

## FINANCE COMMITTEE

January 19, 2017

### MEMBERS

Chairman Budd  
Alderman Burtle  
Alderman Jones  
Alderman Vota  
Mayor Brotherton

### ALSO PRESENT

Treasurer Nation	Owen Lasswell
Attorney Romano	Victor Pop
Alderman Walters	Bruce Barry
Alderman Olive	Billie Heberling
Alderman Heberling	Kellie Hamell
Alan Jackson	Terry Wright
Dave Speagle	Cindy Dey

Chairman Budd called the meeting to order at 7:15 P.M.

### TIF District

Mayor Brotherton spoke to the Committee regarding the need to establish a TIF District (Tax Increment Financing) in the City of Taylorville. He stated that it would be very beneficial in the City's attempt to attract business and industry to the new industrial park being built. He also explained that it was imperative that all the taxing districts that would be affected by the TIF's creation understand how the TIF works and they are supportive of the idea.

The Mayor suggested that the City would need to hire a person or firm with the expertise to walk the City through the TIF application process. He stated that he has already been given several recommendations of experienced firms and he is seeking permission to contact them to get quotes regarding the costs associated with the TIF development process.

Alderman Burtle asked if using a firm that specializes in TIF development means the City will need to continue to go to them with more questions in the future. The Mayor explained that the City's primary source for legal advice is and will continue to be the City Attorney but if questions are outside his own area of expertise then the City would probably need to utilize their services again.

Motion by Alderman Jones and seconded by Alderman Vota to recommend to the City Council to authorize the Mayor to contact a number of legal firms requesting quotes regarding the cost of services for preparing a TIF District Application. Motion carried 4-0.

### Mowing Charge-1100 West England

A payment plan was allowed at the November 16, 2016 Finance Committee Meeting for a mowing charge at 1100 West England. The property owner has never come in to set up the payment plan.

Motion by Alderman Vota and seconded by Alderman Jones to recommend to the City Council to direct the Health and Building Officer to send a letter by regular and certified mail allowing 10 days for the property owner to come in and set up a payment plan and if there is no response from them after 10 days to forward the mowing bill of \$200.00 to the collection agency. Motion carried 4-0.

### Skid Steer/Lake Department

Lake Superintendent Alan Jackson explained to the Committee the need for a Skid Steer. Treasurer Nation obtained interest rates from two banks to finance a skid steer at a cost of \$99,525.40. Peoples Bank and Trust was the lowest interest rate of 3.2% for 3 year annual payments.

The new skid steer will be paid between two departments. The Lake Department will pay \$84,525.40 and the Water Department will pay \$15,000.00.

Motion by Alderman Vota and seconded by Alderman Jones to recommend to the City Council to waive any requirement for bidding and to authorize the purchase of a Skid Steer for the Lake Department for a cash price of \$99,525.40 and to approve a loan with Peoples Bank and Trust at an interest rate not to exceed 3.2% per annum, and to authorize the Mayor to sign all documents and instruments necessary or appropriate to obtain such loan and to consummate such purchases, and to authorize the City Attorney to prepare or revise any such documents and instruments as he may deem necessary or appropriate. Motion carried 4-0.

#### Repair Track Loader/Altorfer CAT

Water Superintendent Dave Speagle explained to the Committee that Superintendent Wiseman had the 963C track loader sent to Altorfer CAT for the repair of the slack adjusters on the track as well as new seals installed on the bucket cylinders. While it was being disassembled several more items were inspected and found to be in need of repairs for a total cost of \$25,497.06. These items are the tracks and sockets as well as labor, bolts etc. At this time Superintendent Wiseman is asking for the repair of the cylinders and the repair of the slack adjusters for a total cost of 10,278.40. The Street, Lake, and Water Departments will share in this cost as all have funds available in the repair line item of their budget. The other needed repairs will be held off until the next fiscal budget. Street Superintendent Wiseman is checking with Altorfer CAT to see if some of these items that had leaking seals should have been discovered by Altorfer CAT during the maintenance that is covered under the agreement.

