

1 S57088

2 STATE OF ILLINOIS)
) SS.

3 COUNTY OF DU PAGE)

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5 In Re:)
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6 Public Comments) OCTOBER 5, 2009

Regarding the Glen Ellyn)

7 Public Library.)

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

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1 PRESENT:

2 MR. LARRY STEIN, Library Board President;

3 MS. DAWN BUSSEY, Library Director; and

4 MR. STEVE LARSON, Consultant.

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1 was built, problems have arisen, first subtly
2 with just leaks, little leaks, little problems
3 with the HVAC system, and in 1997, when I joined
4 the Board, the Board was fully engaged in trying
5 to figure out what the problem was and how to
6 solve it and what caused it.

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

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

21 That has caused mold in the portion of the
22 building above the entranceway, which is a big
23 part of the problem that we solved with our own
24 resources -- with our existing resources -- over

1 the last two years.

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

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

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

22 We estimate that, when we finish that north
23 elevation, our own internal resources to fix
24 unpredicted problems like this will be virtually

1 exhausted and we will have no further resources
2 to address the problems that we know exist in the
3 other five -- four walls -- the three other
4 walls, exterior walls, and the roof.

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

13 And, also, in addition to that \$3 million
14 bond sale, we propose to raise the library tax by
15 3 cents per hundred dollars of assessed valuation
16 to give us approximately \$400,000 that the expert
17 we've consulted with on this topic estimates will
18 be necessary to maintain the building and its
19 systems going forward.

20 One of the -- among the economical
21 construction of this building, another big
22 problem that we only identified really recently
23 is that we've never budgeted for ongoing sort of
24 capital repair and replacement of the building

1 and its systems.

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

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

19 We don't -- we had, until we started
20 repairing the five sides of the building, what we
21 call a building, equipment, and maintenance fund
22 that we funded sort of haphazardly over the years
23 as a sort of savings account to address problems
24 of the building or systems, but it was -- it was

1 very modest. I think it had about \$400,000 in it
2 in 2007 when I joined, and we estimate that it's
3 below a hundred thousand dollars once we finish
4 what's -- once we finish with the north
5 elevation. And so that's not really adequate, we
6 feel, to be fiscally responsible to maintain this
7 building.

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

12 We estimate this cost -- this building
13 would cost \$15 million to replace. We paid about
14 \$6 million to construct it, and with the addition
15 of the 3 million, we're still well under that
16 estimate.

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

20 We investigated and evaluated, you know,
21 suing some of the people involved in the original
22 construction, such as the builder or the
23 architect or the contractors, and I -- just as a
24 matter of aside, I happen to be a litigation

1 lawyer, and that's something I do a lot -- some
2 of it's construction litigation. Other people I
3 know do that, too.

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

12 So that's my introduction of the problem.
13 We have some other people here I'd like to
14 introduce so everyone knows who's here, and
15 there's an agenda up here that we can pass out
16 if you don't have it.

17 I introduced myself. I'm Larry Stein.

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

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

1 proceedings today.

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

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

10 Do you want to stand up, Steve?

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

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

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

24 And these bonds that we propose to sell

1 would be paid back over a period of time of about
2 11 years, and so we'd have to stretch it out very
3 far, and we'd be paying down the end of the road
4 anyway, so that's . . . that's that.

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

8 DIRECTOR BUSSEY: Thank you.

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

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

16 I started to notice -- and it's something
17 I'll show you and anybody who accompanies me in
18 the tour -- there's cracks in the wall all over
19 when you look around inside. And it can be on
20 interior walls; it can be on exterior walls. So
21 that sort of made me look around some more. And
22 if you start looking at the ceiling tiles,
23 there's water staining on the ceiling tiles
24 throughout the entire building, too.

1 So I started investigating a little bit
2 more. There's a closet upstairs, off the third-
3 floor Board room. There was a hole cut in the
4 wall, and there was literally a bread pan that
5 had been set inside the wall to capture water
6 that was coming inside.

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

14 Well -- so those were a couple things.

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

19 That was some of the repair work that Larry
20 mentioned that we did there above that study room
21 because, once we looked into that a little bit
22 further, we found out those windows didn't have
23 any flashings around them so that water was
24 coming in around those windows. It was also

1 coming in up there on the third floor, and that's
2 why that project expanded like it did.

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

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

16 UNIDENTIFIED SPEAKER: Jesus.

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

20 So we brought the building consultants in,
21 and, sure enough, they said, "Oh, no. We've got
22 lots of water here. We need to address this."
23 We actually had mold in the walls in that room.

