

**MINUTES FROM THE PUBLIC HEARING OF THE ST. CHARLES CITY COUNCIL
HELD ON MONDAY, DECEMBER 3, 2018
CITY COUNCIL CHAMBERS, IN THE CITY COUNCIL CHAMBERS
2 E. MAIN STREET ST. CHARLES, IL 60174**

1. Call to Order

The meeting was called to order by Mayor Rogina at 6:45 pm.

2. Roll Call

Present: Lewis (joined at 6:54 pm), Stellato, Silkaitis, Payleitner, Lemke,
Turner, Bancroft, Gaugel, Vitek

3. **Public Hearing concerning passage of the proposed 2018 Tax Levy for the City of St. Charles.**

Chris Minick presented the 2018 Tax Levy information for the City of St. Charles, and discussed the process.

- The City of St. Charles adopts a Tax Levy ordinance in December of each year.
- Abatement for the Debt Service Levies in early January.
- Levy is finalized in March or April.
- Tax bills are mailed by the County in early spring.
- As taxes are collected the County remits the tax revenue back to the City as applicable.

Historically, over the last 9 years, the property tax levy has been frozen at \$12,055,117. Over that period of time if the City increased the amount of the Property Tax Levy by the amount of inflation annually, as measured by the consumer price index, the 2018 levy amount would equate to \$14.137M. Because the levy has been frozen we have generated savings of approximately \$540 over that time frame for the owner of a \$300,000 property. However, the City does not capture any additional property tax revenue as a function of the new construction that occurs within the City and related to the organic increase annually in the tax base. Real estate market conditions are going to allow for a scenario where the City can maintain a consistent tax rate, while providing more property tax revenue for the City.

We are requesting, and the ordinance reflects, a Property Tax Levy of \$20,859,608. Included in that figure is the Debt Service Levy of \$8,322,000. That represents property taxes that could be collected to make the principle and interest payments on the City's general obligation bond issues. The City, over the last couple years, has abated the Debt Service Levy from the property tax bills of its residents. We follow that process for the 2017 levy and will follow that process again for the 2018 levy, and will bring those ordinances to City Council early January, 2109 for adoption. Once that abatement process is completed we project a 4% increase in our taxable value of the property base. That will take the property contained within the City's limits to \$1.481 billion. We are requesting an increase in the operating levy of 4%, the same percent the EAV increases, to \$12,537,176. Because the change in the operating levy is the same as the

change in the EAV we anticipate the property tax rate would remain the same for 2018 as 2017, but generate approximately \$482,000 in additional revenue for the City.

If we increase the operating levy as proposed in the same proportion as the EAV, it would increase the City portion of the property taxes by about \$34 annually, \$3 per month, for the owner of a \$300,000 property. That's not due to anything other than an increase in the value of the property. The property tax rate is remaining the same.

Mayor Rogina asked City Clerk Amenta if there were any written filings and there were none.

4. Adjournment

Motion by Ald. Stellato, second by Silkaitis to adjourn the meeting at 6:55 pm.

Charles Amenta, City Clerk

CERTIFIED TO BE A TRUE COPY OF ORIGINAL

Charles Amenta, City Clerk