#### Sewer Usage Fees

Chairman Budd expressed concern regarding the sustainability of the Sewer Fund. The Sewer Fund is used to account for the activities of the City owned sewer collection system and lift stations and the Sewer Fund is considered an Enterprise Fund that provides goods or services to the general public for a fee. The Sewer Fund currently is not self-sustaining and it relies on the "pooled cash" account to fund the expenses since the City does not collect enough in fees/revenue to cover it fully.

Chairman Budd suggested that an increased fee structure for the Sewer Usage Fees be considered in order to lessen some of the shortfall. The Committee discussed the average user bill would need to increase by approximately \$14 per month. The Aldermen offered varying viewpoints on potential rate increases. The Committee will continue discussions regarding the Sewer Usage Fees.

#### 2% Back on Credit Cards

Chairman Budd informed the Committee that Alderman Dorchinecz requested the discussion of receiving money back on Credit Cards. Alderman Dorchinecz was not in attendance to discuss money back on Credit Cards but it was suggested to invite Ms. Amy Hagan of US Bank to a Finance Committee Meeting to tell of options available to the City for money back on Credit Cards.

#### American Tower Lease Agreement

The Committee discussed the American Tower Lease Agreement that will expire March 2, 2017. There was no action taken.

#### Electric Franchise Agreements

Chairman Budd informed the Committee that Shelby Electric, Rural Electric, and AmerenIllinois (electric only) all will expire on February 3, 2018.

Treasurer's Report

The September 2016 Sales Tax (received in December 2016) was \$204,315.51 compared to \$209,036.59 in September 2015 and year-to-date is \$40,216.27 less than July 2015.

The October 2016 Sales Tax (received in January 2017) was \$214,865.27 compared to \$211,178.71 in October 2015 and year-to-date is \$36,529.71 less than the total through October 2015.

The September 2016 Non Home Rule Sales Tax (received in December 2016) was \$86,020.28 compared to \$85,590.12 in September 2015 and year-to-date is \$14,029.73 less than September 2015.

The October 2016 Non Home Rule Sales Tax (received in January 2017) was \$87,791.15 compared to \$86,232.13 in October 2015 and year-to-date is \$12,470.71 less than October 2015.

Interest earned on the Sewer Project Fund to date is \$189,381.22. The current balance is \$96,908.33.

Motion by Alderman Jones and seconded by Alderman Vota to recommend to the City Council to accept the Treasurer's Report as presented. Motion carried 4-0.

Motion by Alderman Burtle and seconded by Alderman Jones to adjourn. Motion carried 4-0.

Meeting adjourned at 8:28 P.M.

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Larry Budd, Chairman  
Finance Committee

## FINANACE COMMITTEE

February 16, 2017

### MEMBERS

Chairman Budd  
Alderman Burtle  
Alderman Jones  
Alderman Vota  
Mayor Brotherton

### ALSO PRESENT

Treasurer Nation	Owen Lasswell	Kurt Zeitler
Alderman Walters	Robert Besson	Julie Lilly
Alderman Olive	Bruce Barry	Michelle Beck
Alderman Heberling	Billie Heberling	Tim Calvert
Debbie Wells	Kellie Hamell	Chris Skultety
Zac Wells	Terry Wright	Cindy Dey
Amy Hagan	Lee Lanzotti	

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

### Money Back on Credit Cards

Ms. Amy Hagan of US Bank addressed the Committee regarding a variety of credit card programs the bank offers that could be utilized by the City. Chairman Budd stated that he was hoping that many of the City's expenses could be paid via credit card making the City eligible for the cash back refunds thereby providing the City with some additional revenue. Ms. Hagan suggested that an analysis be done by the bank to determine how many of the vendors doing business with the City currently accept credit cards as a means of payment. She also informed the Committee that the bank offered a fleet card that could be used by the City for purchasing gasoline and other vehicle maintenance related items. Alderman Jones pointed out that in regard to fuel purchases the City currently buys fuel in bulk and dispenses it at the Water Plant, Street Department and Lake. Chairman Budd stated that to be fair he would also contact other local banks to determine what type of credit card programs they offer.

Motion by Alderman Vota and seconded by Alderman Jones to recommend to the City Council to direct the City Treasurer to provide US Bank with an Accounts Payable Analysis. Motion carried 4-0.

### First National Bank of Taylorville

Chairman Budd reminded the Committee of the Public Hearings scheduled for Tuesday, February 21, 2017 regarding the Acquisition of Property Exchange Agreement and vacating an alleyway with West Main Street Realty Corporation.

