

FINANCE COMMITTEE

January 20, 2022

MEMBERS

Chairman Dorchinecz
Alderman Budd
Alderman Bryant
Alderman Skultety

ALSO PRESENT

Mayor Barry
Alderman Olive
Alderman Brown
Alderman Wilson

Clerk Lilly
Treasurer Hamell
Superintendent Mann
Jacque Nation

Chairman Dorchinecz called the meeting to order at 6:00 P.M.

FY 2022/2023 BUDGETS

Chairman Dorchinecz requested that all superintendents start preparing budget items earlier this year to move the process along in a timely manner. He noted that Capital Plan items for year one should be added to the expense requests. Superintendent Mann requested that all superintendents receive the monthly revenue/expense report as they had received in prior years, as it is necessary to monitor their line items. He also requested that the City revert back to the roundtable approach to discuss budgets between superintendents and elected officials.

ELECTED OFFICIALS FUTURE TERM SALARY INCREASES

Chairman Dorchinecz believes that the increases for future elected officials should be tied to the consumer price index and/or cost of living increase. Although this term does provide a 2% increase each year for the Mayor, City Clerk, and Treasurer, that has not always been the case. He requests that this be considered as the 2025 term salaries are set 180 days prior to that election. The 2023 election will be for four Aldermen, and that salary will be set in October of this year. Treasurer Hamell inquired as to staggering the election of Mayor, City Clerk and Treasurer rather than all being elected during the same election.

BDD APPLICATIONS

Business Development District applications were presented to the Committee, after receiving approval from the Business Development District Committee in January.

Motion by Alderman Bryant and seconded by Alderman Budd to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for Christian County Integrated Community Services, Inc. in the amount of \$896.00. The motion carried (3-1).

Motion by Alderman Bryant and seconded by Alderman Budd to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for Gary A. Spurling and Brenda S. Spurling in the amount of \$6,355.00. The motion carried (3-1).

Motion by Alderman Budd and seconded by Alderman Skultety to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for Southern Ledge, LLC and Theresa Wiltsie and Ron Wiltsie in the amount of \$17,150.00. The motion carried (4-0).

Motion by Alderman Bryant and seconded by Alderman Budd to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for SM Capital, LLC in the amount of \$5,000.00. The motion carried (4-0).

Alderman Budd noted that there is now a flat maximum payout amount of \$5,000.00 for any application for reimbursement of signs, regardless of the project amount. This was suggested and approved by the BDD Committee.

Alderman Skultety expressed his support for businesses that generate BDD tax revenue only to receive BDD reimbursement.

TREASURER'S REPORT

Treasurer Hamell presented a summary of various bank accounts. The majority of these are balanced. She also presented the December 31, 2021 Revenues vs. Expenditures report, highlighting various increases in many of the departments.

Motion by Alderman Bryant and seconded by Alderman Budd to recommend to the City Council to accept the Treasurer's Report as presented.

ANY OTHER MATTERS

Mayor Barry provided information regarding the Bridge Replacement on the Bike Trail. He will be meeting with the Mayor of Pana to discuss the plans for the project. In a December 2021 letter, Illinois Department of Transportation stated that the previous grant amount of \$497,000.00 is set to expire soon. It is an 80/20 grant, with the City of Taylorville and the City of Pana each responsible for 10%. Previously, the City Council approved to pay up to \$110,000.00 if necessary to complete the project. The current estimate is approximately \$300,000.00 above the amount of the grant due to increase in materials and labor since the original bids were received following the grant application. A new grant application may be prepared to absorb the increase. Once completed, the City of Pana will then deed the bike trail from Taylorville to Owaneco to the City of Taylorville.

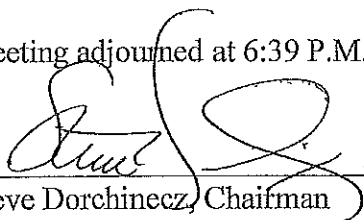
Clerk Lilly received a call from a real estate developer from the Chicago area who has a client who has received a recreational marijuana dispensary license for this area. He expressed his interest in the City, and inquired as to the feelings of the Council on allowing a dispensary. An email was forwarded to all Aldermen, the Mayor, and the City Attorney with a recap. Alderman Skultety stated that this would be placed on the next Ordinance Committee agenda for further discussion.

Superintendent Mann stated that he had met with the City Engineer regarding the 2022 MFT budget. MFT materials such as oil and chip are expected to increase 10-25%.

Jacque Nation inquired as to why the old Treasurer's Reports had been removed from the website and why the current Fiscal Year reports are not publicly posted as she had done.

Motion by Alderman Bryant and seconded by Alderman Budd to adjourn. The motion carried (4-0).

Meeting adjourned at 6:39 P.M.

 1/24/2022
Steve Dorchinecz, Chairman
Finance Committee

FINANCE COMMITTEE

March 17, 2022

MEMBERS

Chairman Dorchinecz
Alderman Budd
Alderman Bryant
Alderman Skultety

ALSO PRESENT

Mayor Barry
Alderman Olive
Alderman Brown
Alderman Wilson

Clerk Lilly
Treasurer Miles
Alderman Driskell
Chief Wheeler

Superintendent Mann
Chief Adermann
HBO Goodall
Superintendent Ortman
See Attached List

Chairman Dorchinecz called the meeting to order at 6:00 P.M.

SMALLTOWN TAYLORVILLE BUDGET PRESENTATION

Steve Craggs was present to represent SmallTown Taylorville and provide FY 2022/2023 budget requests for the City, along with a synopsis of the program over the past year. There has been exponential return on investment to the local business and restaurants who are represented in this advertising campaign.

Motion by Alderman Bryant and seconded by Alderman Budd to recommend to the City Council to approve the budget of \$75,620.00 for Downtown Taylorville, to be paid out of the Business Development Tax Fund. The motion carried (4-0).

AZAVAR LOCAL GOVERNMENT INSIGHTS AND ANALYTICS

Azavar Government Services has developed a new tool for tax administration, allowing Azavar to act as the City of Taylorville's third-party administrator for the City's tax collection. The program will allow Azavar to manage distribution, onboarding, deployment, production management, technology and customer service functions to maximize revenues, reduce costs, and strengthen community relationships for the City and its third-party tax administrator. Professional services include managing taxpayer filing and remittance compliance, taxpayer discovery and tax recovery and maximization of tax and fee revenues. All data is analyzed and reported monthly. There is a one-time Onboarding fee of \$500.00, with a yearly fee of either \$2,100.00 or \$3,000.00 depending on the level of service, for a total of three years. The Premium Subscription of \$3,000.00 will provide the most robust service to the City. It was noted that Azavar has provided revenues to the City during the review of Electric and Gas Utility, as well as Hotel Motel/Air BNB, audits.

Motion by Alderman Skultety and seconded by Alderman Bryant to recommend to the City Council to authorize and direct the City Clerk to sign the three-year agreement with Azavar Local Government Insights and Analytics at a cost of \$3,000.00 per year, along with a one-time onboarding fee of \$500.00. The motion carried (4 - 0).

REVIEW FRONT END LOADER BIDS

Bids were opened on March 9, 2022 for the purchase of a new Front End Loader for the Street Department. A total of three companies submitted bids based on specifications provided by Superintendent Mann to include Roland Machinery, Altofer/ Cat, and Martin Equipment/John Deere. The delivery time, as well as interest rates and trade-in value varied between the three companies. Roland was the only company able to provide immediate delivery; Roland also had the highest final cost and interest rate. Martin Equipment/John Deere offered the most competitive interest rate, as well as the highest trade-in value. The warranty and Komatsu Care service agreement is valued at approximately \$18,000.00 in savings to the City over the life of the equipment. It is imperative to purchase soon as the City is currently renting this same piece of equipment at a rate of \$6,000.00 per month. Chairman Dorchinecz indicated that he would like the City to use ARPA funds to pay for this equipment and not finance.

Motion by Alderman Skultety and seconded by Alderman Bryant to recommend to the City Council to approve the bid and authorize purchase of a new 2022 Komatsu WA320-8 Front End Loader for the Street Department

from Roland Machinery in the amount of \$247,447.00, less trade-in of \$38,000.00, for a final cost of \$209,445.00 for a five-year term loan with an interest rate of 4.444%. The motion carried (3-1).

