each other, and we never did get any kind of, you know, resolution to the thing.

But, essentially, that was it. All we knew about was this little leak so . . .

MR. SAILER: I'm Ran Sailer. I've been a member of the Board for six years.

And everything Larry and Dawn has said is completely accurate. And I know, from prior years and through the period they have both been here -- one reason we are finally coming now with a total proposal is that we feel we have a full, expert-backed handle on what we need to do now and -- to your point -- what we need to do to keep us in the right position going forward.

We -- everybody knows this is not a wonderful economic time, and no one wants to raise taxes. We believe our proposal is responsible because, as Dawn says -- it's like the old filter ad for cars: "You can pay me now, or you can pay me later."
If we don't solve the water infiltration, ventilation, and other issues, they are going to increase -- not just through inflation but through damage -- the amount of work that we would have to do.

Our goal is to put our building in good structural, sound operating shape and be in a position to keep it that way based on the dollars we are asking for today.

MR. MC CLOW: I didn't mean to be critical.

MR. SAILER: No. And we're not taking it as such.

MR. MC CLOW: I've been on a couple of homeowners associations, and I understand very well that nobody wants to raise the dues or the taxes, but now that we found this, we're going to keep ourselves in a position -- we won't get into the same problem 10 years down the road, hopefully.

MR. SAILER: We were that homeowners association over the last two years, going "Can we just do this? Can we just do that?"

MR. MC CLOW: Yeah.
MR. SAILER: It would truly be penny-wise and pound-foolish not to take a comprehensive approach now.

PRESIDENT STEIN: John.

MR. MULHERIN: Larry, could you talk about the bond issue in terms of -- I noticed you have "Debt Service" already up there, and -- I don't expect interest rates to be any lower in the future --

PRESIDENT STEIN: That's right.

MR. MULHERIN: -- so this is probably a good time to sell the bonds.

But what's the length of the bonds? And would it be wise to refinance your existing debt at the same time? Is that -- is that possible? Are the bonds -- is your debt --

PRESIDENT STEIN: We have bonds left over that are still outstanding from the original construction of this building that will be paid off in four years, and our plan is to pay them off as scheduled and to borrow these bonds that would be paid off over 11 years.

That's the structure.

MR. MULHERIN: And what -- I mean, I
understand --

PRESIDENT STEIN: This is a balancing --

MR. MULHERIN: -- you don't know the amount until it's sold, but I just wondered what you expect the costs to be.

PRESIDENT STEIN: Yeah.

MR. LARSON: Back on the question of the refinance, the library -- and the Village refinanced the bonds back in, I think, '02, refunded it for savings because interest rates were low at that particular time.

And so what -- as a financial adviser to them, I'm recommending that, in the structure of this bond issue, that we -- they've got four more years of principal left on the bonds -- that we'll just pay interest only for four years, and then we'll pay principal for seven years to minimize the impact on homeowners --

MR. MULHERIN: Okay.

MR. LARSON: -- so that it will be less than 1 cent of an increase.

And interest rates, as you mentioned, are very low. Actually, I think the Bond Buyer
Index, which is an index that we go by, is the lowest it's been since 1967.

So interest rates for this kind of financing if we did it now would probably be -- it would be less than 3 percent, and that's without -- there's a Build America Bonds incentive for -- that's out there right now to go along with the Economic Recovery Act that could even make that cost a little bit lower.

So it -- as far as -- if it's any solace to you, the borrowing rates are very low right now for an 11-year issue.

MR. MULHERIN: Okay. The other question I have is approval. What -- do you need any resident approval, or is this convincing the Village Board to --

PRESIDENT STEIN: Yes. Good question.

We're requesting the Village Board to exercise its home rule authority and issue these bonds in its name on our behalf, and the bonds will be paid by increases in library taxes, not Village taxes.

And if the Village Board, after evaluating
these meetings and conducting its own deliberations, chooses to grant our request to exercise its home rule authority, that's all the authority that we need.

M. MULHERIN: Okay.

PRESIDENT STEIN: The Village Board, I believe, has the home -- we're sure -- has the home rule power to do that.

M. MULHERIN: Okay.

PRESIDENT STEIN: Go ahead.

MS. HOORNBEEK: My name's Lynda Hoornbeek. And this is probably a question based on rumor, but is rainwater the only source of the leakage?

PRESIDENT STEIN: I think there's some condensation, too.

MS. HOORNBEEK: But there's no underground sources?

PRESIDENT STEIN: No. I don't think there's any underground -- I mean, we know about the underground stream, and that -- they did a great job of channeling that because we don't have any problems with the underground water. But I've heard -- I know about that, as well.
Come on. Ask me some hard ones.

