

**EXTRACT OF MINUTES of the regular public meeting of
the Board of Library Trustees of the Lemont Public Library District,
Cook and DuPage Counties, Illinois,
held in the Library Meeting Room at the Lemont Public Library,
50 East Wend Street, Lemont, Illinois, in said Library District,
at 7:00 o'clock p.m., on the 9th day of October, 2014**

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The meeting was **(Agenda item I) called to order** by the President at 7:03 p.m. After recitation of the **(II) Pledge of Allegiance** and upon the **(III) roll being called**, Vytenis Kirvelaitis, the President, and the following Trustees were physically present at said location: Thomas Burton, Jr., Patricia Camalliere, Daniel Geoghegan, Catherine Sanders and Michaeline Skibinski. The following Trustee was absent and did not participate in the meeting in any manner or to any extent whatsoever: Secretary of the Board of Library Trustees Christine Hogan. No Trustee was permitted to attend the meeting by video or audio conference.

Trustee Skibinski moved and Trustee Burton seconded the motion to **(IV) approve the minutes** of the regular public meeting of the Board on September 11, 2014. A voice vote was taken: all AYES, no NAYS. The motion was passed.

Trustee Camalliere then moved, with Trustee Sanders seconding the motion, to approve the minutes of the Budget and Appropriation Hearing on September 16, 2014. A voice vote was taken: all AYES, no NAYS. The motion carried.

Subsequently, Trustee Geoghegan made a motion, seconded by Trustee Burton, to approve the minutes of the Special Meeting of the Board on September 16, 2014. A voice vote was taken: all AYES, no NAYS. The minutes were approved.

The Trustees reviewed the **(V) Treasurer's Report** as submitted below:

Illinois Public Treasurer's Investment Pool		
Illinois Funds Money Market e-Pay	\$	5,279.94
Illinois Funds Money Market		488,997.68
MB Financial Bank Account		
Money Market		250,199.09
Marquette Bank Accounts		
Imprest Fund		664.79
Money Market		249,785.94
Suburban Bank and Trust Accounts		
Expense		704.10
Money Market		10,788.80
Operating		223,373.61

Trustee Skibinski moved and Trustee Sanders seconded the motion that the Treasurer's Report be approved. The President directed that the roll be called for a vote on the motion. Upon the roll being called, the following Trustees voted AYE: Thomas Burton, Jr., Patricia Camalliere, Daniel Geoghegan, Vytenis Kirvelaitis, Catherine Sanders and Michaeline Skibinski. No Trustee voted NAY. The motion carried.

Next, Trustee Camalliere moved and Trustee Skibinski seconded the motion to **(VI) approve the payment of bills** in the amount of \$32,491.58. The President directed that the roll be called for a vote on the motion. Upon the roll being called, the following Trustees voted AYE: Thomas Burton, Jr., Patricia Camalliere, Daniel Geoghegan, Vytenis Kirvelaitis, Catherine Sanders and Michaeline Skibinski. No Trustee voted NAY. The motion carried.

Members of the **(VII) public** were then **invited to speak** to the Board. There were no remarks from meeting participants at this time.

There were no **(VIII) reports** from the (A) President or from the (B) attorney for the Library.

(C) Library Director Sandra Pointon submitted her written report, emphasizing several points. The Library's 7th Annual "Helping Veterans on the Homefront" supply drive would take place from October 1 until Veterans Day, November 11, 2014. Early Voting for the November 4th General Election would be held in the Library Meeting Room from October 20 until November 1, 2014. The Truth-in-Taxation Hearing would be held on Tuesday, October 14, 2014 at 6:45 p.m. in Study Room #1, as the Meeting Room had already been reserved for the evening.

The following Board Committees tendered no reports for the month: (D)(1) Finance, (3) Policy and Personnel, (4) Planning and Goals, and (5) Technology. (6) The Building and Grounds Committee reported that it would submit a snow removal contract for the 2014-2015 winter season for a Board vote at the next regular meeting in November. The heating elements of the Library humidifier had calcified, rendering the humidifier nonoperational and requiring the replacement of the heating elements.

A report on **(IX) Old Business** followed. First, Director Pointon advised the Trustees that presentations on the proposed Library Improvement Project had been given at the meetings of various community organizations. An informational mailing would be sent to patrons during the week of October 13. Second, regarding a provision in the Library's By-Laws requiring individuals speaking during "Public Participation" to state their addresses for the record, President Kirvelaitis suggested that the Trustees read the Illinois Attorney General's opinion (distributed) on the subject, issued to the Village of Lemont.