### Sewer Usage Fee

Chairman Budd feels that the Sewer Usage Fee issue should be delayed until after the general election so the newly elected officials would be involved with discussions regarding this matter.

### American Tower Lease Agreement

Chairman Budd informed the Committee that there is no new information regarding the American Tower Lease Agreement.

### Utility Tax/MFT

Chairman Budd presented to the Committee for their review information regarding the Projects for Wards I, II, III, and IV along with Utility Tax Revenue and Motor Fuel Tax Revenue.

### 1617 West Spresser Property Status (Gagne Buildings)

Chairman Budd advised the Committee that the City has received the completed appraisals for the two properties donated to the City that being 1617 W. Spresser and 1613 W. Spresser aka the Gagne Buildings. The appraisals were done by Webster & Associates Inc. 1617 W. Spresser was appraised at \$410,000.00 and 1613 W. Spresser was appraised at \$40,000.00.

Chairman Budd stated that he was aware that an individual who has recently purchased the property located just to the north of 1617 W. Spresser has expressed an interest in purchasing the property at 1613 West Spresser. Mayor Brotherton stated that he would like to inquire what it would cost to list the property at 1617 W. Spresser being the larger building, with a firm or service that specializes in the sale of larger commercial buildings.

Motion by Alderman Vota and seconded by Alderman Jones to recommend to the City Council to sell the Gagne Properties located at 1613 West Spresser and 1617 West Spresser. Motion carried 4-0.

#### TIF District

Mayor Brotherton informed the Committee that he has sent letters to five law firms seeking quotes on what they would charge to guide the City through the process of creating a TIF District. The Mayor has heard from two of the five but he would like to give the others additional time to respond.

Alderman Vota advised the Committee that they needed to educate themselves on both the pros and the cons of TIF Districts. He brought to their attention an article he found that pointed out some on the possible downsides of TIFs and offered to share it with any of the Aldermen interested.

#### FY 2017/2018 Budgets

Chairman Budd advised that the Finance Committee will begin reviewing the FY 2017/2018 Budgets at the next Finance Committee Meeting.

#### Recycling

Mayor Brotherton advised the Committee that Christian County Solid Waste will no longer be offering recycling service in Christian County. The Mayor stated that the City Council would need to make a decision about what it wants to do in regard to recycling in the City of Taylorville. Several Aldermen expressed their concerns about the potential costs of the City providing a recycling program. It was suggested that Mr. Joe Stepping of Christian County Solid Waste Management be invited to attend the next Street & Sewer Committee Meeting to update the City on the status of recycling programs in Christian County.

#### Treasurer's Report

The November 2016 Sales Tax (received in February 2017) was \$203,284.64 compared to \$196,245.59 in November 2015 and year-to-date is \$29,490.66 less than November 2015.

The November 2016 Non Home Rule Sales Tax (received in February 2017) was \$84,822.77 compared to \$79,995.44 in November 2015 and year-to-date is \$7,643.38 less than November 2015.

The interest earned on the Sewer Project Fund to date is \$189,395.69 and the current balance is \$96,922.80.

The budget worksheets have been distributed to the Superintendents and Chiefs.

Motion by Alderman Jones and seconded by Alderman Vota to recommend to the City Council to accept the Treasurer's Report as presented. Motion carried 4-0.

Motion by Alderman Burtle and seconded by Alderman Jones to adjourn. Motion carried 4-0. Meeting adjourned at 7:40 P.M.

## FINANCE COMMITTEE

March 13, 2017

### MEMBERS

Chairman Budd  
Alderman Jones  
Alderman Vota  
Mayor Brotherton

### ABSENT

Alderman Burtle

### ALSO PRESENT

Treasurer Nation  
Alderman Heberling  
Julie Lilly  
Michelle Beck  
Chris Skultety

Billie Heberling  
Robert Besson  
Terry Wright  
Lee Lanzotti  
Cindy Dey

Chairman Budd called the meeting to order at 6:20 P.M.

### American Tower Lease Agreement

Chairman Budd informed the Committee that there is no new information regarding the American Tower Lease Agreement.