MR. CLIFF: Tell us some hard ones.

MR. MC CLOW: Do you need 2,000 people to convince the Board to do this bond issue, or what is the criteria for getting the Village to approve it?

PRESIDENT STEIN: I don't know what criteria they're going to use. I don't know. I don't know the answer to that question.

I'd like to think that, after evaluating the public reaction in these meetings and otherwise and in evaluating the merits of the request, that would seem to be the majority of it, but I imagine citizen support would also be useful.

MS. HEATHERINGTON: I'm interested in the public part of the process for developing the actual construction design and contract.

Now, we have an estimate from a professional estimating company, but then there will be the matter first of making sure that we have an appropriate program that ought to be public and then selecting the designers according to qualifications and then, after that, the
preparation of construction documents.

Will that process be public?

PRESIDENT STEIN: Well, the bid -- it will be as public as we can make it.

MS. HEATHERINGTON: We had -- a bid is a bid.

PRESIDENT STEIN: Right.

MS. HEATHERINGTON: That's after you do a lot of other things.

PRESIDENT STEIN: Right.

MS. HEATHERINGTON: Is the other part hidden?

PRESIDENT STEIN: Absolutely not. I would imagine that anyone who wants to see any of those documents or be involved in that process could be.

I don't know that they're -- why don't you speak to that, Dawn. You might know more about it.

DIRECTOR BUSSEY: Typically a designer or a consultant can be selected by the Board, just like when this building was built. They looked at several different architectural firms, and then they selected one.
MS. HEATHERINGTON: Right.

DIRECTOR BUSSEY: My thought at this point is that we've been very pleased with BTC -- they are a construction engineering consulting firm -- and that they would -- they -- for these other two pieces we've done, they've done the drawings, and then they also oversee the work. We put the work, then, out for bid, for public bid, and then we pick the lowest qualified bidder to do the work.

MS. HEATHERINGTON: So they are, in fact, the designers of the repairs?

DIRECTOR BUSSEY: BTC -- exactly. They do the drawings, although an architect stamps those drawings for them.

But they're engineers and so they really know how the different components have to go together to make sure that flashings really are done and wrapped correctly so the water doesn't come in and making sure windows aren't put in upside down and that kind of thing.

So they do the drawings, and then they also come out on-site, and they inspect the work or oversee the work, and they do detailed -- what
are called -- field reports where they take photographs with pictures and they do write-ups of "This is, you know, still not to the drawings; this needs to be corrected; this needs to be corrected."

And so they are not only doing the drawings but then overseeing the work, making sure that it gets done according to the drawings.

MS. HEATHERINGTON: So the contract administration is part of their contract, and they will be doing it on behalf of the Library Board?

DIRECTOR BUSSEY: My thought would be, because they're the ones that we've used for these last two pieces, the turret work and then this north elevation, and thus far --

MS. HEATHERINGTON: So they've already been performing those kinds of services for us?

DIRECTOR BUSSEY: Right. And that's how I know the details and I know that these field reports they do are great and they really do come out and make sure that the contractors are doing what the drawings say because that can
be one of the big areas.

MS. HEATHERINGTON: I am in this business myself, and I understand this process, but I know that it's very badly understood by the public in general.

DIRECTOR BUSSEY: Indeed.

PRESIDENT STEIN: In fact, one of the best things about BTC, our current consultants, is that they are on these contractors like bad suits. I mean, they catch everything that they try and slip by us, which I -- my judgment is or my sense is that was sort of one of the weaker areas of the original construction of this building.

And so they -- until we found -- until we got BTC, we were frustrated by difficulties with the consultants that we brought in. They weren't really performing adequately, they weren't helping us solve the problems, and that all changed when we hired BTC.

I would like to think that it's the unanimous judgment of the Board of seven Trustees that BTC has not only sold us on themselves through words but through deeds because they've
been monitoring the repair above the
entranceway -- they've been the consultant and
the designer of that and the manager -- as well
as the north elevation.

So how you make public their construction
drawings -- I don't know the answer to that
question. You're welcome to come over and look
at them. I'll roll them out on a big table
for you.

But that's how it's typically done. I
don't know if -- does that answer your question?

MS. HEATHERINGTON: Yes.

MR. SAILER: Larry, if I may, I think
it's important to point out almost nothing of
what we are doing involves aesthetic decisions,
as you would if you were saying, "What's our
building going to look like?"

MS. HEATHERINGTON: Yes, I
understand. I understand.

MR. SAILER: And I -- if you were in
the business, you understand. I just want to
make that clear.

