

**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**

**MONDAY, DECEMBER 3, 2018 – 6:45 P.M.
CITY COUNCIL CHAMBERS
2 E. MAIN STREET**

1. Call to Order

The meeting was called to order by Mayor Rogina at 6:55 pm.

2. Roll Call

Present: Lewis, Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft,
Gaugel, Vitek

**3. Public Hearing to Approve Proposed Property Tax Levies for the City
of St. Charles:**

Chris Minick noted that the Special Service Area (SSA) Levy does not a tax of general applicability, and is not applied to all residents of the City. Typically a SSA is a small geographic area of the City, wherein special services over and above typical municipal services are provided by the City to the residents or businesses within that particular special service area. The City is allowed to recover its cost to provide those services via what's known as a Special Service Area Levy.

The Current SSA's currently active in the City are:

- **Special Service Area 1A** – generally located in the downtown area. Established for the provision and maintenance of parking including construction and maintenance of off street parking facilities. The 2017 levy extension was \$72,903, for 2018 the request has been established at \$79,500. This SSA has a maximum rate of \$.40 per \$100 of EAV. Once that maximum rate limitation is applied we will actually generate about \$74,500.
- **Special Service Area 1B** – located in the downtown commercial district. It was established for downtown revitalization and economic development purposes. The proceeds are used to provide economic support for the Downtown St. Charles Partnership. In 2017 we collected approximately \$246,000 in taxes. We established the 2018 levy at \$262,500. This particular SSA also has a maximum rate at \$.90 per \$100 of EAV. Once that maximum rate limitation is applied we expect to collect approximately \$253,000.
- **Special Service Area 5** – the central manufacturing district located south of east Main Street, between Ohio and Kautz Road, north of the railroad right of way. It was

established for mowing and maintenance of common areas. The 2017 levy extension was \$5,575; the 2018 extension request is \$5,750.

- **Special Service Area 6** – Cambridge East located west of Kirk, east of Tyler and north of Cumberland Green. This was established for mowing and maintenance of common and detention areas. The 2017 levy request was \$1,000; the 2018 request is \$1,300 to provide those services.
- Special Service Area 7 – Central Manufacturing District west of Kirk, south of the railroad right of way and north of Tyler. Established for common area maintenance and mowing. The 2017 levy request was \$6,800; the 2018 request is \$8,900.
- Special Service Area 10 – Royal Fox Unit 1 established for mowing and maintenance of common and detention areas. The 2017 levy request was \$11,475; the 2018 request is \$11,500.
- Special Service Area 13 – Red Gate established for maintenance and mowing of common and detention areas. The 2017 levy extension was \$13,025; the 2018 levy request is \$11,500.
- Special Service Area 21 – Generally at the northeast corner of Rt. 64 and Kirk Road. The commercial property at the immediate corner. It excludes the Charlestowne Mall but does include that commercial property immediately to the west of the Mall and north up to Foxfield. There were \$3.7M in bonds were issued for this development and improvements related to the development. The project is complete and the SSA now makes the principle and interest payments on those bonds. For 2017 we needed special service receipts of \$238,853, for 2018 the total is \$235,038. We activated the maintenance portion of this SSA in 2015 due to several repair and maintenance projects we had. The 2017 levy for maintenance was \$24,192; the request for 2018 is \$30,000. The maintenance portion of the levy is limited to \$.50 per \$100 and we anticipate \$25,000 in revenue once that maximum rate is applied.
- Special Service Area 57 – Legacy Business Park. This was established for the acquisition, design, engineering, operation and maintenance of the electric substation for Legacy Business Park. In 2017 we levied \$34,776; we're requesting \$35,000 for the 2018 levy.

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

4. Adjournment

Motion by Ald. Bessner, second by Stellato to adjourn the meeting at 7:02 pm.

Charles Amenta, City Clerk

CERTIFIED TO BE A TRUE COPY OF ORIGINAL

Charles Amenta, City Clerk