### Utility Tax Fund Balances/MFT Fund Balances

Chairman Budd updated the Committee regarding the Utility Tax Fund Balances and the Motor Fuel Tax Fund Balances for each Ward.

### CTI Sewer Repairs

Chairman Budd brought to the Committee's attention a situation involving damage to the City's sewer lines caused by the directional boring machine utilized by Computer Techniques Inc. while their crew was installing fiber lines in the right-of-way. He stated that although he was not certain of what had happened he had been informed by Street Superintendent Dick Wiseman that the City had attempted to mark the location of the existing sewer lines located within the right-of-way. Despite this effort the sewer lines were damaged. He informed the Committee that the bills were forwarded to the City Attorney.

Mayor Brotherton stated that although he did not know exactly what had happened in the most recent situations he was aware that this type of damage had occurred several other times and CTI had admitted fault and paid for the damages. Mayor Brotherton suggested that the City invite CTI to send representatives either to the next monthly Utility Meeting or the Street & Sewer Committee Meeting to further discuss the matter.

### Tree Board Budget

Mayor Brotherton suggested that a new line item number be set up in the Street Department for \$2,500.00 to fund the Tree Board expenses and/or activities. Treasurer Nation will set up a line item number in the FY 2017/2018 Street Department's Budget for the Tree Board.

### Treasurer's Report

The December 2016 Sales Tax (received in March 2017) was \$241,600.13 compared to \$232,138.29 in December 2015 and year-to-date is \$20,028.82 less than December 2015.

The December 2016 Non Home Rule Sales Tax (received in March 2017) was \$101,015.17 compared to \$102,442.96 in December 2015 and year-to-date is \$9,071.17 less than December 2015.

The interest earned on the Sewer Project Fund to date is \$189,408.33 and the current balance is \$96,935.44.

Treasurer Nation e-mailed a Budget Analysis to all Aldermen and Mayor for their review that shows in detail each expenditure line item for all departments and shows the amount of the current year budget and amount left to spend.

Motion by Alderman Jones and seconded by Alderman Vota to recommend to the City Council to accept the Treasurer's Report as presented. Motion carried 3-0.

Motion by Alderman Vota and seconded by Alderman Jones to adjourn. Motion carried 3-0.

Meeting adjourned at 7:09 P.M.

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Larry Budd, Chairman  
Finance Committee

## FINANCE COMMITTEE

April 20, 2017

### MEMBERS

Chairman Budd  
Alderman Burtle  
Alderman Vota  
Mayor Brotherton

### ABSENT

Alderman Jones

### ALSO PRESENT

Treasurer Nation  
Alderman Walters  
Alderman Olive  
Julie Lilly  
Bruce Barry  
Lee Lanzotti  
Cindy Brown  
Cindy Dey  
Aaron Reimann

Mary Renner  
Owen Lasswell  
Steve Kline  
Dan McNeely  
Jared Blaudow  
Debbie Wells  
Scott Wells  
Jerry Ehrhardt

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

### Tax Increment Financing (TIF District)

Mr. Steven Kline representing The Economic Development Group, LTD addressed the Committee regarding Tax Increment Financing (TIF) Districts. He stated that an important initial step in the development of a TIF District is the determination of exactly what area is to be included within the TIF.

Costs for the necessary consulting, legal, and engineering fees would be somewhere between \$30,000.00 and \$50,000.00. Mr. Kline pointed out that if the City was interested in designating two separate TIF Districts the cost would be toward the higher end of the range. He stated that there could be some costs savings if both TIF Districts were established concurrently and mentioned that it is possible to link two areas into a single TIF District if certain requirements are met. Mayor Brotherton asked if the costs of establishing the TIF Districts could be reimbursed from the increased tax revenue generated within the TIF Districts. Mr. Kline stated that they definitely could be reimbursed.

Mr. Kline informed the Committee that strategic location of the TIF District could allow the increased tax revenue generated from any source with the TIF to be utilized for a variety of projects with the designated perimeters of the TIF. For example, if the Square area was included in the TIF District the increased tax revenue could be used to incentivize the repair and updating of buildings and infrastructure located in that area.