24 So we cleaned that up last year with some

1 of the funds that we had, but that started us
2 looking a little further down the road, and we
3 said, "Oh, my goodness. There's more windows in
4 this building that don't have flashings around
5 them, as well."

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

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

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

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

1 elevation.

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

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

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

23 And then this EIFS on the outside is just
24 one more component that's been a problem because

1 it also has little cracks in it in places, and
2 there's water coming into that, as well.

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

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

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

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

23 So we brought in a consultant to start
24 looking at that, and what we learned is that we

1 have systems -- in terms of the compressors for
2 the air-conditioning and the boilers for the
3 heat -- that are appropriate, but the rest of the
4 work wasn't necessarily done as well as it could
5 have been or should have been.

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

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

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

22 Part of that HVAC work is also very, very
23 important, and that's the fact that our building
24 is not sealed. A building -- your house or a

1 public building like this -- should have a
2 certain amount of its walls sealed. It's called
3 a building envelope. And what that does is it
4 allows you to heat and air-condition inside
5 without leaking -- allowing more of it to escape
6 than typically would through your doors and your
7 windows.

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

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

21 So if you seal that envelope and you stop
22 that water from coming in, then you get the HVAC
23 system so it's working properly, it would
24 actually make this a greener, more

1 since 2007 until now, some of the things that the
2 consultants have found that we know need to be
3 fixed about this building.

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

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

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

23 But, sadly, right now the library doesn't
24 have a maintenance repair line like that. All we

1 have is a maintenance -- a contractual line,
2 meaning a line where we pay a service company to
3 come in and service the HVAC system four times a
4 year or come in and service the sprinkler system
5 once a year, but we don't have the money for
6 those unexpected things like that sprinkler valve
7 that broke or the lights outside that stopped
8 working.

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

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

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

18 DIRECTOR BUSSEY: It's up.

19 PRESIDENT STEIN: All right. Thank
20 you, Dawn.

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

23 Ran Sailer is a member of the Board of
24 Trustees.

1 Michelle, why don't you introduce yourself.

2 MS. THORSELL: I'm Michelle Thorsell.

3 I'm a Village Board Trustee.

4 PRESIDENT STEIN: And we -- and,
5 John, why don't you introduce yourself and your
6 colleague.

7 MR. MULHERIN: I'm John Mulherin.

8 I'm on the Library Foundation Board.

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

11 PRESIDENT STEIN: Foundation Board.

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

16 Feel free to make notes, write down
17 comments, write out questions on the 3-by-5 card
18 while I'm going through this detail. And there's
19 so few people here that I'll give everyone the
20 option -- you can either stand up and ask your
21 question orally or if you want to -- if you
22 prefer to hand in a card, I'll read it and
23 summarize it as best I can and then do my best to
24 answer it.

1 But this first slide is a sample Village
2 tax bill, and it shows a typical 2008 bill, and
3 it shows how the taxes from the library are
4 3.6 percent of your total tax bill.

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

10 The library portion of your tax bill is
11 \$347 on a typical -- what is that, a \$350,000
12 house?

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

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

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

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

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

23 This is our budget. This is how we spend
24 the revenue that we receive. As I'll show, the

1 vast majority of our revenue process is
2 property -- the property taxes we assess, which
3 is relatively fixed and which is why we're having
4 this process today.

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

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

12 Now, this is a line-by-line version of our
13 2009 budget. This is without the proposed
14 maintenance; right, Dawn?

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

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

24 And \$30,000 is almost gone, and we're not

1 even halfway through the fiscal year.

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

7 This is a large building. It's
8 52,000 square feet. It has a lot of mechanical
9 systems in it, and they have various useful lives
10 that are estimated. They may fail before or
11 after that or right at it.

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

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

21 We do charge for some of our services,
22 and -- DVDs mostly -- we earn a little interest
23 because we collect our property taxes in
24 two installments and spend it over the year.

1 But we don't -- unlike the Village -- we're
2 a separate entity from the Village. Unlike the
3 Village, we cannot -- we don't have any other
4 real source of revenue that we can raise, other
5 than taxes. We can't impose a sales tax or
6 something like that.

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

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

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

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

1 a year.

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

6 PRESIDENT STEIN: Thank you, Dawn.

7 More of our revenues.

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

13 It's in two components. The smaller
14 portion is to service the \$3 million in bonds
15 that we propose to sell and pay off over
16 11 years, and the larger portion is the 3-cent
17 increase in annual taxes that we propose to
18 increase our budget approximately \$400,000 to
19 finally account for the expected need to replace
20 and repair parts of the building.

