

**MINUTES FROM THE PUBLIC HEARING OF THE ST. CHARLES CITY COUNCIL
HELD ON MONDAY, DECEMBER 4, 2017
CITY COUNCIL CHAMBERS, IN THE CITY COUNCIL CHAMBERS
2 E. MAIN STREET ST. CHARLES, IL 60174**

1. Call to Order by Mayor Raymond Rogina 6:50 PM

2. Roll Call.

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

Absent: Bessner

3. Presentation.

Public Hearing concerning passage of the Proposed 2017 Special Service Area Property Tax Levies for the City of St. Charles.

Chris Minick: The Special Service Areas are created and established to provide services over and above those services that the City typically provides its residents. Special Service Area represents a geographic area where those services are provided and there is typically an additional tax that goes along with providing and funding those services. This is what we're presenting this evening.

SSA-1A is generally located in the downtown area. It's for the provision and maintenance of parking in downtown. This included construction and maintenance of off street parking facilities. During 2016 we collected \$71,244.00, we're requesting \$77,500.00. This particular SSA has a maximum rate of 40 cents per \$100 of EAV. We are anticipating that once the maximum rate is applied we will only collect approximately \$73,000.00 in taxes. We do add a bit of a cushion to make sure we maximize the collections on the SSA.

SSA-1B has essentially the same geographic boundaries as 1A, but its purpose is downtown revitalization and economic development. The majority of these property tax collections go to support the activities of the Downtown St. Charles Partnership. For the 2016 levy we collected \$240,446.00, we're requesting \$255,000.00. This SSA is subject to a maximum rate of 90 cents per \$100 EAV. We anticipate we'll collect about \$245,000.00 for this SSA.

SSA-5A is the central manufacturing district common area maintenance. It was established for mowing and maintenance of common areas and detention areas. We are requesting a slight increase in the 2017 levy of \$5,575.00.

SSA-6 is Cambridge East. It was established for mowing and maintenance of common and some water detention areas within the Cambridge East subdivision. We've been

experiencing a reduction in the maintenance cost over time for this particular SSA. We are requesting a lower amount of \$1000.

SSA-7 is the central manufacturing district. It was established for common area and some water detention area maintenance and mowing. We're requesting the same amount as we requested for 2016, \$6,800.00.

SSA-10 Royal Fox, Unit 1, established for mowing and maintenance of common and storm water detention areas. We are requesting an increase of approximately \$3,475.00 for the 2017 levy bringing this to \$11,475.00. During the last fiscal year there were some sections of fence along Royal St. George Street that needed to be rebuilt. The General Fund paid for those expenses; they should be reimbursed out of the SSA. That represents the additional \$3,475.00.

SSA-13 Red Gate SSA. It was established for maintenance and mowing of common and detention areas of the Red Gate subdivision. We're requesting a small increase of up to \$13,025.00 for the mowing and maintenance of the common and stormwater retention areas.

SSA-21 has 2 elements. It is generally the northeast corner of Rt. 64 and Kirk Rd. There is a commercial development there that terminates at the Charlestowne Mall. There was a bond issued in the mid 90's for several of the public improvements that were related to that particular commercial development. The project is complete. We still have some bond payments. We're requesting \$235,038.00 to make those bond payments for SSA-21, for the 2017 levy.

Also, in SSA-21 around 2015 the General Fund undertook a significant capital project to reconstruct the stormwater detention areas. We enacted the operating and maintenance portion of the levy during the 2015 levy year. We've collected approximately \$24,000.00 annually to repay the General Fund. We are expecting to collect again about \$24,000.00 - \$25,000.00 for the 2017 levy.

SSA-57 the east side, Legacy Business Park. We're requesting \$35,000.00 for the SSA. The purpose of the SSA is acquisition, design, engineering, operation, and maintenance of the electric substation for Legacy Business Park.

We are at a public hearing; it would be appropriate to answer and council questions or any questions from members of the public.

Ald. Turner: SSA-1A that was used to pay for the parking deck on the east side. That's been paid for?

Chris Minick: Yes.

Ald. Turner: What's this money being used for?

Chris Minick: For ongoing maintenance of the deck as well as the maintenance in the downtown with any snow removal needed.

- No written comments received in the Clerk's office.
- No additional comments by Staff, Council or citizens.

Motion by Ald. Turner, second by Ald. Gaugel to adjourn meeting.

VOICE VOTE UNANIMOUS MOTION CARRIED

Meeting adjourned at 7:08 pm.

Charles Amenta, City Clerk

CERTIFIED TO BE A TRUE COPY OF ORIGINAL

Charles Amenta, City Clerk