Mr. Kline stated that if the City hired his firm to help create the TIF Districts they would charge a flat fee as opposed to having hourly charges. The flat fee would include the preparation of a TIF Plan, consult with the appropriate taxing bodies to create any needed Intergovernmental Agreements, conduct the necessary public hearings, prepare all the required ordinances, and prepare and arrange for all publications required by the TIF Act. After the TIF District has been established his firm could continue to assist with the administration of the TIF by preparing the TIF District annual report, verifying eligible project costs and directing private developer reimbursements, conducting Annual Joint Review meetings and providing special counsel opinions on matters relating to the TIF. These services would be provided for an annual fee.

Mayor Brotherton stated that he was concerned that the issue could take several months to decide and that the City might lose opportunities to have businesses locate in Taylorville during that period of time. He mentioned that a hotel developer is waiting to see whether or not the TIF is created before he commits to building a hotel in Taylorville. The Mayor asked to have the selection of a TIF Consultant be put on the agenda of a meeting before the May 15, 2017 City Council Meeting. The Committee agreed to schedule a Special City Council Meeting, May 15, 2017 at 6:15 P.M. with one agenda item being the selection of a TIF Consultant.



Commitment to Taylorville Development Association \$50,000.00 of \$100,000.00

Motion by Alderman Burtle and seconded by Alderman Vota to recommend to the City Council to pay the first \$50,000.00 of \$100,000.00 from the FY2016/2017 Budget that was committed to Taylorville Development Association at the November 21, 2016 City Council Meeting for the proposed comprehensive infrastructure improvement project at the Industrial Park site. Motion carried 3-0.

Health Insurance Costs

Mr. Jared Blaudow of Dimond Brothers Insurance addressed the Committee regarding the initial premium costs for the BlueCross BlueShield Health Insurance Plan. It appears that there will be an approximately 14% increase in the premium expense for the upcoming year. Mr. Blaudow explained that the City of Taylorville's claim history has been poor during the past two years and although the 14% increase is unwelcome it could have been much higher.

Mayor Brotherton asked if the Health Reimbursement Account (HRA) option was something that the City should once again consider. Mr. Blaudow stated that he thought it was something that definitely should be considered. The Mayor suggested that meetings with union leaders and employees should be set up in the very near future to inform them about the premium increase and to educate them on the potential benefits of utilizing the HRA option. Alderman Burtle suggested making the meetings mandatory for City employees even if it means allowing them time off from the normal work hours to attend. The Mayor reminded the Committee that the City had been unable to convince the unions to embrace the HRA concept last year and he stated that he believes that part of the problem was the perception by the employees that the HRA was something that was being forced upon them without allowing them time to fully understand how the option worked. He stated that the City only has about six weeks to make a decision.

Alderman Burtle asked if the City had the authority make the decision without approval from the unions. The Mayor stated that the question had been submitted to a labor attorney and that the City was waiting for a response. Mr. Blaudow stated that he had already supplied the information he has received regarding the potential premium increase to the union representatives. He will work with Human Resource Manager Cindy Brown to set up meeting dates for the employees and union representatives.

Retirees Health Insurance

Mr. Blaudow also informed the Committee that the Health Insurance for Retirees increased 2% in January 2017 and is not up for renewal until January 2018.

Sell City Owned Properties/803 East Franklin, 1613 West Spreser & 1617 West Spreser

The Committee discussed selling the lot at 803 East Franklin. Chairman Budd stated he was given an idea of selling the lot for a dollar with the stipulation that a new home was to be built on the lot.

The Committee discussed the possibility of selling the properties located at 1613 and 1617 West Spreser that had been donated to the City. Due to the fact that aerial maps showing the properties did not clearly show the property lines it was suggested that the City have both properties surveyed. Alderman Walters stated that he would be in favor of having the surveys done but that he felt the costs needed to be added to the sales price of the properties.

Motion by Alderman Vota and seconded by Alderman Burtle to recommend to the City Council to authorize the surveying of both properties located at 1613 West Spreser and 1617 West Spreser not to exceed \$2,500.00 and recouping all costs relating to the surveying when selling both properties. Motion carried 3-0.

#### Cost of March Saturday Clean-Up & Possibility of Repeating in the Fall/Spring

The Committee reviewed the costs related to the Saturdays in March for free dumping. The total cost was \$12,608.42.

Motion by Alderman Vota and seconded by Alderman Burtle to recommend to the City Council to include \$25,000.00 in the FY2017/2018 Garbage Budget for Saturdays in a particular month for free dumping at the Street Department. Motion carried 3-0.