One reason BTC is so perfect is we are not
asking them to make aesthetic judgments. We are
asking them to make engineering and structural
and material decisions and . . . I would say,
relative to the other consultants -- I'm sure
we've all had doctors who are brilliant and good
doctors, but when they tell you something, you
cannot understand it because they can only talk
to other doctors.

    BTC is a great doctor who can tell an
uninformed patient exactly what's going on. The
Board understands and -- I would say by this
point -- has a very high level of trust because
they do not sugarcoat and they do not hide behind
technological language.

    They're very, very clear and so, when we
proceed with them at each step -- for example,
through this turret and front project -- we
really understood what was going on.

    So we -- Larry is correct. The Board is
unanimously happy with this adviser.

    MS. HEATHERINGTON: Thank you.

    MS. SCHERER: Hi. I'm Katie Scherer.
I'm a Board member of the Friends of the Library.

    And my question is, when are you formally
making your request to the Village Board? And
then what is the time frame for them to make a
decision? When will we -- do we have dates where
we'll know this?

PRESIDENT STEIN: Excellent. We've
already formally made the request to the Board.
We passed a resolution at a special meeting a
couple Tuesdays ago -- maybe last Tuesday.

DIRECTOR BUSSEY: Last Tuesday.

PRESIDENT STEIN: Last Tuesday. It
all blurs together.

And that -- the Village Board has just
recently received that in one of their packets.
There is a time within which -- well, I don't
know what the Village Board's constraints are
when they can act.

I will be making a formal presentation at a
Village Board meeting that will be televised, but
that has not yet been scheduled. But as soon as
it is, we can post it on the Web site and get the
word out.

Let's let her finish.

MS. SCHERER: I guess my question is,
does the Village Board have to make this decision
by the end of 2009? Or . . . . when -- when will
we know?

MS. THORSELL: I believe it's the first meeting of December that we have to vote on the tax levy --

MR. MULHERIN: They have to do the entire appropriation -- we shouldn't talk over each other with a Court Reporter.

PRESIDENT STEIN: I'm sorry.

MS. THORSELL: I just said "when we vote on the tax levy."

PRESIDENT STEIN: So you have to make the decision on the bonds then, as well?

You don't know?

MS. THORSELL: If we're using a home rule authority to approve funding for the library, then I would assume it's all together.

PRESIDENT STEIN: Okay. Very good.

MR. MULHERIN: I think you'd have to -- they'd have to vote to do the appropriation for -- to fund the repayment of the bonds at the same time, you know, and then -- the bonds would probably be issued under a separate -- a separate ordinance, but it all has to happen this year.

PRESIDENT STEIN: Right.
You know, Steve, you might be able to talk on that topic.

MR. LARSON: Yeah.

PRESIDENT STEIN: My understanding is that the taxation relating to the bonds is sort of all tied together in one act.

But go ahead.

MR. LARSON: All right.

Well, when the -- when you issue a bond, actually, you have to -- the Village would adopt an ordinance, and that becomes its own appropriation at that particular time.

So it technically doesn't have to become part of the appropriation ordinance -- I'm not a lawyer but that's a part of bond issues.

So, technically, that could actually be done in January or February. It just needs to be -- the bonds -- if they want to get it on the tax rolls for 2009, payable in 2010, it needs to be done no later than February of 2010 because there's a deadline for bonds of March 1st to file that, as opposed to -- other levies, there's a different deadline.

But it would be -- it would be -- usually
what you do on a general ordinance for the
Village is that you would include an estimated
levy for the bonds that we would be issuing,
and -- because until you issue the bonds, you
don't know what that actual levy is until you
sell the bonds and know what the interest rates
are for that particular issue.

PRESIDENT STEIN: Does that answer
your question?

MS. SCHERER: Sort of.

PRESIDENT STEIN: Best we can do.

MS. SCHERER: Thank you.

MR. LARSON: I'll talk to you later.

PRESIDENT STEIN: Any other
questions?

Or anyone want to pose a question on a
3-by-5 card or have me read it off?

MR. CLIFF: This is just a nit.

Nowhere in here do I see the name
"BTC Consultants." I mean, is that important to
say, "Hey, we had consultants do this," blah,
blah, blah?

PRESIDENT STEIN: Yeah. You know,
there -- I've noticed some -- I've heard some --
there seems to be some confusion out there about
whether this $3 million is a result of a bidding
process as a -- when it, in reality, is a result
of our consultant, BTC's, opinion, and so I guess
we could address that.

I don't know that we identified our
consultant in the materials that we put together,
but that's who they are, Building Technology
Consultants.