DEPARTMENT BUDGET UPDATES

Fiscal Year 2022/2023 Budget process was briefly discussed. No departments have been finalized at this time.

BDD APPLICATIONS

Two Business Development District applications from were presented to the Committee, after receiving approval from the BDD Committee.

Motion by Alderman Dorchinecz and seconded by Alderman Bryant to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for Florinda Guerriero, dba Florinda's, located at 114 South Main in the amount of \$6,154.83. The motion carried (4-0).

Motion by Alderman Dorchinecz and seconded by Alderman Budd to table the Business District No. 1 Redevelopment Agreement for Seth Molen dba Brick City LLC for the property located at 111 North Walnut in the amount of up to \$50,000.00 and return to the BDD Committee for further review based on the projected use of the building for rental apartments. The motion carried (3-1).

ARPA FUNDS

Discussion was held regarding the use of ARPA Funds and the need to develop a plan for utilizing these funds. Updates by the Federal government stipulate that the funds must be obligated by December 31, 2024 and spent by December 31, 2026. Fire Chief Adermann is responsible for all documentation for these funds and prepared suggested options for obligation of funds based on the Capital Plan for each department and retention pay/bonus for all employees. Alderman Budd expressed the need for equipment to be a priority given the aging equipment currently on hand, increasing prices, and difficulty in procuring equipment in a timely manner. Further discussion was held regarding timelines for the COVID crisis, employment guidelines and the amount of bonus to be given as a lump sum verses a per hour rate over time.

Motion by Alderman Budd and seconded by Alderman Bryant to recommend to the City Council to obligate ARPA Funds up to \$995,000.00 for equipment purchases and to provide a \$3,000.00 bonus to each employee who was employed during the COVID crisis from March-December 2020 and is also presently employed at the time of distribution of bonuses. The motion carried (3-1).

TREASURER'S REPORT

Treasurer Miles presented a synopsis of the bank balances and noted that most of the accounts are balanced, but there are outstanding debits and credits of millions of dollars yet to be fully reconciled in the General Fund and the BDD Fund. She thanked Terri France for providing instruction and direction in this process.

Motion by Alderman Bryant and seconded by Alderman Budd to recommend to the City Council to accept the Treasurer's Report as presented. The motion carried (4-0).

ANY OTHER MATTERS

Motion by Alderman Budd and seconded by Alderman Bryant to adjourn. The motion carried (4-0).

Meeting adjourned at 7:32 P.M.

Steve Dorchinecz, Chairman
Finance Committee

FINANCE COMMITTEE

April 21, 2022

MEMBERS

Chairman Dorchinecz
Alderman Budd
Alderman Bryant

ALSO PRESENT

Mayor Barry
Alderman Olive
Alderman Brown
Clerk Lilly
Treasurer Miles

Chief Adermann
HBO Goodall
Superintendent Mann
Superintendent Brune
Rich Payne
Jerry Cocagne

Linda Allen
Sarah Van Huss
Jennifer Franklin
Randy Miller
Mike Specha

ABSENT

Alderman Skultety

Chairman Budd called the meeting to order at 6:00 P.M.

CHILLFEST CONTRIBUTION

Motion by Alderman Bryant and seconded by Alderman Dorchinecz to recommend to the City Council to approve the contribution of \$8,000.00 for the Greater Taylorville Chamber of Commerce Chillfest to be paid out of the Hotel/Motel Tax Fund. The motion carried (3-0).

FIREWORKS CONTRIBUTION

It was noted that the City of Taylorville currently has a three-year agreement with the Optimist Club to contribute to the 4th of July Fireworks, beginning with July 2020. This would be the third year of the agreement.

CHAPMAN and CUTLER LLP ENGAGEMENT LETTER

In regards to continuing disclosure services for bonds, First Midstate is no longer able to provide this service. Their former employee who performed this task for the City has relocated to Chapman and Cutler, LLC as Disclosure Administrator. She has reached out to the City with an offer to continue this service. For the first year, the service would be free of charge, but beginning with the Fiscal Year 2023 filings, the customary fee is \$2,000.00 per year. This disclosure is a requirement for bonds.

Motion by Alderman Bryant and seconded by Alderman Dorchinecz to recommend to the City Council to authorize and direct the City Treasurer to sign the Engagement Letter from Chapman and Cutler LLP. The motion carried (3-0).

BDD APPLICATIONS

Two Business Development District applications were presented to the Committee, after receiving approval from the BDD Committee.

Pat Kretzer, owner of Urban Rental Company, erected a large storage facility on his property and requested reimbursement of \$50,000.00. Lengthy discussion was held regarding this building. It was built prior to any application for reimbursement; it will not generate BDD tax revenue, as it is a storage facility. Due to these factors, Steve Klein, the BDD Administrator, recommended the City reimburse less than the \$50,000.00 maximum. Although an application may be for new construction, the Committee consensus was that the primary intent of the reimbursement is to be used for rehabilitation of existing buildings located in, and generating revenue for, the Business Development District.

Motion by Alderman Dorchinecz and seconded by Alderman Bryant to **table** the Business Development District No. 1 Redevelopment Agreement for Urban Rental Company in the amount of \$50,000.00. The motion carried (3-0).

The second application was brought to the Committee for a second time. Seth Molen is seeking reimbursement up to \$50,000.0 for the rehabilitation of the building located at 111 North Walnut. He plans to utilize two floors for apartment rental and the lower level for retail space. The Finance Committee previously denied this. After calling for a motion three times, the Business District No. 1 Redevelopment Agreement for Seth Molen dba Brick City LLC for the property located at 111 North Walnut in the amount of up to \$50,000.00 failed for lack of motion.

Finance Chairman requested that both Agreements and Ordinances be brought to the City Council on May 2, 2022 for a full vote. He also requested that Steve Klein attend the next Finance Committee Meeting to provide direction to the members.

Chairman Budd also discussed a project beginning at the property located at 100, 102, and 104 East Market, owned by David Durham. His initial application will be revised to three separate applications due to the separate parcel numbers. One parcel will potentially be utilized for a coffee shop, while the others may become a microbrewery/restaurant/cigar bar/banquet space. This will be addressed at a future BDD Committee Meeting.

BDD FUNDS – GAGNE BUILDING

Chairman Budd stated that he would like to see BDD Funds set aside for the former Gagne Building, located at 1617 West Spresser for building upgrades and improvements. New HVAC units are necessary, and the total project may be approximately \$50,000.00. The City plans to move the Street and Sewer offices to this location, as well as potentially the HBO office. He stated that this property is within the BDD District, and is eligible for use for City infrastructure and property. Alderman Dorchinecz stated that the Municipal Building Budget should include this project. Alderman Bryant suggested that if BDD Funds are utilized, they should follow the same percentage guidelines for reimbursement as for all other projects. The City should not receive 100 percent of the cost reimbursement. After discussion, Chairman Budd determined that this item would be included in the Municipal Building budget as a separate project line item.

BDD FUNDS – EAST MAIN CROSS SIDEWALKS

Chairman Budd noted that the East Main Cross Project will include sidewalks, curbs and gutters for all areas within the project area. He would like to see this continue to the next block to include L&M Gardner Glass on the 300 block and Wareham's Security in the 400 block. As this is in the BDD area, he requested to utilize BDD Funds for this additional area. The estimate for the sidewalks, curbs, and gutters is \$17,505.96. Alderman Bryant suggested this should be paid with Ward 1 Funds. Mayor Barry stated the possibility of utilizing Ward 5, although this is not an emergency use. No action was taken.

FY 2022/2023 BUDGETS – CEMETERY, ESDA, FIRE, WATER, LAKE

Chairman Budd reviewed FY 2022/2023 Budgets for the Cemetery, ESDA, Fire, Water, and Lake.

Motion by Alderman Bryant and seconded by Aldermen Dorchinecz to forward the Cemetery, ESDA, Fire, Water, and Lake Department budgets to the Treasurer for further refinement. The motion carried (3-0).

TREASURER'S REPORT

Treasurer Miles presented a synopsis of the bank balances and informed the Committee of progress being made on balancing of the General Fund. The Deputy Treasurer's office space will be completed this week; computer has been ordered.

Motion by Alderman Bryant and seconded by Alderman Dorchinecz to recommend to the City Council to accept the Treasurer's Report as presented. The motion carried (3-0).