After discussion of the Garbage Budget: Motion by Alderman Vota and seconded by Alderman Burtle to rescind the above motion. Motion carried 3-0.

Motion by Alderman Vota and seconded by Alderman Burtle to recommend to the City Council to include \$15,000.00 in the FY2017/2018 Garbage Budget for Saturdays in a particular month for free dumping at the Street Department. Motion carried 3-0.

#### Registration Fee Reimbursement-Ehrhardt

Motion by Alderman Burtle and seconded by Alderman Vota to recommend to the City Council to refund the initial \$300.00 Registration Permit Fee to Mr. Jerry R. Ehrhardt for demolishing the existing residential building on real estate located at 1101 Springfield Road, Taylorville, IL. Motion carried 3-0.

#### American Tower Lease Agreement

Chairman Budd informed the Committee that there is no new information regarding the American Tower Lease Agreement.

#### City Treasurer's Conference

Motion by Alderman Vota and seconded by Alderman Burtle to recommend to the City Council to approve the IMTA Conference Registration Fee, hotel and mileage expenses for the City Treasurer to attend the Illinois Municipal Treasurer's Association Conference June 25-27, 2017 in Carbondale, IL not to exceed \$500.00. Motion carried 3-0.

#### FY2017/2018 Budgets

The Committee reviewed the following FY2017/2018 Street, Sewer, Garbage, MFT, Water, Safety, Hotel/Motel, Audit, Contingencies, ESDA, Airport, Cemetery, Health and Building, Lake and Fire Budgets.

Motion by Alderman Vota and seconded by Alderman Burtle to recommend to the City Council to forward the following FY2017/2018 Street, Sewer, Garbage, MFT, Water, Safety, Hotel/Motel, Audit, Contingencies, ESDA, Airport, Cemetery, Health and Building, and Lake Budgets to the City Treasurer for further refinement. Motion carried 3-0.

Motion by Alderman Burtle and seconded by Alderman Vota to table the FY2017/2018 Fire Budget and refer back to the Emergency Services Committee for further clarification. Motion carried 3-0.

#### Treasurer's Report

The January 2017 Sales Tax (received in April 2017) was \$187,354.17 compared to \$193,022.96 in January 2016. The 2017 Sales Tax is a decrease of \$5,668.79 compared to January 2016 but higher than January 2015 and 2014.

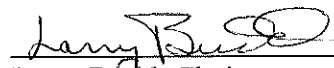
The January 2017 Non Home Rule Sales Tax (received in April 2017) was \$73,619.02 compared to \$74,145.33 in January 2016. The 2017 Non Home Rule Sales Tax is a decrease of \$526.31 compared to January 2016 but higher than 2014.

The interest earned on the Sewer Project Fund to date is \$189,422.32 and the current balance is \$344,697.88; however, this balance is from IEPA Loan money received for the Northeast 30" Sewer Project and the City Park Phase 5 Sewer Project that will be transferred out to cover the expenses for Petersburg Plumbing and Greene & Bradford.

Motion by Alderman Vota and seconded by Alderman Burtle to recommend to the City Council to accept the Treasurer's Report as presented. Motion carried 3-0.

Motion by Alderman Burtle and seconded by Alderman Vota to adjourn. Motion carried 3-0.

Meeting adjourned at 11:22 P.M.

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

Larry Budd, Chairman  
Finance Committee

## **TIF concerns stated by Alderman Martin Vota at the April 2017 Finance Committee meeting**

- 1 Mr. Kline was asked to comment on the pros and cons of a TIF District by Mayor Brotherton. Mr. Kline was representing a company wanting to make money by being hired to assist creation of a TIF District. Why would he present any negatives related to TIF Distircts?
- 2 I stated that Illinois leads all states in the US with businesses leaving and relocating to other states. Mr. Kline agreed.
- 3 I stated that Illinois leads all states in the US with people leaving and relocating to other states. Mr. Kline agreed.
- 4 I stated that due to expected increases in costs associated with running the schools and County Government, Intergovernmental agreements can and most likely will be put in place preventing dollars to be placed in the TIF fund from those taxing bodies. Mr. Kline confirmed that this action is possible.
- 5 Per Mary Renner, a new hotel will only be built if the TIF is created. If the feasibility study states that the need exists for

the hotel, why are local dollars, TIF or private, being requested to fund the project?