21 So as you can see, the tax increase is, by
22 far, a larger portion of the \$35 annual increase
23 that we propose, and the bonds are rather
24 inexpensive on an annual basis to the taxpayers,

1 accounting for only 9 of the \$35.

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

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

17 The HVAC is another portion of it. As you
18 can see, that's just over \$500,000, and that
19 accounts for the problems with the heating,
20 ventilating, and air-conditioning system,
21 including the overly long runs, the improperly --
22 there's just a bunch of things wrong with the
23 HVAC system that -- the building envelope and
24 whatnot.

1 And there's some other capital repairs that
2 amount to just over three-quarters of a million
3 dollars. That includes the relamping. The
4 carpeting in most -- many areas of the library
5 has reached the end of its useful life and is
6 really a safety issue. It doesn't really stay
7 down on the floor and is stained and in need of
8 repair.

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

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

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

19 This is a pie chart showing how many of the
20 \$35 goes -- in annual taxes starting in 2010 --
21 that would go to each of the portions of
22 the . . . of the project, and so you can see how
23 much each is likely to cost.

24 Now, this is an interesting one. We just

1 did this research. And this shows over time,
2 starting in 2002, the taxes, the total taxes that
3 the library has assessed over that time period.
4 And as you can see, they've been going steadily
5 down in pennies per hundred dollars worth of
6 assessed valuation.

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

10 MR. LARSON: 25-plus.

11 PRESIDENT STEIN: 25.

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

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

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

23 I'll answer questions or, if I'm not the
24 right person to answer the question, I'll try and

1 find someone.

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

4 MR. CLIFF: Will this 3 million
5 include --

6 PRESIDENT STEIN: Wait. Stand up --

7 MR. CLIFF: Will the \$3 million
8 include --

9 PRESIDENT STEIN: Stand up and
10 identify --

11 MR. CLIFF: Ray Cliff.

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

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

23 And this isn't all going to happen at once.
24 It's going to take quite a bit of time to bid

1 these projects out and supervise them. And so
2 over time we'll have better information about how
3 much it will cost, but this is our best estimate
4 right now.

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

9 PRESIDENT STEIN: Yeah.

10 Do we have that now?

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

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

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

19 John.

20 MR. MULHERIN: John Mulherin.

21 I noticed there aren't many -- I'm not
22 surprised that there aren't many people here, but
23 the Village -- are you going to make this
24 presentation in front of the Village Board so

1 it's televised to the community?

2 PRESIDENT STEIN: Excellent question.

3 We've already started that process.

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

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

15 Please stand up and state your name.

16 MS. HEATHERINGTON: My name's Edna
17 Heatherington.

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

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

1 the train all the time.

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

12 But, no, the foundation is fine.

13 MS. HEATHERINGTON: Thank you.

14 DIRECTOR BUSSEY: Uh-huh.

15 PRESIDENT STEIN: Go ahead.

16 MR. MC CLOW: I'm Bob McClow.

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

21 PRESIDENT STEIN: Good question.

22 The -- I would say -- I can't speak for
23 prior Boards, but we try to be as conservative as
24 possible when we assess the annual library tax.

1 There was a time in the past that we had
2 made a special onetime levy to replenish our
3 savings account, our building, equipment, and
4 maintenance fund, and the only other way that we
5 funded that fund is if -- if our budgeting was
6 off to the positive in any given year -- which it
7 normally is; we normally have a surplus of a
8 small amount, 50 or \$75,000 that we spend --
9 that's just how it comes out.

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

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

20 Does that answer your question?

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

23 PRESIDENT STEIN: Well, I'll tell
24 you, the \$400,000 -- the 3-cent increase that we

1 asked for, frankly, I'm hoping it's a little on
2 the aggressive side.

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

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

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

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

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

1 the pan.

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

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

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

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

19 We -- everybody knows this is not a
20 wonderful economic time, and no one wants to
21 raise taxes. We believe our proposal is
22 responsible because, as Dawn says -- it's like
23 the old filter ad for cars: "You can pay me now,
24 or you can pay me later."

1 If we don't solve the water infiltration,
2 ventilation, and other issues, they are going to
3 increase -- not just through inflation but
4 through damage -- the amount of work that we
5 would have to do.