ANY OTHER MATTERS

Chairman Budd noted that the State of Illinois is suspending the 1% grocery sales tax, as well as providing a ten day back to school tax relief sale period. There will be a property tax rebate for all Illinois property owners of 5% or a maximum \$300.00. \$25 million in LGDF funds will be distributed to communities. Dates for all items are not yet determined.

Fire Chief Adermann updated the Committee on the ever-evolving rules for ARP Fund expenditure. It has been suggested that the municipalities not earmark the funds for purchases of equipment, but rather use to reimburse police or fire salaries. Due to this modification, the Ordinance to purchase a loader for the Street Department with ARP Funds will need to be repealed and payment of ARP Funds removed from the Ordinance. The loader for the Lake Department will be paid in the same way. Both Ordinances should reflect this change.

Mayor Barry informed the Committee that the City was awarded a Safe Routes to School Grant in the amount of \$250,000.00 for the area near Memorial School and St. Mary's.

AMERICAN TOWER PROPOSAL

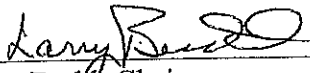
The City currently leases a cell tower located near the Lake to American Tower for their use. The 10-year lease agreement is for the term of 3/1/2017-2/28/2027. A one-time fee of \$20,000.00 was paid at the onset of the lease, along with a one-time payment of \$5,000.00 and attorney fees of \$5,000.00. The initial base rent was \$12,000.00 with a 3% escalation each year. Total rent paid over the term of the lease will be \$137,566.50.

American Tower reached out to City Attorney Romano with an offer of a Perpetual Easement, along with a lump sum payment of \$250,000.00. The City would retain ownership of the land, with American tower retaining the right to use the land until they provide notice of termination or abandon the site. The City has been asked to consider this offer. City Attorney presented the options available: American Tower can renew every five years beginning in 2027, for a total of 5 times, at the current escalation rate of 3% per year. Approximate total collected over the full 25 year term would be \$747,000.00. The offer they are currently making, if accepted, would be paid in full in the fall of 2022. It could be classified as a lifetime perpetual easement or a long term lease, or the City could elect to sell the parcel as a fee simple purchase by American Tower. A previous offer of \$190,000.00 was made in 2019, but was rejected by the City.

The Committee generally agreed the offer was not high enough, and a new Present/Future Value calculation should be prepared to assist in the decision making. The present cash value is approximately \$414,000.00. Bret Mason, advisor with Raymond James, will be contacted to prepare an updated calculation.

Motion by Alderman Bryant and seconded by Alderman Dorchinecz to adjourn. The motion carried (3-0).

Meeting adjourned at 7:17 P.M.



Larry Budd, Chairman
Finance Committee

FINANCE COMMITTEE

May 19, 2022

MEMBERS

Chairman Dorchinecz
Alderman Skultety
Alderman Budd
Alderman Bryant

ALSO PRESENT

Alderman Wilson
Alderman Brown
Mayor Barry
Clerk Lilly
HBO Goodall
Derek McConnell
Superintendent Mann

William Sleeman
Alderman Driskell
Jared Blaudow
Chief Adermann
Dan McNeely
Jaclyn McConnell
Deputy Chief Childers

Chief Wheeler
Steve Craggs
Dyanne/Lee Skinner
Pat/Sue Kretzer
Crystal Nichols
Cody Rogers
Nicholas Zepin
Andrew Watson

Chairman Budd called the meeting to order at 6:00 P.M.

BDD Guidelines

Mr. Steve Kline was present to discuss guidelines for the use of BDD Funds for applicants, as well as for the City's use. He stated that the Business Development District was created in 2018 with the purpose of attracting investment, improving the blighted areas and assist with the City's public infrastructure, with the first development plan with Steak N Shake. The City of Taylorville's Business Development District was the number one revenue producing district in the State of Illinois in Fiscal Year 2021, with under 1,000 properties located in the district. The City has broad guidelines regarding eligible spending, with the BDD Committee providing recommendations on individual projects and applications, but the City Council has the final authority to approve or disapprove any and all applications. The guidelines are fluid, based on specific projects and outcomes to include the amount of revenue generated, number of jobs produced, project value, improvements, and level of return to the City. The intent is to induce a project and applications should be submitted prior to the project, not after the project is completed.

Health Insurance Renewal

Mr. Jared Blaudow and Mr. Dan McNeely, representing Dimond Bros. Insurance, were present to discuss proposed rates and options for the upcoming health insurance renewal. Quotes have been received from various providers, with the most competitive pricing option coming from Blue Cross Blue Shield, offering a total decrease in premiums for 2022/2023 renewal of -4.86%. The current provider, Health Alliance, has an increase of 19.04% due to the utilization rate over the past year. The largest concern in returning to Blue Cross Blue Shield for coverage is that Springfield Clinic no longer accepts that insurance plan. The majority of the City employees utilize that practice for their providers. A third option would be for the City to switch to a Self-Funded Program with various partners, to create the least disruption and still provide a minimal increase of 7.2%. The Aetna network of providers would allow employees to keep current providers, while expanding nationwide network options. Dental and vision will still be carried through Blue Cross Blue Shield, with a 2% increase in dental premium and no change in vision coverage.

Motion by Alderman Bryant and seconded by Alderman Skultety to recommend to the City Council to accept the proposed health insurance plan from Health Alliance for one month renewal on July 1, 2022, and transition to Self-Funded Program beginning August 1, 2022 with a total projected cost of \$1,395,190.00. The motion carried (4-0).

BDD Applications

The BDD Committee has reviewed and forwarded four applications for BDD reimbursement to the Finance Committee for review and approval, along with two previously presented. Ordinances will be approved at the June 6, 2022 City Council Meeting.

The first application from Pat Kretzer was brought back to the Committee for discussion, after previously being denied by the Committee. The concerns were based on the use as a rental property, no revenue generation, and no new jobs, with a counter discussion that this has been approved for other similar buildings.

Motion by Alderman Skultety and seconded by Alderman Budd to recommend to the City Council to approve the Business Development District Application from Pat Kretzer in the amount of \$50,000.00. Prior to the vote, the Kretzers modified their request to \$1,500.00 to cover expenses relating to application and building fees paid to the City of Taylorville. The Committee discussed a reimbursement of \$5,000.00.

Motion by Alderman Skultety and seconded by alderman Budd to amend the previous motion to recommend to the City Council to approve the Business Development District Application from Pat Kretzer in the amount of \$5,000.00. The motion carried (4-0).

The second application had also been previously denied, but was brought back to the Finance Committee for further review. Seth Molen, owner of Brick City LLC, submitted an application for rehabilitation of the building located at 110 North Walnut in the amount of \$50,000.00. The intent of the building is rental apartments and a retail space. Steve Craggs, with Downtown Taylorville, stated that this building meets all criteria for a blighted building and area. Dyanne Skinner stated that this process helps developers complete these historic building projects. Mayor Barry noted that there is no guarantee that any building or project will generate revenue.

Motion by Alderman Bryant and seconded by Alderman Budd to recommend to the City Council to approve reimbursement in the amount of \$50,000.00. The motion tied (2-2).

The third application received was from Kimberly and Joseph Phares for SPD Detail Center, Inc. located at 100 South Wyandotte. Project cost is \$16,900.00, with the total reimbursement of 35%, for a total reimbursement of \$5,915.00.

Motion by Alderman Bryant and seconded by Alderman Dorchinecz to recommend to the City Council to approve the Business Development District Application from Kimberly and Joseph Phares in the amount of \$5,915.00. The motion carried (4-0).

The fourth application was received from Brett and Vanessa Wiseman for the property located at 1610 West Spresser. The project cost application was submitted in the amount of \$68,000.00, with \$10,000.00 eligible at 50%, \$40,000.00 eligible at 35%, and \$18,000.00 eligible at 25%, for a total reimbursement of \$23,500.00.

Motion by Alderman Skultety and seconded by Alderman Dorchinecz to approve the Business Development District Application from Brett and Vanessa Wiseman in the amount of \$23,500.00. The motion carried (3-1).

The fifth application was received from David Durham for his property located at 100 East Market. Total project cost is \$22,692.86, with \$10,000.00 eligible at 50%, and \$12,692.86 eligible at 35%, for a total reimbursement of \$9,442.50.