- 6 Consensus was taken on support of this project to move forward. I was the only person present that stated that more homework needed to be completed. I did not support moving forward at this time.
- 7 It was noted by Mr. Kline that Taylorville has a Enterprise Zone to encourage business growth. Tax abatement is available in the Enterprise Zone however should a TIF district become a reality the abatement option will no longer be an option for any new developments.

FINANCE COMMITTEE  
May 18, 2017

MEMBERS

Chairman Budd  
Alderman Lanzotti  
Alderman Jones  
Alderman Walters  
Mayor Barry

ALSO PRESENT

Treasurer Nation	Joe Hauser
Alderman Olive	Robert Besson
Alderman Burtle	Cindy Dey
Police Chief Brian Hile	
Deputy Police Chief Vince Childers	

Chairman Budd called the meeting to order at 6:24 P.M.

Review Sample Inducement Resolution Relating to a Possible Hotel Project

The Committee reviewed the sample Inducement Resolution relating to the Tax Increment Financing (TIF) District No. 1 Redevelopment Hotel Project. This Resolution is an indication of the intent and sense of the City to use its best good faith efforts to establish a Tax Increment Financing Redevelopment Plan, Project and Area to include the Developer's Property and Project.

Motion by Alderman Walters and seconded by Alderman Lanzotti to recommend to the City Council to approve the sample Inducement Resolution relating to the Tax Increment Financing (TIF) District No. 1 Redevelopment Hotel Project upon the approval of the City Attorney. Motion carried 4-0.

Health Insurance Costs

The Committee discussed the Meeting held May 12, 2017 with the City employees regarding the Health Insurance Rates.

Request for Quotes (RFQ) for Engineering Services

Chairman Budd is suggesting that the City request quotes (RFQ) for engineering services and informed the Committee that he had received from an engineering firm cost related to certain jobs.

Motion by Alderman Jones and seconded by Alderman Lanzotti to recommend to the City Council to direct Chairman Budd and Mayor Barry to obtain Request for Quotes (RFQ) for engineering services. Motion carried 3-1.

American Tower Lease Agreement

Chairman Budd informed the Committee that the City is waiting on a response from American Tower.

FY2017/2018 Budgets

The Committee reviewed the following FY2017/2018 Police, Fire, Municipal Building, Band, Fire and Police Commission, Library, IMRF, and Social Security Budgets.

Motion by Alderman Jones and seconded by Alderman Walters to recommend to the City Council to forward the following FY2017/2018 Police, Fire, Municipal Building, Band, Fire and Police Commission, Library, IMRF, and Social Security Budgets to the City Treasurer for further refinement. Motion carried 4-0.

### Treasurer's Report

The February 2017 Sales Tax (received in May 2017) was \$196,978.79 compared to \$187,087.55 in February 2016. The 2017 Sales Tax is an increase of \$4,222.45 compared to February 2016.

The February 2017 Non Home Rule Sales Tax (received in May 2017) was \$76,942.76 compared to \$71,510.19 in February 2016. The 2017 Non Home Rule Sales Tax is an increase of \$4,906.26 compared to February 2016.

The interest earned on the Sewer Project Fund to date is \$189,457.40 and the current balance \$92,467.58. The IEPA has remitted three pay requests totaling \$757,526.75 and \$761,973.68 has been paid to Petersburg Plumbing and Greene & Bradford.

Motion by Alderman Jones and seconded by Alderman Walters to recommend to the City Council to accept the Treasurer's Report as presented. Motion carried 4-0.

### Any Other Matters

Chairman Budd received quotes for surveying the properties located at 1613 West Spresser & 1617 West Spresser.

The Committee will review the Taylorville Sanitary District Fees at the next Finance Committee Meeting.

Motion by Alderman Walters and seconded by Alderman Jones to adjourn. Motion carried 4-0.

Meeting adjourned at 8:15 P.M.