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

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

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

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

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

24 MR. MC CLOW: Yeah.

1 MR. SAILER: It would truly be
2 penny-wise and pound-foolish not to take a
3 comprehensive approach now.

4 PRESIDENT STEIN: John.

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

10 PRESIDENT STEIN: That's right.

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

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

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

23 That's the structure.

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

1 understand --

2 PRESIDENT STEIN: This is a

3 balancing --

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

7 PRESIDENT STEIN: Yeah.

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

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

20 MR. MULHERIN: Okay.

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

23 And interest rates, as you mentioned, are
24 very low. Actually, I think the Bond Buyer

1 Index, which is an index that we go by, is the
2 lowest it's been since 1967.

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

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

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

17 PRESIDENT STEIN: Yes. Good
18 question.

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

24 And if the Village Board, after evaluating

1 these meetings and conducting its own
2 deliberations, chooses to grant our request to
3 exercise its home rule authority, that's all the
4 authority that we need.

5 MR. MULHERIN: Okay.

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

9 MR. MULHERIN: Okay.

10 PRESIDENT STEIN: Go ahead.

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

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

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

19 PRESIDENT STEIN: No. I don't think
20 there's any underground -- I mean, we know about
21 the underground stream, and that -- they did a
22 great job of channeling that because we don't
23 have any problems with the underground water.
24 But I've heard -- I know about that, as well.

1 Come on. Ask me some hard ones.

2 MR. CLIFF: Tell us some hard ones.

3 MR. MC CLOW: Do you need
4 2,000 people to convince the Board to do this
5 bond issue, or what is the criteria for getting
6 the Village to approve it?

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

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

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

19 Now, we have an estimate from a
20 professional estimating company, but then there
21 will be the matter first of making sure that we
22 have an appropriate program that ought to be
23 public and then selecting the designers according
24 to qualifications and then, after that, the

1 preparation of construction documents.

2 Will that process be public?

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

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

7 PRESIDENT STEIN: Right.

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

10 PRESIDENT STEIN: Right.

11 MS. HEATHERINGTON: Is the other part
12 hidden?

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

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

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

1 MS. HEATHERINGTON: Right.

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

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

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

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

22 So they do the drawings, and then they also
23 come out on-site, and they inspect the work or
24 oversee the work, and they do detailed -- what

1 are called -- field reports where they take
2 photographs with pictures and they do write-ups
3 of "This is, you know, still not to the drawings;
4 this needs to be corrected; this needs to be
5 corrected."

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

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

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

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

20 DIRECTOR BUSSEY: Right. And that's
21 how I know the details and I know that these
22 field reports they do are great and they really
23 do come out and make sure that the contractors
24 are doing what the drawings say because that can

1 be one of the big areas.

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

6 DIRECTOR BUSSEY: Indeed.

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

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

21 I would like to think that it's the
22 unanimous judgment of the Board of seven Trustees
23 that BTC has not only sold us on themselves
24 through words but through deeds because they've

1 been monitoring the repair above the
2 entranceway -- they've been the consultant and
3 the designer of that and the manager -- as well
4 as the north elevation.

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

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

12 MS. HEATHERINGTON: Yes.

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

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

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

23 One reason BTC is so perfect is we are not
24 asking them to make aesthetic judgments. We are

1 asking them to make engineering and structural
2 and material decisions and . . . I would say,
3 relative to the other consultants -- I'm sure
4 we've all had doctors who are brilliant and good
5 doctors, but when they tell you something, you
6 cannot understand it because they can only talk
7 to other doctors.

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

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

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

20 MS. HEATHERINGTON: Thank you.

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

23 And my question is, when are you formally
24 making your request to the Village Board? And

1 then what is the time frame for them to make a
2 decision? When will we -- do we have dates where
3 we'll know this?

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

8 DIRECTOR BUSSEY: Last Tuesday.

9 PRESIDENT STEIN: Last Tuesday. It
10 all blurs together.

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

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

21 Let's let her finish.

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

1 we know?

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

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

8 PRESIDENT STEIN: I'm sorry.

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

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

13 You don't know?

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

17 PRESIDENT STEIN: Okay. Very good.

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

24 PRESIDENT STEIN: Right.

1 You know, Steve, you might be able to talk
2 on that topic.

3 MR. LARSON: Yeah.

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

7 But go ahead.

8 MR. LARSON: All right.

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

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

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

24 But it would be -- it would be -- usually

1 what you do on a general ordinance for the
2 Village is that you would include an estimated
3 levy for the bonds that we would be issuing,
4 and -- because until you issue the bonds, you
5 don't know what that actual levy is until you
6 sell the bonds and know what the interest rates
7 are for that particular issue.

