



TOGETHER O'FALLON
BE A PART OF WHAT'S NEXT

O'FALLON PUBLIC LIBRARY

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WELCOME

Open House

April 23, 2026

Master Plan Identified Needs



A comprehensive study identified significant challenges:

Master Plan Findings:

Children's Area
Too Small

Need More
Multipurpose Space

Location Does Not
Suit City Growth

More Study Rooms
And Seating
Needed

Poor Acoustics

High Demand For
Outdoor Space

Community Identified Needs



Together O'Fallon Community Engagement Process

During the Together O'Fallon process, more than 100 residents participated in three workshops where they learned about current space limitations and how those constraints impact library services today. Participants then explored what a new standard library with expanded space for core functions could look like and discussed potential amenities. Finally, they prioritized these amenities based on community wants and needs. The following amenities emerged as the most popular:



- **More Multipurpose Space**
- **More Study Rooms**
- **More Collaboration Rooms**
- **Larger Children's Area**
- **Additional Quiet Space**
- **Coffee Shop**
- **Makerspace Area**
- **Sensory Room**
- **Memory Lab**

Community-Driven Options



The feedback then led to five different possible options for moving forward. After ranking these options in order of favorability, workshop participants indicated Option C was the most preferred.

	Status Quo	Option A: Base Library	Option B: Enhanced Multipurpose	Option C: Expanded Services	Option D: Comprehensive Library
Approximate Square Footage	17,000 Sq Ft	30,000 Sq Ft	34,000 Sq Ft	38,120 Sq Ft	40,020 Sq Ft
Approximate Total Cost*	-	\$17.25 M	\$19.75 M	\$22.5 M	\$25 M
Anticipated additional investment for the owner of a \$275,000 (market value) home	-	\$8.28/Month	\$9.48/Month	\$10.02/Month	\$12/Month
New Base Library	-	\$17.25 M	\$17.25 M	\$17.25 M	\$17.25 M
Additional Multipurpose Space:	-	-	\$750,000 1,200 Sq Ft (1 Add'l Room)	\$1.5M 2,400 Sq Ft (2 Add'l Rooms)	\$1.5M 2,400 Sq Ft (2 Add'l Rooms)
Additional Study Room(s):	-	-	\$125,000 200 Sq Ft (1 Add'l Room)	\$250,000 400 Sq Ft (2 Add'l Rooms)	\$375,000 600 Sq Ft (3 Add'l Rooms)
Additional Collaboration Room(s)	-	-	\$187,500 300 Sq Ft (1 Add'l Room)	\$187,500 300 Sq Ft (1 Add'l Room)	\$375,000 600 Sq Ft (2 Add'l Rooms)
Larger Children's Area	-	-	\$1.25 M 2,000 Add'l Sq Ft	\$1.25 M 2,000 Add'l Sq Ft	\$2.19 M 3,500 Add'l Sq Ft
Additional Quiet Space	-	-	\$250,000	\$250,000	\$250,000
Coffee Shop	-	-	-	\$750,000	\$750,000
Makerspace Area	-	-	-	\$750,000	\$750,000
Sensory Room	-	-	-	\$75,000	\$75,000
Memory Lab	-	-	-	-	\$312,500
Small Business Pop-ups	-	-	-	-	\$375,000
Larger Teen Area	-	-	-	-	\$312,500

* The approximate costs are projections based on the initial budget forecasts provided by building managers and architects. Approximate costs account for projected inflation from project start to completion.

Vision for the Future



Example Makerspace Area



Example Teen Area

Vision for the Future



Example Seating Area



Example Collaboration Area



Example Study Room

Vision for the Future



Example Outdoor Area



Example Adult Area

What the Library Costs Today



- The library's current tax rate is **\$0.138**
- **Just 2 cents of every \$1 in local property taxes go to the library.**
- **Median home value is \$275,000**
 - **That home pays \$11/month in property taxes to the library.**
- **Since 1999:**
 - **Population +45%**
 - **Inflation +81%**
 - **Library tax rate -32%**

How Do We Compare?

Town/City	Population	Median Income	Total Tax Rate*	Library Tax Rate	% of Total
Mascoutah	8,754	\$93,902.00	7.4299	0.2448	3.29%
Lebanon	4,691	\$84,766.00	8.5262	0.1922	2.25%
Smithton	4,006	\$114,453.00	8.1805	0.1789	2.19%
Maryville	8,221	\$100,813.00	6.5472	0.1706	2.61%
Glen Carbon	13,842	\$92,434.00	7.0445	0.1601	2.27%
Troy	10,960	\$97,825.00	6.4536	0.1463	2.27%
Edwardsville	26,808	\$92,671.00	7.1391	0.1462	2.05%
O'Fallon	32,289	\$102,793.00	7.2894	0.138	1.89%

*Total Tax Rate includes all taxing entities in the municipality.

Financing A New Library



If the community favors Option C, a portion of the project cost would be covered by the \$5 million the library has already saved, helping reduce the total cost of a new facility. In addition, the library is pursuing grant funding, private donations, and corporate sponsorships to further offset expenses. The remaining balance would be financed through a bond.

We have also evaluated ongoing operational costs, including staffing, and anticipate these will remain stable due to efficiencies gained through the new building's design and construction.

Bond Finances	
Approximate Square Footage:	38,120 Sq Ft
Approximate Total Cost:	\$22.5 M
Approximate Additional Investment For The Owner of a \$275,000 (Market Value) Home:	\$10.02/Month



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Questions?



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Online Survey