Motion by Alderman Bryant and seconded by Alderman Dorchinecz to recommend to the City Council to approve the Business Development District Application from David Durham in the amount of \$9,442.50. The motion carried (4-0).

The sixth application was received from David Durham for his property located at 102 East Market. The application was submitted in the amount of \$21,492.73, with \$10,000.00 at 50%, and \$11,492.73 at 35%, for a total reimbursement of \$9,022.46.

Motion by Alderman Bryant and seconded by Alderman Skultety to recommend to the City Council to approve the Business Development District Application form David Durham in the amount of \$9,022.46.

The seventh application was received from David Durham for the property located at 104 East Market. The total project cost is \$39,382.47, with \$10,000.00 eligible at 50%, and \$29,382.47 at 35%, for a total cost of \$15,283.86.

Motion by Alderman Skultety and seconded by Alderman Bryant to recommend to the City Council to approve the Business Development District Application from David Durham in the amount of \$15,283.86.

It was noted that each of the three parcels owned by David Durham could be eligible for up to \$50,000.00 per parcel with eligible costs. Plans for the buildings include adding a coffee shop, golf simulator and cigar bar, banquet facilities, and Air BNB rental rooms/apartments, as well as a microbrewery with restaurant. The microbrewery owner has the potential to enter into a Sales Tax Rebate Incentive Agreement to provide relief for the expense of his project, along with Enterprise Zone rebates, which includes a building addition.

Assistant Fire Chief Position

Current Assistant Fire Chief Hackney had previously sent communication to all Alderman requesting an evaluation and opportunity to receive a pay increase. He was ineligible to receive either in 2021 due to the timing of his promotion to Assistant Chief. Chief Adermann presented information regarding comparisons of other similar communities in relation to salary, EAV, sales tax and general revenue fund. The City of Taylorville has the lowest salary by a significant amount. He stated that there is little incentive to move up in the department when a Captain can work four overtime shifts and make more than the Assistant Chief. It is extremely difficult to retain the younger firefighters with the low salaries. Former Assistant Chief Cody Rogers stated there is little hope for employees to have longevity or promote in this current environment. A new firefighter begins at approximately \$14.00 per hour. The Mayor suggested the Fire and Police Chiefs be given an increase of 10%, with the Assistant Fire and Deputy Police Chief given 5%. Alderman Bryant suggested a larger increase of up 15-30% and 10-20% respectively. She also suggested reviewing and replacing the current percentage wage scale for all non-bargaining personnel.

Motion by Alderman Bryant and seconded by Alderman Dorchinecz to forward the Non-Bargaining Salary calculations and the Fire and Police Department Chief, Deputy/Assistant Chief salaries to the Personnel Committee for further refinement. The motion carried (4-0).

American Tower Proposal

American Tower has offered \$250,000.00 to the City for the perpetual lifelong lease for the tower at Lake Taylorville. Bret Mason, Advisor with Raymond James, provided a schedule of payments over time verses the value. The Committee determined there may be more opportunity to remain in current lease.

Motion by Alderman Bryant and seconded by Alderman Skultety to recommend to the City Council to reject the offer from American Tower for a one-time payment of \$250,000.00 for a perpetual lease. The motion carried (4-0).

Department Budget Review

Motion by Alderman Bryant and seconded by Alderman Skultety to recommend to the City Council to forward the Municipal Building, Gagne Building, and Police Department Budgets to the Treasurer for further refinement. The motion carried (4-0).

Treasurer's Report

Motion by Alderman Dorchinecz and seconded by Alderman Bryant to recommend to the City Council to accept the Treasurer's Report as presented. The motion carried (4-0).

Motion by Alderman Bryant and seconded by Alderman Skultety to adjourn. The motion carried (4-0).
Meeting adjourned at 8:25 P.M.



Larry Budd, Chairman
Finance Committee

FINANCE COMMITTEE

June 16, 2022

MEMBERS

Chairman Budd
Alderman Bryant
Alderman Skultety
Alderman Dorchinecz

ALSO PRESENT

Mayor Barry
Alderman Olive
Alderman Driskell
Alderman Wilson
Clerk Lilly

Dan McNeely
Chief Adermann
Chief Wheeler
Superintendent Mann
Treasurer Miles

Jeff Stoner
Cody Rogers
Matt Peters
Rich Holmes

Chairman Budd called the meeting to order at 6:00 P.M.

General Liability, Automobile & Property Insurance Rates

Mr. Dan McNeely with Dimond Bros., LLC presented the recap of the General Liability/Auto & Property Insurance rates, along with Sales Tax Interruption, Cyber and Pollution coverages. Due to the 3 year average loss ratio, the overall cost will increase this renewal period. There was a significant increase in loss ratio in the 2017-18 and 2018-19 years. The majority of these claims were automobile accidents and tornado damage with subsequent payouts, along with significant claims that have been settled. This has impacted the renewal rate. Mr. McNeely requested quotes from various carriers, with the lowest premium quote from ICRMT. In addition, ICRMT will offer some additional features such as open door legal and a full City appraisal, and coverages to include more indepth loss control and higher limits. The increase will be 1.5% over the current rate paid to Travelers. The rate will be locked in for a 16-month period, including August 1, 2022 – November 2023, with renewal on December 1, 2023.

Motion by Alderman Skultety and seconded by Alderman Bryant to recommend to the City Council to approve the renewal of General Liability/Auto, Property/Equipment, Sales Tax Interruption, Cyber, and Pollution insurance coverage from ICRMT, at a cost of \$373,108.00, plus Worker's Compensation of \$207,763.00, for a total insurance cost of \$549,294.00. The motion carried (4-0).

Police and Fire Administration Salaries

Due to recent resignations of two Assistant Fire Chiefs, the issue of Police and Fire Administration salaries was raised. There is a minimal difference between Assistant/Deputy Chief and the next highest ranking position. The Aldermen determined that there must be a salary range established that is competitive for all positions, in order to keep our current personnel and create a structure for future promotions. It should be done in steps as part of the planned budgeting process. An immediate increase was proposed for the current personnel.

Motion by Alderman Skultety and seconded by Alderman Bryant to recommend to the City Council to raise the Budget and Appropriations amount for FY2022/2023 for Police and Fire Administration salary increases effective July 1, 2022 as follows: Police Chief Wheeler \$10,000.00; Deputy Chief Childers \$8,000.00; Fire Chief Adermann \$11,000.00; and Assistant Fire Chief \$10,000.00. The motion carried (4-0).

Budget Updates

All Department budgets have been completed and will be reviewed with the Superintendents, Treasurer and Finance Chairman, with necessary cuts made. It was noted that the Budget and Appropriations numbers will be finalized and presented at a Finance Committee Meeting to be held prior to the July 5, 2022 City Council Meeting.

Portable Toilets for Special Events on the Square

Chairman Budd has been in attendance at Smalltown Taylorville events and suggested that the City provide portable toilets on the Square for large events such as the monthly car show. Mayor Barry contacted Whitlow and Nolan regarding supplying three regular and one handicapped portable toilets the first Friday of each month for the car show. He will confirm the cost and discuss with Downtown Taylorville to confirm who would be responsible for the payment. There will be a total of four more months to include July, August, September, and October. There may be food trucks present on these evenings as well.

American Tower Proposal

At the June 6, 2022 Meeting, the City Council voted to reject the offer of \$250,000.00 from American Tower for a perpetual lease for the tower at Lake Taylorville. Discussion was held regarding the City proposing a counter-offer, closer to the 3% present value of the extended lease term of \$391,669.00, along with consideration for potential future tenants added to the tower.

Motion by Alderman Bryant and seconded by Alderman Dorchinecz to recommend to the City Council to direct the City Attorney to present a counter offer of \$350,000.00 to American Tower for the perpetual lease for the tower at Lake Taylorville. The motion carried (4-0).

Treasurer's Report

Treasurer Miles forwarded the Revenue vs. Expenditure report for the month of May to all Aldermen. She presented information on her training and the work being completed by Terri France to rectify errors and balance the general fund in preparation for the Audit.

Any Other Matters

Chairman Budd stated that parade candy should be supplied by the City for the Fourth of July parade; this is built into the Community Relations budget. He also provided an update on the new trucks and loaders. Mayor Barry will be inviting all superintendents and employees to participate in the Parade.