The President announced that the next agenda item, **(X) New Business**, for the Board of Library Trustees was a (A) public hearing (the "Hearing") to receive public comments on the proposed plan of finance (the "Plan") for repairing, remodeling and improving, furnishing necessary equipment and acquiring library materials and electronic data storage and retrieval facilities for, building an addition to, and improving the site of the existing library building (the "Project"). He explained that all persons desiring to be heard would have an opportunity to present written or oral testimony with respect thereto.

Consequently, Trustee Skibinski moved and Trustee Camalliere seconded the motion to move into a **Hearing on the Proposed Plan of Finance for the Library Improvement Project**. A roll call was conducted for a vote upon the motion. Upon the roll being called, the following Trustees voted AYE: Thomas Burton, Jr., Patricia Camalliere, Daniel Geoghegan, Vytenis Kirvelaitis, Catherine Sanders and Michaeline Skibinski. No Trustee voted NAY. The motion was passed.

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At 7:20 o'clock p.m., the **President opened the Hearing** and discussion on the Proposed Plan of Finance for the Library Improvement Project. Trustee Thomas Burton, Jr. explained the Plan as follows.

Speaking as **Chairman of the Board's Building and Grounds Committee, Trustee Burton** recapitulated the 18-year-old Library structure's persisting mechanical, electrical and other maintenance problems, which resulted from the 7-day per week operation of a public building. Each month, an average of 10,000 people visited the Library. A 2013 facility assessment by Dewberry Architects identified the need for \$500,000 in updates and repairs in order to keep the Library a viable resource for the Lemont community. Therefore, the Board invited Engberg Anderson Architects to conduct a space planning study. The firm gathered input from the Library Board, staff, and patrons. This collaborative process produced a "non-ostentatious" concept schematic design (April 2014). It estimated that the Project would cost \$2,800,000 and that such amount would be raised by the issuance of \$2,800,000 of library bonds of the District.

Joseph Huberty, Architect and Partner, Engberg Anderson reviewed the primary proposed Library improvements and responded to questions from Board President Kirvelaitis. On the \$2.8 million cost of the Project, Engberg Anderson had made educated assumptions based on prevailing rates for construction materials and labor and the recovering economy. A prudent contingency had been built into the estimate to cover unforeseen circumstances.

The President asked why the cost for institutional improvements and expansion was significantly higher than that for similar residential renovation or additions. Mr. Huberty replied that more durable, institutional grade surfaces were required for heavy use; life safety measures (fire suppression, building security and auxiliary power sources) meet a higher standard; IT infrastructure must accommodate extensive utilization; and more intricate temperature controls differentiate climate needs by zone, as well as monitor conditions in the server room. He estimated that 40 to 45 percent of the cost of the Project

would be allotted to mechanical and electrical upgrades. The new roof, sealants and insulation, and energy-efficient HVAC equipment and lighting should result in a 22 to 25 percent energy savings.

The President invited **Albert Boumenot, Senior Vice President, Public Finance division, George K. Baum & Company**, to address the public. Mr. Boumenot proposed financing the renovation through the issue of library bonds on a 15-year amortization schedule, although the bonds could be issued for a period from eight to twenty years. Based on analysis and the Library's very good AA2 rating, the Public Finance division conservatively predicted an interest rate of approximately 3.5 percent and estimated the annual debt service, including principal and interest, to be \$270,000. The bond for the construction of the original Library building would be retired in 2015, before payments on the new bond commenced in December of 2016.

Taking into account current market rates, a 15-year bond would result in a reduction of approximately 30% over the current debt service tax rate. For example, the owner of a median market value home in Lemont (\$355,000) was currently paying \$55.25 annually in taxes for the existing debt service. The anticipated 2016 taxes for the new debt service for the median-value household would be estimated at \$37.85.

Whereupon, the President asked the members of the Board of Library Trustees for additional comments concerning the Plan. There were no additional remarks made by the Trustees at this time.

No written testimony concerning the Plan had been received and, therefore, was not read into the record.

At which point, the President asked for oral testimony or any **public comments concerning the Project**. Statements were made by Stephanie Kovacik, Patricia Grzyb, Lila Ward, Mary Burke, Jim Ladas, Tom Culcasi, and Steve Reardon, as summarized below:

Stephanie Kovacik wondered why the Library should assume new debt, when it could just retire its debt entirely. Were there no reserves to draw from? How had the Board not budgeted for at least the vital replacements? Why should the Library increase its size for programs unrelated to its traditional functions (i.e. yoga, cooking) or accommodate outside events, when there were other venues available in town?