8 PRESIDENT STEIN: Does that answer
9 your question?

10 MS. SCHERER: Sort of.

11 PRESIDENT STEIN: Best we can do.

12 MS. SCHERER: Thank you.

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

14 PRESIDENT STEIN: Any other
15 questions?

16 Or anyone want to pose a question on a
17 3-by-5 card or have me read it off?

18 MR. CLIFF: This is just a nit.

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

23 PRESIDENT STEIN: Yeah. You know,
24 there -- I've noticed some -- I've heard some --

1 there seems to be some confusion out there about
2 whether this \$3 million is a result of a bidding
3 process as a -- when it, in reality, is a result
4 of our consultant, BTC's, opinion, and so I guess
5 we could address that.

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

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

14 DIRECTOR BUSSEY: Yes.

15 PRESIDENT STEIN: John?

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

22 You know, District 41 continues to suffer
23 the -- I won't say -- the ill effects of a poorly
24 handled tax referendum several years ago. Still

1 people do not trust 41. And there's all the new
2 administration, all new Boards, and -- but I
3 congratulate you on what you've done, and I think
4 it's absolutely essential.

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

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

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

23 So we'll have Dawn -- unless there's any
24 other questions or 3-by-5 cards, why don't you

1 show the pictures -- do you want to show some
2 pictures? And then we'll have a tour.

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

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

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

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

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

23 The library building fact sheet -- which,
24 again, you have a copy of that, but if you know

1 someone else who needs to read that information
2 or would like to read that information, you can
3 direct them to this.

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

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

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

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

24 So that's where we've pulled this number of

1 what we think we need going into the future.

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

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

9 So let me rotate this real quick.

10 UNIDENTIFIED SPEAKER: Jesus.

11 DIRECTOR BUSSEY: Come on. Okay.

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

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

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

24 And then what I'd also like to point out --

1 and I'm sorry I didn't rotate it but -- if you're
2 familiar with shingles, shingles shouldn't ripple
3 like those are doing.

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

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

18 A couple other things I want to show you
19 once I get back to here -- we've put up a couple
20 of the infrared pictures from the infrared study
21 that I mentioned earlier, and they'll show you
22 some of those places. Here are the infrared
23 photos of thermal air leakage, and we've put up
24 four of them.

1 There's one here -- again, it's a space on
2 the third floor in the mechanical room, but it
3 shows the -- the study, the way it's done, it
4 identifies for you where that space is, and it
5 also -- it shows you a picture of the actual area
6 so you can see it's an area along the ceiling.

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

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

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

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

22 DIRECTOR BUSSEY: Awesome?

23 MR. MULHERIN: "Awesome."

24 DIRECTOR BUSSEY: You know what? I

1 think we should get all these together and I
2 should just scroll down. Hold on one second.

3 Yep. Here we go.

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

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

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

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

21 You'll find -- and this one's a little hard
22 to see in the picture, but if you're familiar
23 with our building, in the wintertime we get these
24 giant ice floes that come down off, and that's,

1 again, part of the fact that we've got all that
2 heat going up into the attic and we've got these
3 ice dams that are coming down. And this -- if
4 you'll notice, we've got damage now that's
5 occurring up here in the precast concrete.

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

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

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

20 And then there was -- at the end -- the
21 gutter, rather than going all the way to the
22 corner on the end of the building, it stopped
23 about this far short, and then there was no metal
24 flashing or anything wrapped around there as one

1 would have thought. Instead, there was just this
2 EIFS, and EIFS is really just kind of a
3 Styrofoam.

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

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

14 PRESIDENT STEIN: Thank you, Dawn.

15 DIRECTOR BUSSEY: You're very
16 welcome.

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

19 This document is up -- is on the Web site
20 and is also in the right-hand corner of the table
21 there. It has both Dawn's e-mail address and my
22 e-mail address. If anyone has any questions,
23 they can send it along, and we will respond
24 promptly.

1 I, sadly, have to leave. I can't stay for
2 the tour. I've already seen it. But this
3 concludes our meeting. Thank you for coming and
4 I hope you'll --

5 MR. LARSON: Feedback form.

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

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

14 (Which were all the proceedings
15 had in the above-entitled matter
16 at the hour of 3:00 p.m.)

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1 STATE OF ILLINOIS)
) SS.

2 COUNTY OF DU PAGE)

3

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

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

16

17

18 _____
Certified Shorthand Reporter
19 Registered Diplomate Reporter
Certified Realtime Reporter
20 Fellow of the Academy of
Professional Reporters

21

My commission expires
22 February 17, 2010

23

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