Taylorville Tap is requesting to purchase 25' of the parking lot immediately adjacent to their building. Mayor Barry stated that a survey must be performed to establish boundaries and a fair market value price determined prior to any further discussion.

The home located 508 West Avenue was demolished by the City in 2018. The property/owner has a sewer lien in the amount of \$4,104.31 which includes materials, labor and equipment, plus a mowing lien in the amount of \$530.00, and dumpster fees of \$1,350.00 owed to the City. Mayor Barry stated that the neighbor wishes to purchase the lot from the owner, but approached the Mayor to have the liens and dumpster fees cleared. Alderman Budd suggested that we require that new owner to pay a minimum of \$2,000.00, with the remainder to be released. This will be discussed further.

The Christian County Fair Board has requested that the City purchase a new sign for the fairgrounds welcoming visitors to the Fair. The cost would be approximately \$400.00 – 450.00.

City employee health insurance renews on July 1, 2022 for one month with Health Alliance at a rate increase of 19.5%. Cost for the new self-funded plan, which begins August 1, 2022, has an increase of 7.2%. The previous motion passed through the May Finance Meeting and Jun 6, 2022 Council stated that the employees would see an increase of 7.2%. The City will be responsible for the difference for the premium costs in the month of July.

Mayor Barry inquired of the Ward 4 Aldermen whether they would be interested in paying for the cost of oil and chip for Eastwood Drive this summer. Alderman Dorchinecz stated that they were not expending any Ward Funds until the drainage study, and an estimate for repair, is completed in that area. Alderman Driskell was in agreement.

Police Chief Wheeler provided an update on the Asset Forfeiture Fund account and process for reconciliation. It has been determined that approximately \$5,100.00 may be returned, along with one vehicle, to the owners from whom this was confiscated if those persons are located.

Motion by Alderman Bryant and seconded by Alderman Skultety to adjourn. The motion carried (4-0).

Meeting adjourned at 7:41 P.M.

A handwritten signature in cursive script, appearing to read "Larry Budd", is written over a horizontal line.

Larry Budd, Chairman
Finance Committee

FINANCE COMMITTEE
July 21, 2022

MEMBERS

Chairman Budd
Alderman Dorchinecz
Alderman Skultety

ALSO PRESENT

Mayor Barry
Alderman Wilson
Kaylee Jones
Treasurer Miles

Chief Adermann
Dick Adams
Jeff Stoner
Cody Rogers
Andrew Watson

ABSENT

Alderman Bryant

Chairman Budd called the meeting to order at 6:53 P.M.

ECONOMIC DEVELOPMENT ASSOCIATION- INDUSTRIAL PARK UPDATE

Mr. Dick Adams, Director of the Economic Development Association, provided an update on the Industrial Park. He advised that the street lights have been installed. There are 17 lots in the new park, 1 of which has been sold, and another has been auctioned. He discussed having the Tommy TV students make a commercial and a brochure for the park to better advertise it to businesses. Committees have been formed to expand the reach of the Economic Development Association and the City of Taylorville.

VETERAN'S MEMORIAL PARK DONATION

Chairman Budd advised there will be a donation of \$10,000.00 that will be coming out of the Administration Budget that will go towards a new sign at the Veteran's Memorial Park. He advised it will be in with the bills soon.

Motion by Alderman Skultety and seconded by Alderman Dorchinecz to recommend to the City Council to approve the contribution of \$10,000.00 out of the Administration Budget for the Veteran's Memorial Park. Motion carried 3-0.

FIREFIGHTERS PROBATIONAL PERIOD SALARY

Alderman Skultety discussed the possibility of removing the firefighters probational period. Mayor Barry suggested having their pay set on a wage progression scale, similar to the AFCME contract.

Motion by Alderman Skultety and seconded by Alderman Dorchinecz to recommend to the City Council to approve an MOU written by Taylorville Professional Firefighters Local 3144 setting the wage progression for new hire Firefighters as follows: 92% of their full rate of pay from the date of hire to the first anniversary of employment, 96% of their full rate of pay for the second year of employment, and 100% rate of pay upon completion of the second year of employment. Motion carried 3-0.

BDD APPLICATIONS

The BDD Committee has reviewed and forwarded three applications for BDD reimbursement to the Finance Committee for review and approval. Ordinances will be approved at the August 1, 2022 City Council Meeting.

The first application was received from Taylor and Lacy May for Star Electric, located at 233 N Houston St. Project cost is \$211,640.99, with the total reimbursement of 25%, for a total max reimbursement of \$50,000.00.

Motion by Alderman Dorchinecz and seconded by Alderman Skultety to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for Taylor and Lacy May in the amount of \$50,000.00. Motion carried 3-0.

The second application was received from Angelo's Express, located at 110 W Park St. The project cost is \$8,590.00, with the total reimbursement of 50%, for a total reimbursement of \$4,295.00.

Motion by Alderman Dorchinecz and seconded by Alderman Skultety to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for Angelo's Express in the amount of \$4,295.00. Motion carried 3-0.

The third application was received from RLK LLC, doing business as Pub 116, located at 116 E Main Cross. The project cost is \$8,000.00, with the total reimbursement of 50%, for a total reimbursement of \$4,000.00.

Motion by Alderman Skultety and seconded by Alderman Dorchinecz to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for RLK LLC in the amount of \$4,000.00. Motion carried 3-0.

TREASURER'S REPORT

Treasurer Miles provided the Treasurer's report. She advised she is anticipating having all of the accounts balanced by the next Finance meeting, and will have an updated spreadsheet for the committee, as well. She stated that they have started the process of closing out the 2021/2022 fiscal year and installing the new budget.

ANY OTHER MATTERS

Chairman Budd advised the City Auditors have been working tirelessly over the past few months to correct errors from the 2021 fiscal year, and are getting close to being able to start the audit. He stated that there will be a large bill from them in the near future for all of the work they have been providing.

Motion by Alderman Skultety and seconded by Alderman Dorchinecz to adjourn. The motion carried 3-0.

Meeting adjourned at 7:58 P.M.



Larry Budd, Chairman
Finance Committee

FINANCE COMMITTEE

August 18, 2022

MEMBERS

Chairman Budd
Alderman Dorchinecz
Alderman Skultety
Alderman Bryant

ALSO PRESENT

| | | |
|-----------------|-------------------|-------------------|
| Mayor Barry | Alderman Brown | Matt Rogers |
| Alderman Wilson | Alderman Olive | Jacque Huddleston |
| Clerk Lilly | Alderman Driskell | Brenda Henning |
| Treasurer Miles | Tom Finks | Tricia Henning |
| Chief Adermann | Myron Durham | Sheila Durham |
| | Jeff Peabody | |

Chairman Budd called the meeting to order at 6:00 P.M.

SKATE PARK CONTRIBUTION

Chairman Budd discussed a contribution to the proposed Skate Park. This was not an identified expense for the FY 2022/2023 Budget. Mayor Barry stated that the Skate Park Committee has raised \$14,000.00 through fundraising; the Barry Family has pledged \$40,000.00 to assist with the concrete at the Skate Park. Alderman Bryant stated that the Park District was promised an Intergovernmental Agreement with the City providing insurance for the Skate Park at its proposed location at Don Bragg Park. Due to legal reasons, the City is unable to insure it at this location as it is not on City property. Alderman Bryant would like to show City support for this project, and suggested when plans are further developed that the City pledge a certain amount to be determined, with the possibility that Ward Funds could be allocated for payment.

602 EAST PARK STREET

Mr. Jeff Peabody has recently renovated 602 East Park Street, formally known as Ann's Flower Shop. He has requested any grant assistance/reimbursement to assist with the costs. The building is not in the current BDD area, so he is ineligible for this program. The BDD Committee was not in favor of expanding the BDD boundaries at this time. Finance Chairman Budd stated that the BDD area could be amended, but it is a process that should be well thought out with input from all Aldermen regarding the areas to include in the expansion. This would be the Second Amendment to the map, which was originally developed in 2018 and amended in 2019. Chairman Budd will discuss with the BDD Administrator, Mr. Steve Kline, for guidance on how to proceed with expansion.