The President responded that the Library's annual operating budget, excluding bonds, was \$1.2 million. The Library was unable to furnish the funds for such a costly enterprise without either drastic cuts to services over many years or a bond mechanism. Since the Board had never endorsed the levy of excess taxes, the District already had one of the lowest tax rates amongst area libraries. Limited reserves had been accrued because, on several occasions, Cook County had been late in distributing its tax collections, necessitating a Tax Anticipation Warrant for the Library to simply meet its payroll and operating cost obligations. Standard public tax practices discouraged the over-accumulation of contingency funds. Library Director Sandra Pointon added that most outside sites charged for use and were not available 68 hours per week. During the past year, the Library sponsored over 800 events for free, which were attended by over 9,000 people. In accordance with a library's traditional service mission, enrichment programming was offered for all ages. Trustee Burton cited the increasing demand for the latest in IT services as an example of a library's expanded mission. Trustee Sanders mentioned that the trend was for libraries to be used less for book storage and more for community gatherings.

Patricia Grzyb asked how the Director had arrived at program participation figures, as she noticed that the meeting room was not always utilized and not filled to capacity.

The Director answered that, since sign-ups proved inaccurate, staff would take actual head counts. Timing was also an issue: programming occurred most evenings, after work, except on Friday nights, when the Library was closed. Vice President Camalliere pointed out that the current meeting room was, in fact, in such demand that it was booked during the upcoming Truth-in-Taxation Hearing, which had to be moved to a study room fitting four individuals snugly. A mid-sized room was indispensable. Fire code permitted occupancy by no more than 67 people in the current meeting room. The two new spaces would contain 50 and 20-25 patrons, plus the children's program area would furnish places for another 50, or 20-25 people each when divided. Ms. Grzyb approved of the children's section redesign.

Ms. Grzyb asked how the architects would recapture natural light lost through the addition of the new meeting spaces. She felt that the meeting rooms belonged at the rear of the building and that the new

entrance created a maze. Would the renovations make the Library more accessible for patrons with a disability?

According to Mr. Huberty, natural light would still filter in from existing windows, supplemented by additional lighting in the adult section. The new meeting rooms had windows and doors leading to a small courtyard. The space shift to the east might actually expand the lot somewhat on that west side. The Library would continue to meet the standards set forth in the Americans with Disabilities Act. The clear path to the children's section directed family commotion to an enclosed area and provided for the interception of small children making a sudden and possibly dangerous break for the exit.

Ms. Grzyb inquired about documentation for the final build-out. President Kirvelaitis said that all records were in order. It was expected that slight modifications not reflected in the drawings would have to be made during design development and construction.

Lila Ward was concerned about the shelving blocking light from the windows. She observed that there were fewer computers in the concept design.

Mr. Huberty assured her that rearranged existing shelving would not block existing windows. Trustee Burton explained that the decrease in desktop computers would be counterbalanced by the availability of laptops that patrons could use anywhere in the Library.

Mary Burke expressed her opinion that enticing patrons to visit the Library more frequently should be a priority. She had no problems with the renovation plans or figures.

Jim Ladas, a 25-year Lemont resident, thanked the Board for the opportunity to vote on the issue. He had opposed the proposal by the Village of Lemont to build a rental sports complex, and the public was denied a vote on the matter. Mr. Ladas was still apprehensive that the Village would commit itself and its residents into "debt slavery". He worried that the Village's efforts would impede the passing of the Library referendum. He recalled that it took three referenda to approve construction of the current Library building. Mr. Ladas lamented the lack of coordination amongst local governmental bodies, especially on the subject of facility rentals, including the school and park districts. He acknowledged that the Library charged the lowest for-profit rental fees. Mr. Ladas admitted that he had not yet decided how to vote on the referendum, but that he wanted to see the Library flourish.

Tom Culcasi identified himself as a member of the citizens group promoting a successful referendum. He attended earlier community meetings on the renovation and became impressed with the Project. Lemont should attract growth and increase the property value by fostering the amenities sought by potential homeowners: good schools, transportation, parklands and, of course, a good library. He had joined Library staff to present and discuss the redesign at the meetings of both non-governmental organizations and governmental bodies. Mr. Culcasi perceived local support for an up-to-date, modern structure. A local firefighter told him of the multiple occasions the Fire Department responded to false alarms from the Library due to its faulty electrical system.

Trustee Camalliere noted that the improvements would have to be made eventually. It was better to undertake them now than to wait another decade, when the work would only cost more.

Steve Reardon was also on the citizens' referendum committee. He emphasized that "This is the only time in my life that I'll get to vote for a tax reduction." If the referendum did not pass, the Library would be forced to reduce services or initiate another referendum. He thanked the Board for many occasions to discuss the Project comprehensively.

Stephanie Kovacik asked from where funds to pay for architectural renderings and other services had been drawn? If the referendum for the entire Project was not passed, the Library would still incur the expense.

