

**MINUTES FROM THE PUBLIC HEARING OF THE  
ST. CHARLES CITY COUNCIL  
HELD ON MONDAY, DECEMBER 7, 2015 – 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 Raymond Rogina At 7:15 P.M.**

**2. Roll Call.**

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

3. 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

Presentation of Public Hearing

**Chris Minick, Finance Director**

We have nine that we will go through. Special service areas do not represent taxes of general applicability they only applicable to small, specific geographic portions of the City. Those areas of the City typically receive services that are over and above what they City does generally. The property owners of that particular area consent to be in position of the special service area tax, the additional tax levy, over and above the general tax levy of the City.

**Special Service Area 1A** is located generally in the downtown commercial area of the City. It was established for provision and maintenance of parking in the downtown area including construction and maintenance of on and off street parking facilities. This levy is subject to a maximum tax rate of \$.40/\$100 EAV representing annual receipts of approximately \$70,000. The 2014 tax extension for SSA 1A was \$72,734. We are requesting \$77,500 for 2015, however, this levy is subject to a maximum rate of \$.40/\$100 EAV. I estimate we will be around \$70,000-\$74,000 for actual taxes extended for SSA 1A. Any questions?

**Alder. Turner**

When are these SSA 1A bonds paid off?

**Chris Minick**

The bonds will be paid off in this fiscal year. We are levying these taxes for some additional parking improvements scheduled to occur in the next year. The general fund of the City paid approximately \$80,000 for some work that was done on the east side parking deck. Last year there were some repairs and maintenance and upkeep. We would anticipate refunding those monies to the corporate fund.

**Mayor Rogina:** Any public comment on SSA 1A? None.

Anything filed in the Clerk's office on SSA 1A?

**Nancy:** No written comments have been filed with the City Clerk's office.

**Mayor Rogina:** Any member of the audience to ask questions about SSA 1A? – None.

**Chris Minick**

**SSA 1B** has the same boundaries of SSA 1A. It was established for the purposes of downtown revitalization and economic development. And there are several purposes that are identified. Currently this SSA supports the activities of the Downtown St. Charles Partnership. This levy is subject to a maximum tax rate of \$.90/\$100 EAV. The 2014 tax extension for SSA 1B was \$242,825. We are requesting \$250,000 for 2015, however, this levy is subject to a maximum rate of \$.90/\$100 EAV. I estimate we will be around \$240,000 for actual taxes extended for SSA 1B.

**Mayor Rogina:** Any public comment on SSA 1B? None.

Anything filed in the Clerk's office on SSA 1B?

**Nancy:** No written comments have been filed with the City Clerk's office

**Mayor Rogina:** Any member of the audience to ask questions about SSA 1B? – None.

**Chris Minick**

**SSA 5** is the central manufacturing district, south of east Main Street between Ohio and Kautz roads north of the railroad right away on the east side of town. It's established for mowing and maintenance of common areas for the industrial development as well as storm water detention areas including maintenance and repair of the storm sewer. The 2014 tax extension for SSA 5 was \$9,873. This levy is subject to a maximum tax rate of \$.0287/\$100 EAV. We are requesting \$6,650 for 2015, however, this levy is subject to a maximum rate of \$.01575/\$100 EAV. The maximum rate is \$.10/\$100 EAV.

**Mayor Rogina:** Any public comment on SSA 5? None.

Anything filed in the Clerk's office on SSA 5?

**Nancy:** No written comments have been filed with the City Clerk's office

**Mayor Rogina:** Any member of the audience to ask questions about SSA 5? – None.

**Chris Minick**

**SSA 6** is the same types of services, mowing and maintenance of common and detention areas for Cambridge East; west of Kirk, east of Tyler, north of Cumberland Green. The 2014 tax extension for SSA 6 was \$1,716. We are requesting \$4,800 for 2015, however, this levy is subject to a maximum rate of \$.02/\$100 EAV. We are anticipating that the \$.02 limitation will limit collections in this particular SSA to somewhere around \$1,900 of revenue, a small increase.

**Alder. Payleitner**

Is this maintenance or does this include the sewer.

**Chris Minick**

Typically it is mowing and landscaping activities that occur. Longer term there may be more significant improvements and we'll talk about that under SSA 21.

**Mayor Rogina:** Any public comment on SSA 6? None.

Anything filed in the Clerk's office on SSA 6?

**Nancy:** No written comments have been filed with the City Clerk's office

**Mayor Rogina:** Any member of the audience to ask questions about SSA 6? – None.

**Chris Minick**

**SSA 7** is another manufacturing district; west of Kirk, south of rail road rightaway and south of Tyler. It was established for common areas and storm water detention area maintenance and mowing. The 2014 tax extension for SSA 7 was \$4, 535. The 2015 request is \$7,525 resulting in \$.033/\$100 EAV. The maximum rate is \$.10/\$100 EAV.