BDD APPLICATIONS

The BDD Committee has reviewed and forwarded two applications for BDD reimbursement to the Finance Committee for review and approval. Ordinances will be approved at the September 6, 2022 City Council Meeting.

The first application was received Joe Curvey for his property located at 113 South Washington. The total project cost is \$9,840.00, with the total reimbursement of 50%, for a total max reimbursement of \$4,920.00 for roof replacement.

Motion by Alderman Bryant and seconded by Alderman Dorchinecz to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for Joe Curvey in the amount of \$4,920.00. The motion carried (4-0).

The second application was received from Nick Root for his property located at 702 East Main Cross. The total project cost is \$29,432.00. The committee agreed to recommend reimbursement for concrete portion of the application only, with the total reimbursement of \$7,461.20.

The Committee discussed the concerns regarding lack of BDD Tax being produced at this location. Finance Chairman Budd called for a motion to approve this application three times. There was no motion made. This application will not move forward for a City Council vote to approve payment.

TREASURER'S REPORT

Treasurer Miles provided the Treasurer's report, noting that the FY 2022/2023 Budgets have been installed and now show current financial information. Revenue and Expenditure Reports by department, as well as summary of all bank account activity and balance were presented. All accounts are fully balanced. She also noted that the first of five installments of Real Estate taxes has been received.

Motion by Alderman Bryant and seconded by Alderman Skultety to recommend to the City Council to approve the Treasurer's Report as presented. The motion carried (4-0).

ANY OTHER MATTERS

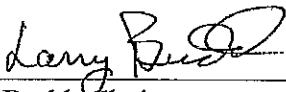
Finance Chairman Budd provided a recap of the recent TIF Joint Review Board meeting. It was suggested that the City Council, or a representative of the Council, be proactive with developers regarding TIF, BDD, and Enterprise Zone incentives offered.

Mr. Jeff Peabody requested that the BDD area be amended to include his property for further opportunity for reimbursement if he completes more projects on the building. He noted that the 602 East Park Street property has been completely renovated in the amount of \$250,000.00, and was given a C-1 zoning designation. It is now being rented to a business named Designed with Detail that provides decorations for events, as well as housing a space for smaller events. If the BDD area could be expanded to include his property, he would like to take advantage of a reimbursement agreement as he does further projects at that address.

Mr. Matt Rogers presented a letter to all members of the City Council, HBO Goodall, and the Mayor regarding a property located at 824 West Poplar. He, along with many of his neighbors, has expressed concerns about the state of decline of this property for many years. The building has no electricity or water, holes in the roof and sides, mold, roaches and rodents, excessive trash, junk, and high weeds. There have been squatters in the property, as well as problems with drugs. This is causing a negative impact on the other neighboring properties. The Mayor stated that HBO Goodall has started the title work process, along with posting a notice on the door. A Notice to Remediate will be sent out to the property owner for action, and it will be published and recorded per State Statute. If no action is taken by the property owner, the City will have the authority to demolish the building at the end of the required timeframe, once it has been determined that the property is free of any liens.

Motion by Alderman Bryant and seconded by Alderman Skultety to adjourn. The motion carried (4-0).

Meeting adjourned at 7:08 P.M.



Larry Budd, Chairman
Finance Committee

FINANCE COMMITTEE

September 13, 2022

MEMBERS

Chairman Budd
Alderman Dorchinecz
Alderman Bryant

ALSO PRESENT

Mayor Barry
Alderman Wilson
Clerk Lilly
Treasurer Miles
Alderman Brown
Superintendent Mann

ABSENT

Alderman Skultety

Chairman Budd called the meeting to order at 6:22 P.M.

BDD APPLICATIONS

Chairman Budd informed the Committee that five BDD Applications will be presented at the BDD Committee Meeting on Wednesday, September 14, 2022. He has concerns with several of the expense items included in one of the applications. Those concerns will be addressed and the applications will be presented to the Finance Committee in October.

SAFE ROUTES TO SCHOOL GRANT – CITY PORTION FUNDING

Chairman Budd stated that the City will be responsible for payment in the amount of \$25,000.00 to Benton & Associates for Design Engineering for the Safe Routes to School Grant. Discussion was held regarding the payment options. Mayor Barry suggested utilizing Ward 5 Funds as the sidewalks are used by all families in town who have school aged children either at Memorial School or St. Mary's School. Chairman Budd requested Ward 4 be responsible for this expense as the project is entirely in Ward 4, and requested Ward 5 Funds, along with BDD funds, be used for the Springfield Road Water Main relocation project. Mayor Barry stated that the Water Fund has sufficient funds to pay for the project and Ward 5 should not be used. Alderman Dorchinecz will confirm with Alderman Driskell that Ward 4 will cover the cost of the Design Engineering.

The Springfield Road Water Project will be placed on the next Finance Committee Meeting to discuss payment options. Ward 5 Funds will also be discussed in an upcoming meeting to determine if they will remain intact, or if Ward 5 will be dissolved and divided between all four Wards.

PURCHASE OF CHRISTMAS DECORATIONS

Downtown Taylorville has requested that the City purchase four additional pole banners and hardware at a cost of \$249.00 each. The City purchased similar items last year, utilizing BDD Funds, and maintained ownership of the items. Chairman Budd stated that Downtown Taylorville should be purchasing these within their agreement with the City rather than continuing to add to the cost of the City. Other Aldermen present were in agreement and no action was taken.

SALARY FOR ALDERMEN 5/1/2023-5/4/2027 TERM

Per State Statute, the salaries for the upcoming April 2023 election must be set a minimum of 180 days in advance of the election. After discussion, The Aldermen present suggested setting the salary at the current rate for all incoming Aldermen for the 5/1/2023 – 5/2/2027 term.

Motion by Alderman Bryant and seconded by Alderman Dorchinecz to direct the City Clerk to prepare and recommend to the City Council to approve the Salary Ordinance for the Alderman for the 2023 - 2027 term to set the salary at \$579.63 per month. The motion carried (3-0).

TREASURER'S REPORT

Treasurer Miles provided the Treasurer's report, highlighting sales tax received over the past year.

Motion by Alderman Bryant and seconded by Alderman Dorchinecz to recommend to the City Council to approve the Treasurer's Report as presented. The motion carried (3-0).

ANY OTHER MATTERS

No other matters were presented.

Motion by Alderman Bryant and seconded by Alderman Dorchinecz to adjourn. The motion carried (3-0).

Meeting adjourned at 6:47 P.M.

Larry Budd, Chairman
Finance Committee

FINANCE COMMITTEE

October 20, 2022

MEMBERS

Chairman Budd
Alderman Dorchinecz
Alderman Skultety

ALSO PRESENT

| | | |
|---------------------|-------------------|-------------|
| Mayor Barry | Alderman Brown | Lee Skinner |
| Alderman Wilson | Alderman Olive | Rich Payne |
| Clerk Lilly | Alderman Driskell | |
| Treasurer Miles | Sherri Craggs | |
| Superintendent Mann | Steve Craggs | |
| HBO Goodall | Paul Nation | |

ABSENT

Alderman Bryant

Chairman Budd called the meeting to order at 6:00 P.M.

EXPANSION OF BUSINESS DEVELOPMENT DISTRICT NO. 1

Chairman Budd discussed three potential areas to add to the Business Development District No. 1. He noted that it is a long process, with all parcel data to be submitted to the State of Illinois prior to April 1, 2023 and taxes to increase for those properties on July 1, 2023. This will create a Second Amendment to the Business Development District.

Motion by Alderman Dorchinecz and seconded by Alderman Skultety to recommend to the City Council to direct Steve Kline with Jacob and Klein to complete the appropriate steps to allow the City of Taylorville to expand the Business Development District No. 1 as follows: Park Street from Main to Long; East Market Street to Paw Paw Street; and Main Street to Adams. The motion carried (3-0).

EXPANSION OF TIF DISTRICT

No action taken.

BDD APPLICATIONS

The BDD Committee has reviewed and forwarded five applications for BDD reimbursement to the Finance Committee for review and approval. Ordinances will be approved at the November 7, 2022 City Council Meeting.

The first application was received from Matt Rogers for his business located at 310 N. Webster Street. The Committee approved the landscaping only portion of project cost is \$3,340.00, with reimbursement of 35% for a total of \$1,169.00

Motion by Alderman Dorchinecz and seconded by Alderman Skultety to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for Matt Rogers in the amount of \$1,169.00. The motion carried (3-0).