MR. LARSON: You could certainly put
that maybe on the bottom of your estimate there
as a source -- that's the source of the
estimates.

DIRECTOR BUSSEY: Yes.

PRESIDENT STEIN: John?

MR. MULHERIN: I just want to
congratulate you. I think you guys are doing a
great job and it has to be done. And I think
that the more transparency you can give to it --
if you get the dates for the Village action, put
them in the newsletter.

You know, District 41 continues to suffer
the -- I won't say -- the ill effects of a poorly
handled tax referendum several years ago. Still
people do not trust 41. And there's all the new
administration, all new Boards, and -- but I
congratulate you on what you've done, and I think
it's absolutely essential.

PRESIDENT STEIN: It's the
culmination of many years' work that predates me,
but it has to be done. We've got to pull the
Band-Aid off.

I like to say, when you need a new roof on
your house, you've already spent the money for
the roof. You have to fix it sometime. And
the -- I think generally it costs more to fix it
later than it does to borrow money, pay a little
interest, and fix it now.

And that's really the impetus behind this
proposal because it's only going to get worse.
And interest rates are so low now that . . . . even
though it's a bad time to raise a little tax, if
we -- you know, we can't really operate well as a
library if we don't have the physical structure
under control and budgeted for and, you know, in
good shape.

So we'll have Dawn -- unless there's any
other questions or 3-by-5 cards, why don't you
show the pictures -- do you want to show some
pictures? And then we'll have a tour.

Anyone who wants a tour, Dawn will lead a
tour showing you the reality, not just the
pictures.

DIRECTOR BUSSEY: For anyone who's
not familiar, this is the library's Web page, and
on the library Web page we have listed a number
of different items, and we will continue to add
information. It's all related to this subject.

Right there you'll notice it says "Library
Building Repairs and Maintenance." For example,
it had the dates of this meeting and the upcoming
meetings and the times -- whoops. Sorry about
that.

Down here, though, you will see we had a
newsletter announcement again about the meetings
and about the issues. There's a copy of that
there if you'd like to read it.

The FAQs which we passed out to you, if you
need those in the future or want to refer someone
to them, they're available from this Web site.

The library building fact sheet -- which,
again, you have a copy of that, but if you know
someone else who needs to read that information or would like to read that information, you can direct them to this.

We also have print copies at the desks. If somebody wants a print copy, you can just ask them to -- you know, ask at the desk and we'll hand that over.

This item right here, this "Future Capital Repair Replacement Needs Schedule," this is another consultant that we had look at the building.

The -- in order to determine how much money did we need going into the future for replacement and repairs, we had a consultant come in and look at different parts of our building.

They looked at the mechanical structures, the electrical structures, and what we call the architectural structures, and there are pages of spreadsheets that go along with this where they itemized different components; they told us what they think the life expectancy of each one of those components is, what the replacement cost of each one of those components would be.

So that's where we've pulled this number of
what we think we need going into the future.

It's not something that we've just created. We
do have data to support it, and if anybody wants
to dig into that, it's right there and available.

The current roof condition is a photograph
that we put up recently that I wanted to show to
you because -- even though we're going on a tour,
it's difficult for me to get you up to the roof.

So let me rotate this real quick.

UNIDENTIFIED SPEAKER: Jesus.

DIRECTOR BUSSEY: Come on. Okay.

Well, I can't rotate it right this minute, so
we're looking at it sidewise.

But this is just one area that just
recently was an issue, and we'll see it when we
go on our tour as far as what it's doing inside
the building.

But you can see the sheeting underneath is
completely saturated, and the picture doesn't
hardly even do it justice. If you look at it
online, you'll get a better idea. The sheeting
is not only wet and saturated, it's literally
crumbling because it's been so wet for so long.

And then what I'd also like to point out --
and I'm sorry I didn't rotate it but -- if you're
familiar with shingles, shingles shouldn't ripple
like those are doing.

Your shingles should lie flat. They
shouldn't be curling. The main reason our
shingles are doing that is because our roof is
being cooked not only from outside, the way a
roof typically is, from the sunshine that beats
down on it, but it's being cooked from
underneath, as well, because of the fact that our
attic space is not ventilated properly.

We have all those openings I mentioned in
places where heat is escaping up into that attic,
so we have incredibly high temperatures in that
attic plus the heat from on top, and that's why
our shingles are all curling, even though they're
only 14, 15 years old.

A couple other things I want to show you
once I get back to here -- we've put up a couple
of the infrared pictures from the infrared study
that I mentioned earlier, and they'll show you
some of those places. Here are the infrared
photos of thermal air leakage, and we've put up
four of them.
There's one here -- again, it's a space on the third floor in the mechanical room, but it shows the -- the study, the way it's done, it identifies for you where that space is, and it also -- it shows you a picture of the actual area so you can see it's an area along the ceiling.

