

# Village of Carol Stream

## Joint Special Meeting of the Village Board and Library Board

### *Library Renovation Project*

Carol Stream Fire Protection District – Fire Station 28  
365 Kuhn Road, Carol Stream, IL 60188

**January 16, 2018**

**6:00 p.m. – 7:16 p.m.**

## Meeting Notes

### ATTENDANCE:

<b>Mayor Frank Saverino, Sr.</b>	<b>Joseph E. Breinig, Village Manager</b>
<b>Trustee Dave Hennessey</b>	<b>Bob Mellor, Assistant Village Manager</b>
<b>Trustee Matt McCarthy</b>	<b>Tia Messino, Asst. to the Village Manager</b>
<b>Trustee Rick Gieser</b>	<b>Marc Talavera, IT Director</b>
<b>Trustee Mary Frusolone</b>	<b>Jon Batek, Finance Director</b>
<b>Trustee John LaRocca</b>	<b>Ed Sailer, Police Chief</b>
<b>Trustee Greg Schwarze</b>	<b>Don Bastian, Community Dev. Director</b>
<b>Village Clerk Laura Czarnecki</b>	<b>Jim Rhodes, Village Attorney</b>
<b>Library President Edward Jourdan</b>	<b>Susan Westgate, Library Director</b>
<b>Library Vice Pres. Nadia Sheikh</b>	<b>John Piemonte, Fin. Advisors, Ehlers, Inc.</b>
<b>Library Treasurer Nancy Bagdonas</b>	
<b>Library Secretary Mansi Patel</b>	
<b>Library Trustee Dr. Bonita Berryman-Gilliam</b>	
<b>Library Trustee David Larimer</b>	
<b>Library Trustee Justin Lynch</b>	

### ABSENT:

The meeting was called to order at 6:00 p.m. by Mayor Frank Saverino, Sr. and the roll call read by Village Clerk Laura Czarnecki. The result of the roll call vote was as follows:

Present: Mayor Saverino, Sr., Trustees Hennessey, LaRocca, Gieser, Frusolone, Schwarze and McCarthy

Absent:

Library Director Susan Westgate presented an overview of the library's vision of the community and library renovation project which included:

- Overview of the 2015-2017 strategic plan
  - Goals of the strategic planning process
  - Overview
  - Outcomes
- Space usage analysis overview and results
  - Project timeline
- Project Funding

John Piemonte, Municipal Advisor from Ehlers, Inc. made a presentation to the Carol Stream Village and Library Boards discussing the following items:

- Comparison of area libraries
- S&P Ratings
- Carol Stream Typical Tax Bill (2016 Taxes Payable in 2017)
- Itemized Costs for Bond Issuance
- 10 Year Estimated Homeowner Tax Impact
- 15 Year Estimated Homeowner Tax Impact
- 20 Year Estimated Homeowner Tax Impact
- Ehlers' Fee
- Potential Debt Structures
  - Option #1: Conventional General Obligation Bonds if plan is to Retain Property
  - Option #2: Commitment to Sell Property
  - Option #3: Buy Time to Explore Selling Property
  - Option #4: Loan from Village

The estimated renovation costs is \$5,425,000. Capital Reserves of \$3,425,000 are available for the project, however, there is a \$2 million dollar shortfall that would need to be funded with the sale of bonds.

Village Attorney Jim Rhodes described the library's relationship to the Village of Carol Stream and how the \$2 million dollar shortfall could be funded, including bonded indebtedness backed by a property tax levy.

The following items were presented by Attorney Jim Rhodes regarding the financing of the library addition:

- Determinations by Library Board of Trustees
- Financing through Bond Issue pursuant to the Local Library Act
- Financing through loan and mortgage
- Payment through Accumulated Funds
- Referendum Requirement to Tax Levy
- Payment for Acquisition of Library Materials in Connection with Construction
- Alternative Financing through Home Rule Bond Issue

The debt levied by the library would be considered Village debt. The Kuhn Road property could be sold by the library to raise money for the project. Trustee McCarthy stated he is not in favor of levying to pay for the library's debt. The Village Board has prided itself in being debt-free and he feels it would be hypocritical to approve debt for another taxing body. He stated he loves the renovation plans and feels the library is doing a great job. The library debt would be listed as Village debt on property tax bills.

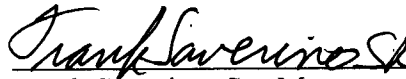
Mayor Saverino feels the Village should support the library's efforts because it is good for the community. Library Director Susan Westgate was told by DuPage County that the tax levy could be listed as a library series tax. Trustee Schwarze feels the decision to pay for the renovation should be put to the voters.

Another funding option would be for the Village to loan the library \$2 million dollars, which would provide the Village of Carol Stream 3 1/2 % interest payments and relieve the library of issuance costs. The library would need to get consensus from the community that the project is warranted. Trustee Schwarze is okay putting the decision in the hands of the voters by referendum or getting community consensus for the project and doing an intergovernmental loan. The Village Board would like the library to solicit more community input on the project (more than 350 responses). Trustee Hennessey feels option 1 is fine (bond issuance) and concurs with the Mayor. Mayor Saverino feels it is not worthwhile going to referendum for \$2 million dollars.

Staff directed to meet with the library staff to develop a mutually agreeable funding plan.

There being no further business, Trustee McCarthy moved and Trustee Frusolone made the second to adjourn the Special Board meeting. The meeting was adjourned unanimously at 7:16 p.m.


FOR THE BOARD OF TRUSTEES

  
\_\_\_\_\_  
Frank Saverino, Sr., Mayor

ATTEST:

  
\_\_\_\_\_  
Laura Czarnecki, Village Clerk

Minutes approved by the President and Board of Trustees on this  
5<sup>th</sup> day of FEBRUARY, 2018.

  
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Village Clerk