The second application was received from Advanced Title Group, Inc. located at 101 S. Washington St. The approved portion of the project cost is \$88,442.02, with the total reimbursement of 50% of \$10,000.00, 35% of \$40,000.00, and 25% of \$38,442.02, for a total reimbursement of \$28,610.51.

Motion by Alderman Skultety and seconded by Alderman Dorchinecz to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for Advanced Title Group, Inc. in the amount of \$28,610.51. The motion carried (3-0).

The third application was received from Lee and Dyanne Skinner for the property located at 116 E Main Cross. The project cost is \$7,400.00, with the total reimbursement of 25%, for a total reimbursement of \$1,850.00.

Motion by Alderman Skultety and seconded by Alderman Dorchinecz to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for Lee and Dyanne Skinner in the amount of \$1,850.00. The motion carried (3-0).

The fourth application was received from Robert Steiner and Rebecca Steiner for their property located at 102 West Market Street. The total project amount of \$61,991.00 will be paid out as 50% or \$30,995.50, 35% of \$40,000.00, and 25% of \$11,991.00, for a total reimbursement of \$21,997.75.

Motion by Alderman Dorchinecz and seconded by Alderman Skultety to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for Robert Steiner and Rebecca Steiner in the amount of \$21,997.75. The motion carried (3-0).

The fifth application was received from David G. Durham and Deborah A. Durham for their property located at 100 E. Market St. Total project cost is \$6,818.46, eligible for 35% reimbursement, for a total of \$2,171.75.

Motion by Alderman Skultety and seconded by Alderman Dorchinecz to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for David G. Durham and Deborah A. Durham in the amount of \$2,171.75. The motion carried (3-0).

The sixth application was received from David G. Durham and Deborah A. Durham for their property located at 102 E. Market St. Total project cost is \$16,754.00, eligible for 35% reimbursement, for a total of \$5,863.90.

Motion by Alderman Dorchinecz and seconded by Alderman Skultety to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for David G. Durham and Deborah A. Durham in the amount of \$5,863.90. The motion carried (3-0).

DUMPSTER ATTENDANT AGREEMENT

Street Superintendent Mann advised the Aldermen that the currently employed independent contractor, Daniel Ream, working as the dumpster attendant at the Street Department has tendered his resignation. In order to replace this contractor, a new agreement must be developed to outline hourly rate of pay, as well as other guidelines and insurance requirements. The coverage amount of insurance as well as the cost of the policy were discussed, as well as hours of work. Currently the rate of pay mirrors the State minimum wage chart at \$12.00 per year, with an increase of \$1.00 each year up to \$15.00 in 2025. Ideally new hire would begin in November 2022, at the rate of \$12.00 per hour, with first increase due January 1, 2023. Contract would run through December 31, 2025.

Motion by Alderman Dorchinecz and seconded by Alderman Skultety to direct the City Clerk to prepare a resolution and agreement for a new trash dumpster attendant, with terms as stated in previous agreement plus yearly increase in hourly rate to match the State Minimum Wage Chart, and to authorize Street Superintendent Mann to hire such independent contractor. The motion carried (3-0).

TREASURER'S REPORT

Treasurer Miles provided the Treasurer's report, including account balances, tax revenues and Property Tax updates.

Motion by Alderman Dorchinecz and seconded by Alderman Skultety to accept the Treasurer's Report as presented. The motion carried (3-0).

ANY OTHER MATTERS

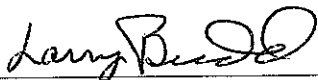
Chairman Budd discussed a letter he had received from LCC, a communication company interested in leasing a 100' x 100' area to construct a telecommunications tower. The are offering a ten-year lease with opportunity for continuous renewal. Chairman Budd and Mayor Barry will discuss with City Attorney Romano.

Mayor Barry stated he had received a phone call from a person interested in potentially purchasing the property located at 305 East Poplar Street. The property has a mowing lien of over \$700 and he discussed wiping out the lien for this purchaser. The Committee was not in favor of this, and requested more information on the plans and use for the property.

Steve Craggs was present to discuss the need for expansion for the Christian County Animal Control building. The plans include new dog kennels and a 40' x 60' cat wing addition. There has been a committee formed to fundraise. They had received two sizeable donations to date. In order to receive the donations, they must be tied to a 501(C) 3 organization. They are interested in tying this to DowntownTaylorville, simply for account purposes, but were requesting the City's approval to do so as the DowntownTaylorville organization receives their funding from the City of Taylorville. Sherri Craggs, director of the CCAC, stated that the Friends of CCAC is a 501(C)3 organization, but they are small and are unable to handle the amount of money and transactions necessary for this project. They are also asking the County for use of ARPA Funds, as it is a County entity. City Attorney Romano will be contacted regarding the legalities of the City's association to this project.

Motion by Alderman Dorchinecz and seconded by Alderman Skultety to adjourn. The motion carried (3-0).

Meeting adjourned at 6:48 P.M.



Larry Budd, Chairman
Finance Committee

FINANCE COMMITTEE

November 7, 2022

MEMBERS

Chairman Budd
Alderman Dorchinecz
Alderman Skultety

ABSENT

Alderman Bryant

ALSO PRESENT

Treasurer Miles
Alderman Driskell
Alderman Wilson
Chief Wheeler
Chief Adermann
Superintendent Mann
Kellie Hamell

Clerk Lilly
Alderman Olive
Alderman Brown
Iris Noblet-Crites
Attorney Romano via Zoom
Derek McConnell

Chairman Budd called the meeting to order at 5:15 P.M.

Review of Audit Report

Mrs. Iris Noblet-Crites with Lively, Mathias, Hooper, & Noblet (LMHN) was present to discuss the results of the Audit of the City of Taylorville for the Fiscal Year ending April 30, 2022.

It was noted that sales tax, Property Tax, and Intergovernmental revenues were all up. Overall, there was an increase in expenses in capital outlay, salaries, HRA and insurance, gas and oil, legal expense and other professional services. The Lake Department is the only proprietary fund that had a net positive outcome.

Mrs. Noblet-Crites recommended two findings:

- An adequate segregation of incompatible duties does not exist *REPEAT FINDING*
- Pooled Cash general ledger accounts were not timely reconciled to the monthly bank statements nor were they reviewed by a second person outside the Treasurer's Office

Other recommendations/areas of serious concern for strengthening internal controls:

- Incorrect filing of City, Police and Fire Pension Form 941 forms and payments to IRS; penalties were incurred
- Social Security Administration has not received 2021 Forms W-2 and W-3; will incur penalties for each employee
- Lack of repayments between pooled cash account and other accounts
- Credit balance from City's prior electric provider – has been corrected and payment received
- Voluntary Insurance payable general ledger accounts do not reconcile as of April 30, 2022
- IMRF 1,000 hour participation limit has no documentation for Council Members claiming IMRF
- No documentation for furloughed employees paid unemployment through IDES; includes many fraudulent claims that must be investigated
- Safe Passage grant does not include full reimbursement of costs; amended reports should be submitted
- Water Fund should be reconciled for years prior to 2022 and corrections made

Verbal comments:

- Total Compensation has not been prepared or published on website; must be done annually
- RP Lumber Sewer Extension and Farm and Home have not yet been billed for sewer connection; must review agreements to determine fees and timeline

Many of these items are time sensitive and must be rectified prior to the end of the calendar year, so as not to affect current year W-2's for employees. All recommendations must be addressed and rectified expediently.

Motion by Alderman Dorchinecz and seconded by Alderman Skultety to recommend to the City Council to approve the Fiscal Year 2021/2022 Audit of the City of Taylorville as reported by Lively, Mathias, Hooper & Noblet.

Any Other Matters

City Attorney Romano requested Auditor Noblet-Crites' opinion on the investment of Water \$1.1 million Funds in brokerage CDs in amounts of \$250,000.00. She stated that in her professional opinion these transactions would be acceptable so long as Call Reports from the FDIC are presented that list balance sheets for the banks chosen for investments prior to investing.

