

**MINUTES FROM THE PUBLIC HEARING OF THE ST. CHARLES CITY COUNCIL  
HELD ON MONDAY, DECEMBER 5, 2016 – 6:55 P.M.  
CITY COUNCIL CHAMBERS, IN THE CITY COUNCIL CHAMBERS  
2 E. MAIN STREET ST. CHARLES, IL 60174**

**1. Call To Order By Mayor Rogina 6:57 P.M.**

**2. Roll Call.**

Present: Stellato, Silkaitis, Payleitner, Lemke, Turner  
Bancroft, Krieger, Gaugel, Bessner, Lewis  
Absent: None

**3. Presentation.**

Public Hearing to Approve Proposed Property Tax Levies for the City of St. Charles:  
Special Service Area 1A;  
Special Service Area 1B;  
Special Service Area 5;  
Special Service Area 6;  
Special Service Area 7;  
Special Service Area 10;  
Special Service Area 13;  
Special Service Area 21;  
Special Service Area 57

**Chris Minick, Finance Director**

Similar to the process for the general tax levy, we also need to have a public hearing for the special service areas. Notices were published on November 23, 2016 in Daily Herald.

A special service area (SSA) is a small geographic location in the City that receives special services. Services typically are over and above those services the City supplies to its general residents. It is primarily related to maintenance and projects and mowing related to common areas in subdivisions or developments. Those special services are funded by supplemental tax levy over and above the general tax levy on that small geographic location. So SSA is not a tax that is applicable to all City residents. It is applicable to those residents who would benefit from the special services provided. It's typically a very small portion.

The City has nine SSAs.

- SSA 1A is applicable to the commercial downtown area of the City. It was established to provide parking spaces in the downtown area and provide for operation and maintenance of those parking spaces. It has a rate of \$.40/\$100 of EAV. The 2016 levy request is \$77,500.
- SSA 1B is applicable in Commercial Downtown. It was established for economic revitalization of downtown. Currently 90% of SSA 1B go to support the operations of the Downtown St. Charles Partnership. The remaining 10% goes to downtown partnership so they can administer and develop the branding initiative for the City overall. It has a \$.90/\$100 EAV rate. The 2016 Levy Request is \$250,000.
- SSA 5 is the Central Manufacturing District. It has a \$5,550 Levy Request which is a 1.44 cents/\$100 EAV.
- SSA 6 is Cambridge East. It has a \$1,500 Levy Request which is 1.5 cents/\$100 EAV.
- SSA 7 is the Manufacturing District – Near East Side. It has a \$6,800 Levy Request which is a 3 cents/\$100EAV.

- SSA 10 is Royal Fox. It has a \$8,000 Levy Request which is 1.6 cents/\$100 EAV.
- SSA 13 is Red Gate. It has a \$12,700 Levy Request which is 5.2 cents/\$100 EAV.
- SSA 21 is the commercial area NW corner of Kirk and 64. It was established for funding related to development infrastructure (Bonds). It has a \$236,094 debt service levy request. Additionally, we undertook a project for the maintenance of Detention/retention areas. We have an ongoing project and payment schedule and asking for a \$30,000 Operations levy request.
- SSA 57 is the Legacy Business Park for financing electric substation. It has a \$35,000 Levy Request for 2016.

Now would be the time for comments and questions.

**Alder. Lewis**

Refresh my memory, are these the same requests/dollar amounts as last year?

**Chris Minick**

They are actually lower with the exception of 1A, 1B and 21. All the residential ones are lower. These are based on 2016 calendar year activity.

**Alder Turner**

SSA 1A for parking deck behind the Office, that has been paid off correct?

**Chris Minnick**

It has been. We are utilizing those funds now for general upkeep and maintenance, snow removal. There are many small projects and capital needs that come up at the parking decks. That is what we are using those funds for.

**Alder Turner**

This money could be used for additional parking in the downtown area? Could it go into a bank account?

**Chris Minnick**

It could be used for additional parking. However, this money is being utilized annually for maintenance and upkeep of the parking that is already there. If the Council would like to give policy direction to invest in a project to provide more parking, that would be an appropriate use of SSA 1A funds.

**Alder. Lemke**

When I previously heard that we are repairing the detention area of the northwest corner of Kirk and Main, I was concerned that it would be applicable to the residential part of it. You cleared it up that it is commercial.

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

**4. Adjournment.**

Motion by Stellato, seconded by Silkaitis, to adjourn meeting

VOICE VOTE                      UNANIMOUS                      MOTION CARRIED

Meeting adjourned at 7:15 P.M.

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Nancy Garrison, City Clerk

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