But then, when you come down and look at the infrared picture, it tells you the temperatures along there, and you can see it shouldn't be leaking quite like that.

This one is the third floor above the dropped ceiling in the hallway outside of the Board room. So, again, these are all areas on the third floor up into that attic space that I was just talking about . . . and you'll see -- so that's the area and there's the leakage.

And I have an entire book of these. I just tried to select ones that I thought were most telling at this point in time.

MR. MULHERIN: As my grandson would say, "Awesome."

DIRECTOR BUSSEY: Awesome?

MR. MULHERIN: "Awesome."

DIRECTOR BUSSEY: You know what? I
think we should get all these together and I
should just scroll down. Hold on one second.

Yep. Here we go.

This one is the third floor above the
dropped ceiling in the hallway outside of the
offices that are up there, and you'll see what's
going on there.

This one is the third-floor storage room,
which -- this is the area I mentioned. There's
just no insulation in the walls in that area.

So those are the infrared pictures, just a
few of them from the infrared study that we have,
but those are things that I really can't just
show you on the tour.

And then we have some pictures of the
current exterior. Now, these are things we can
look at a little bit more, and if you walk
around, you can see -- but you'll find places
like this that are gaps where the mortar has just
completely come out.

You'll find -- and this one's a little hard
to see in the picture, but if you're familiar
with our building, in the wintertime we get these
giant ice floes that come down off, and that's,
again, part of the fact that we've got all that heat going up into the attic and we've got these ice dams that are coming down. And this -- if you'll notice, we've got damage now that's occurring up here in the precast concrete.

A couple things I don't have pictures of but I can share with you if you can just picture them in your mind for a moment.

Last year they had me on the lift because they found a couple things down on the east end of the building that -- they said, "We just can't take a picture of this. You just won't believe it unless you see it."

So they put me in a hard hat, and they took me up there. And there was one place in the roof where there was literally an exhaust pipe that had been shingled over. Right over. I mean, you could tell, just looking at it, there was a pipe underneath it, and it had shingles over it.

And then there was -- at the end -- the gutter, rather than going all the way to the corner on the end of the building, it stopped about this far short, and then there was no metal flashing or anything wrapped around there as one
would have thought. Instead, there was just this
EIFS, and EIFS is really just kind of a
Styrofoam.

So, of course, the critters like to be on
the gutter, and they had chewed a little hole
right into that EIFS, and that's -- the best I
can figure -- how the bats got in the building
last year.

So we've closed that up now. But those are
just some examples of some of the issues with the
building and why we really need to seal it up and
fix it, so that the water and the animals and
things are not coming into the building.

PRESIDENT STEIN: Thank you, Dawn.

DIRECTOR BUSSEY: You're very
welcome.

PRESIDENT STEIN: Okay. Dawn will
take us -- take anyone who wants to on a tour.

This document is up -- is on the Web site
and is also in the right-hand corner of the table
there. It has both Dawn's e-mail address and my
e-mail address. If anyone has any questions,
they can send it along, and we will respond
promptly.
I, sadly, have to leave. I can't stay for the tour. I've already seen it. But this concludes our meeting. Thank you for coming and I hope you'll --

MR. LARSON: Feedback form.

PRESIDENT STEIN: Yeah. If anyone has any feedback forms, we're -- the purpose of this meeting is feedback so -- we got some oral feedback. If anyone has the form, if they'll leave it with us, we will package it up for the Village Board.

All right. Thank you very much. The meeting's over.

(Which were all the proceedings had in the above-entitled matter at the hour of 3:00 p.m.)
STATE OF ILLINOIS } 
 ) SS.
COUNTY OF DU PAGE } 

I, MELANIE L. HUMPHREY-SONNTAG, 
Certified Shorthand Reporter No. 084-004299, CSR, 
RDR, CRR, FAPR, and a Notary Public in and for 
the County of DuPage, State of Illinois, do 
hereby certify that I reported in shorthand the 
proceedings had in the above-entitled matter and 
that the foregoing is a true, correct, and 
complete transcript of my shorthand notes so 
taken as aforesaid. 

IN TESTIMONY WHEREOF I have hereunto set my 
hand and affixed my Notarial Seal this 21st day 
of October, 2009. 

______________________________
Certified Shorthand Reporter 
Registered Diplomate Reporter 
Certified Realtime Reporter 
Fellow of the Academy of 
Professional Reporters 

My commission expires 
February 17, 2010