Auditor Crites discussed her concerns for the IMRF participation of Council members, stating that the current resolution provides a 1,000 hour participation requirement. She stated that none of those participating have submitted any documentation or timesheets. She recommended that HR Manager Bentley contact IMRF for suggestions. If IMRF were to audit the City, this would be subject to audit and must be provided at that time.

Chairman Budd stated that these issues will be addressed and plans developed beginning with the January Finance meeting.

Motion by Alderman Bryant and seconded by Alderman Skultety to adjourn. Motion carried (4-0).
Meeting adjourned at 6:45 P.M.

Larry Budd, Chairman
Finance Committee

FINANCE COMMITTEE

November 16, 2022

MEMBERS

Alderman Bryant
Alderman Dorchinecz
Alderman Skultety

ALSO PRESENT

Alderman Brown
Alderman Driskell
Alderman Wilson
Mayor Barry

HBO Goodall
Superintendent Mann
Dan McNeely
Clerk Lilly

ABSENT

Alderman Budd

Acting Chairman Dorchinecz called the meeting to order at 6:00 P.M.

Workers Compensation Renewal

Mr. Dan McNeely with Dimond Brothers Insurance Agency presented the Workers Compensation annual premium for January 1, 2023 to December 31, 2023. The renewal premium is \$215,845.00. The experience modification used for the 2023 premium calculation uses the policy years of 2019 through 2021. The loss ratio is now at 18 %, based on the years of 2019-2021. Loss ratios for those years were 2%, 40%, and 12%. Illinois Public Risk Fund (IPRF) continues to make sound risk selection and underwriting decisions. The City of Taylorville will receive a Safety Grant Award for 2022 of \$32,762.00 from Illinois Public Risk Fund, redeemable in 2023.

Motion by Alderman Skultety and seconded by Alderman Bryant to recommend to the City Council to approve the January 1, 2023 to December 31, 2023 Workers Compensation Policy Renewal Premium of \$215,845.00 from Illinois Public Risk Fund. The motion carried (3-0).

Potential Downtown TIF District

No discussion was held regarding this item.

BDD Applications

A total of 9 applications were reviewed by the BDD Committee and recommended to the Finance Committee. Ordinances will be presented at the November 21, 2022 City Council meeting for approval.

The first application was received from David G. Durham and Deborah A. Durham for the property located at 100 East Market. Total project cost is \$32,955.00, total eligible reimbursement of \$10,348.97.

Motion by Alderman Bryant and seconded by Alderman Skultety to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for David G. Durham and Deborah A. Durham in the amount of \$10,348.97. The motion carried (3-0).

The second application was received from David G. Durham and Deborah A. Durham for the property located at 102 East Market. Total project cost is \$8,097.50, eligible for 35% reimbursement, for a total of \$2,834.13.

Motion by Alderman Bryant and seconded by Alderman Skultety to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for David G. Durham and Deborah A. Durham in the amount of \$2,834.13. The motion carried (3-0).

The third application was received from David G. Durham and Deborah A. Durham for the property located at 104 East Market. Total project cost is \$12,650.19, eligible for total reimbursement of \$4,224.31.

Motion by Alderman Bryant and seconded by Alderman Skultety to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for David G. Durham and Deborah A. Durham in the amount of \$4,224.31. The motion carried (3-0).

The fourth application was received from H&R Family dba Taylorville Food Center for the property located at 500 West Market. Total project cost is \$59,792.13, eligible for total reimbursement of \$20,700.00.

Motion by Alderman Bryant and seconded by Alderman Skultety to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for H&R Family dba Taylorville Food Center in the amount of \$20,700.00. The motion carried (3-0).

The fifth application was received from Heartland Development Partners, Inc for the property located at 109 South Washington. Total project cost is \$42,500.00, eligible for total reimbursement of \$16,375.00.

Motion by Alderman Bryant and seconded by Alderman Skultety to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for Heartland Development Partners, Inc in the amount of \$16,375.00. The motion carried (3-0).

The sixth application was received from Heartland Development Partners, Inc for the property located at 123 South Washington. Total project cost is \$55,500.00, eligible for total reimbursement of \$20,375.00.

Motion by Alderman Bryant and seconded by Alderman Skultety to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for Heartland Development Partners, Inc in the amount of \$20,375.00. The motion carried (3-0).

The seventh application was received from Heartland Development Partners, Inc for the property located at 201 West Main Cross. Total project cost is \$48,940.00, eligible for total reimbursement of \$18,629.00. Alderman Bryant questioned payment of architect fees, stating that although it is an acceptable expense, she would prefer this amount not be reimbursed until construction begins to verify the project will be completed.

Motion by Alderman Bryant and seconded by Alderman Skultety to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for Heartland Development Partners, Inc in the amount of \$18,629.00, payable upon start of construction. The motion carried (3-0).

The eighth application was received from Meidi Enterprises, LLC for the property located at 121 South Washington. Total project cost is \$12,000.00, eligible for total reimbursement of \$5,700.00.

Motion by Alderman Bryant and seconded by Alderman Skultety to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for Meidi Enterprises, LLC in the amount of \$5,700.00. The motion carried (3-0).

The ninth application was received from Bekim Letniku for the property located at 408 North Silver. Total project cost is \$21,381.91, eligible for total reimbursement of \$7,045.46.

Motion by Alderman Bryant and seconded by Alderman Skultety to recommend to the City Council to approve the Business Development District No. 1 Redevelopment Agreement for Bekim Letniku in the amount of \$7,045.46. The motion carried (3-0).

Treasurer's Report

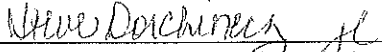
Treasurer Miles previously emailed several reports to the Alderman for review.

Any Other Matters

No other matters were presented.

Motion by Alderman Bryant and seconded by Alderman Skultety to adjourn. The motion carried (3-0).

Meeting adjourned at 6:17 P.M.



Steve Dorchinecz, Acting Chairman
Finance Committee

FINANCE COMMITTEE

November 21, 2022

MEMBERS

Chairman Budd
Alderman Dorchinecz
Alderman Skultety

ALSO PRESENT

Treasurer Miles
Alderman Driskell
Alderman Wilson
Attorney Romano via Zoom

Clerk Lilly
Alderman Olive
Alderman Brown

ABSENT

Alderman Bryant

Chairman Budd called the meeting to order at 6:30 P.M.

FY 2022/2023 Truth-In Taxation & Tax Levy

Treasurer Miles and Chairman Budd presented the financial information for the 2022/2023 Annual Tax Levy. The amount of the levy is calculated at 104.99% of the prior year extension from the County Clerk plus the exclusion from PTELL. The tax levy for the Library is added to the levy for the City to determine the total levy amount. Tax Levy for the City is \$2,982,426.23, plus the Library levy in the amount of \$307,888.01, for a total Tax Levy of \$3,290,314.24.

Motion by Alderman Skultety and seconded by Alderman Dorchinecz to recommend to the City Council to direct the City Clerk's Office to prepare an Ordinance that, pursuant to the Truth-in-Taxation Act, the sum of \$3,290,314.24 for the City's current Fiscal Year 5/1/22 to 4/30/23 upon the taxable property in the City, which amount is less than 105% of the amount extended, or estimated to be extended upon the final aggregate levy of the preceding fiscal year; and a Truth-in-Taxation Public Hearing is not required. This includes a total maximum levy of \$307,888.01 for the Taylorville Public Library. The motion carried (4-0).

Any Other Matters

Chairman Budd discussed the creation of a 9-block Downtown TIF District, noting that Heartland Development Partners, Inc. and Cynthia Frisina have plans to spend upwards of \$500,000.00 on renovation of one building, and have purchased several others downtown for new businesses. If a Downtown TIF District were created, these developers could potentially have agreements with the City to rebate a certain percentage of real estate taxes. The percentage of rebate is determined by the City for each project, based upon projected revenue generated through the improvements. This also benefits the School District as they receive 10% of the increased tax revenue. This program does not create a new tax, it is simply based upon the taxable value of real estate property pre-development and post-development. Chairman Budd requested that all Aldermen interested in supporting the creation of a Downtown TIF District contact Mayor Barry in order to develop a plan with Jacob and Klein.

Motion by Alderman Dorchinecz and seconded by Alderman Skultety to adjourn. Motion carried (3-0).

Meeting adjourned at 6:41 P.M.

Larry Budd, Chairman
Finance Committee