**Mayor Rogina:** Any public comment on SSA 7? None.

Anything filed in the Clerk's office on SSA 7?

**Nancy:** No written comments have been filed with the City Clerk's office

**Mayor Rogina:** Any member of the audience to ask questions about SSA 7? – None.

**Chris Minick**

**SSA 10** is Royal Fox 1 located at Dunham and Kirk for mowing and maintenance of common and detention areas. The 2014 tax levy was \$14,600. The 2015 levy request is \$9,000. That is a result of \$.018/\$100 EAV. This SSA has a maximum tax rate of \$.30/\$100 EAV; so we are well below that threshold.

**Mayor Rogina:** Any public comment on SSA 10? None.

Anything filed in the Clerk's office on SSA 10?

**Nancy:** No written comments have been filed with the City Clerk's office

**Mayor Rogina:** Any member of the audience to ask questions about SSA 10? – None.

**Chris Minick**

**SSA 13** is the Red Gate SSA for maintenance and mowing of common and detention areas. The 2014 the levy was \$21,137. For 2015 we are requesting \$27,000 resulting in \$.115/\$100 EAV. This SSA has a maximum tax rate of \$.30/\$100 EAV.

**Mayor Rogina:** Any public comment on SSA 13? None.

Anything filed in the Clerk's office on SSA 13?

**Nancy:** No written comments have been filed with the City Clerk's office

**Mayor Rogina:** Any member of the audience to ask questions about SSA 13? – None.

**Chris Minick**

**SSA 21** is a little different. Generally the northeast corner of 64 and Kirk. It excludes the Quad (the mall itself), but does include the commercial property running west of the mall along the north side of Route 64 north up to Fox Field over to Kirk Road. When that development was constructed in the late 90s, there were \$3.7 million in bonds that were issued for internal infrastructure improvements related to that development including sidewalks, streetscape, storm water detention system, detention ponds, landscape, lighting, curb, gutter, etc. We went through and the projects have been completed. The debt services portion of the SSA makes those principle and interest payments on an annual basis. The

2014 we collected \$234,951 and we are requesting a slight increase of \$235,038 to make those principal and interest payments for related to the 2015 tax levy. As the City Council will recall, back in 2012 we were able to advance call \$875,000 in bonds because of proceeds we had left over from when this development was undertaken. That has resulted in an annual savings of \$58,000 in interest costs to the tax payers of SSA 21. That represents the principle and interest portions of SSA 21. Additionally, the ordinance for SSA 21 contains authorization for two special service area levies. One is the principle and interest levy we just talked about. The second is an operations and maintenance levy that staff has not requested yet to activate. There are some conditions, deterioration, and erosion in the storm water detention ponds. Additionally some of the fixtures related to the storm sewers are severely deteriorated. Public works staff have identified \$320,000-\$350,000 in improvements that need to be made to that area. Staff is requesting authorization to activate the operations and maintenance portion of the levy in the amount of \$30,000. There is a limitation in the ordinance that authorizes SSA 21 that limits the maximum rate on the operations and maintenance portion of the levy to \$ .50/\$100 EAV. Staff calculates we should receive approximately \$25,000, but to be able to maximize the collections, we're requesting \$30,000 and the county will adjust if the EAV turns away and not support that level of collections. For that reason, we are requesting to activate the operations and maintenance portion of SSA 21 in the amount of \$30,000. Public works will be going out to bid the project in 2016. There will be further discussions during the budget process but in order to get the collections on the books for 2016, we need to activate the levy now because the tax levies need to be submitted to the county prior to the end of December. Any questions?

**Mayor Rogina:** Any public comment on SSA 21? None.

Anything filed in the Clerk's office on SSA 21?

**Nancy:** No written comments have been filed with the City Clerk's office

**Mayor Rogina:** Any member of the audience to ask questions about SSA 21? – None.

**Chris Minick**

SSA 57 is the legacy business park on the east side of town. It was established for the acquisition, design, engineering and maintenance of the electric substation of the legacy business park. In 2014 we collected \$32,064. We are requesting \$35,000 for 2015.

**Mayor Rogina:** Any public comment on SSA 57? None.

Anything filed in the Clerk's office on SSA 57?

**Nancy:** No written comments have been filed with the City Clerk's office

**Mayor Rogina:** Any member of the audience to ask questions about SSA 57? –  
None.

F. Adjournment

Motion By Stellato, seconded by Lemke, to adjourn meeting

VOICE VOTE

UNANIMOUS

MOTION CARRIED

Meeting adjourned at 7:30 P.M.

---

Nancy Garrison, City Clerk

CERTIFIED TO BE A TRUE COPY OF ORIGINAL

---

Nancy Garrison, City Clerk