President Kirvelaitis responded that George K. Baum & Company had not charged any fees. The Board had budgeted and paid for \$16,000 for the study and drawings featured on the Library website. Trustee Burton justified the expense: the Board would not have been able to propose the endeavor to the public without a tangible plan and cost estimates.

Patricia Grzyb did not understand why the money had not been laid aside for repairs. She also wondered why more residents had not attended the hearing.

The President replied that it would have taken many years to accumulate even the \$16,000 in architectural fees. The amount was considerable for an individual, but quite reasonable for an institution. Trustee Burton stressed that there was no surplus in the Library's operating budget. Library operating taxes had not been increased in 18 years. Building maintenance funds were capped at two percent. All of the meetings related to the Project had been promoted in the local newspapers, Library newsletters, mailings and through signage. Tom Culcasi noted that a large banner had been placed prominently in the Park District's Core. He requested attendees to involve their friends and neighbors in the information process.

Ms. Kovacik inquired about the stipend the Trustees were paid.

Board members made clear that the proposal was not made in self-interest; that they received no stipend and were prohibited from doing so by State law.

Ms. Kovacik wanted to know whether there would be a second referendum if the current one did not pass, to cover the required \$500,000 in repairs. Since the bond for the original building construction was being retired, why could the Library not use those funds toward repairs?

Since it was not feasible to save the required funds from the already frugal operating budget, the President explained that the Library would have to initiate a new referendum or take out short-term loans at a much higher interest rate than the longer-term bonds. The interest for these short-term loans would have to be paid from the operating budget resulting, once again, in unwelcome cuts in services. Once the old bond was retired, no additional tax money could be collected on it.

The President then announced that all persons desiring to be heard had been given an opportunity to present oral and written testimony with respect to the Plan.

Trustee Skibinski moved and Trustee Geoghegan seconded the motion that the Hearing be adjourned. After a full discussion thereof, the President directed that the roll be called for a vote upon the motion. Upon the roll being called, the following Trustees voted AYE: Thomas Burton, Jr., Patricia Camalliere, Daniel Geoghegan, Vytenis Kirvelaitis, Catherine Sanders and Michaeline Skibinski. No Trustee voted NAY.

Whereupon, the President declared the motion had carried, and the Hearing was **adjourned**.

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Upon returning to the regular meeting, Trustee Michaeline Skibinski presented and Trustee Thomas Burton, Jr. read into the record **(X)(B) Resolution 2014/2015-02** determining the financing of certain library improvements in and for the Lemont Public Library District, Cook and DuPage Counties, Illinois. Trustee Skibinski moved and Trustee Burton seconded the motion to adopt said Resolution to Determine the Financing for the Library Improvement Project. After a full discussion thereof, the President directed that the roll be called for a vote upon the motion. Upon the roll being called, the following Trustees voted AYE: Thomas Burton, Jr., Patricia Camalliere, Daniel Geoghegan, Vytenis Kirvelaitis, Catherine Sanders and Michaeline Skibinski. No Trustee voted NAY. Trustee Christine Hogan was absent.

Whereupon, the President declared the motion had carried.

No other business pertinent to the conduct of the Hearing was duly transacted during the regular public meeting. There was no **(XI) correspondence** to relate and no reason to move into **(XII) Executive Session**.

Trustee Burton made a motion, seconded by Trustee Skibinski, to **(XIII) adjourn** the regular public meeting. A voice vote was taken: all AYES, no NAYS. The motion carried. The meeting was adjourned at 8:40 p.m.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Secretary of The Board of Library Trustees of the Lemont Public Library District, Cook and DuPage Counties, Illinois (the "Board"), and as such official I am the keeper of the records and files of the Board.

I do further certify that the foregoing constitute a full, true and complete transcript of the minutes of the meeting of the Board and public hearing held on the 9th day of October, 2014, insofar as the same relates to a public hearing on the proposed plan of finance for the library improvement project.

I do further certify that the deliberations of the Board at said meeting were conducted openly, that all votes taken at said meeting were taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Board at least 48 hours in advance of the holding of said meeting, that at least one copy of said agenda was continuously available for public review during the entire 48-hour period preceding said meeting, that a true, correct and complete copy of said agenda as so posted is attached hereto as *Exhibit A*, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Library District Act of 1991 of the State of Illinois, as amended, and that the Board has complied with all of the provisions of said Acts and with all of the procedural rules of the Board in the conduct of said meeting.

IN WITNESS WHEREOF, I hereunto affix my official signature, this 9th day of October, 2014.

Christine M. Hogan
Secretary, Board of Library Trustees