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Larry Budd, Chairman  
Finance Committee

FINANCE COMMITTEE  
June 15, 2017

MEMBERS

Chairman Budd  
Alderman Jones  
Alderman Lanzotti  
Alderman Walters  
Mayor Barry

ALSO PRESENT

Treasurer Jacque Nation	Owen Lasswell
Alderman Olive	Dan McNeely
Alderman Burtle	Steve Kline
Attorney Romano	Mary Renner
Gary McNeely	Darrell DeVore
Cindy Dey	Patty Hornbuckle
	Rocky Moore

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

General Liability & Property Insurance Rates

Mr. Gary McNeely, Regional Manager of Dimond Bros Insurance LLC, (KMRM) presented to the Committee the rates for general liability and property insurance for the City of Taylorville. The Property and Equipment Policy is provided through Cincinnati Insurance Company and their renewal quote is \$64,986.00. OneBeacon provides the General Liability and auto coverage with a quote of \$164,447.00 and the pollution liability/storage tank environmental impairment is provided through Crum Forster with a quote of \$8,410.00. The total package with Travelers providing a miscellaneous fidelity bond is \$237,843.00. The Committee decided to increase the coverage for the miscellaneous fidelity bond and increase the cyber liability to \$250,000.00 limit with \$4,500.00 deductible with a quote of \$2,980.00 annually. The total package will be \$241,507.00 plus the increase for the miscellaneous fidelity bond when the quotes are available.

Motion by Alderman Walters and seconded by Alderman Jones to recommend to the City Council to accept the property and equipment insurance through Cincinnati Ins. Co. for \$64,986.00, the general liability and auto coverage through OneBeacon for \$164,843.00 and the pollution liability/storage tank environmental impairment insurance through Crum & Forster Insurance Company for \$8,410.00. The total package will be \$241,507.00 that includes the increase for the cyber liability all provided through Dimond Bros. Insurance LLC. Motion carried 4-0.

TIF District 1 & 2 Maps

The Committee discussed and reviewed the maps for the proposed City of Taylorville TIF District No. 1 and No 2 as presented by Mr. Steve Kline.

Motion by Alderman Jones and seconded by Alderman Walters to recommend to the City Council to approve the TIF District No. 1 proposed Map. Motion carried 4-0.

Motion by Alderman Walters and seconded by Alderman Lanzotti to recommend to the City Council to approve the TIF District No. 2 proposed Map. Motion carried 4-0.

4<sup>th</sup> of July Insurance

Mr. Darrell DeVore representing the VFW Riders explained to the Committee that they will be assuming the responsibility for the 4<sup>th</sup> of July Parade next year and is inquiring if the City will continue to pay the insurance for the parade.

Motion by Alderman Walters and seconded by Alderman Jones to recommend to the City Council to pay the insurance for the 4<sup>th</sup> of July parade. Motion carried 4-0.



#### American Tower Lease Agreement

Attorney Romano explained to the Committee the current offer from American Tower. The Committee reviewed the offer and would like for the City Attorney to make a lease counter-proposal.

Motion by Alderman Walters and seconded by Alderman Jones to recommend to the City Council to direct the City Attorney to present a lease counter-proposal to American Tower's representative upon the terms as discussed during the Finance Committee Meeting. Motion carried 4-0.

#### FY2017/2018 Budgets

The Committee reviewed the FY2017/2018 Insurance and Administration Budgets.

Motion by Alderman Walters and seconded by Alderman Jones to recommend to the City Council to forward the FY2017/2018 Insurance and Administration Budgets to the City Treasurer for further refinement. Motion carried 4-0.

#### Treasurer's Report

The March 2017 Sales Tax (received in June 2017) was \$212,871.42 compared to 225,102.83 in March 2016. The 2017 Sales Tax is a decrease of \$8,008.96 compared to March 2016.

The March 2017 Non Home Rule Sales Tax (received in June 2017) was \$85,876.62 compared to \$87,216.00 in March 2016. The 2017 Non Home Rule Sales Tax is an increase of \$3,566.88 compared to March 2016.

The interest earned on the Sewer Project Fund to date is \$189,473.37 and the current balance is \$98,003.21.

Motion by Alderman Jones and seconded by Alderman Walters to recommend to the City Council to accept the Treasurer's Report as presented. Motion carried 4-0.

Motion by Alderman Walters and seconded by Alderman Jones to adjourn. Motion carried 4-0.

Meeting adjourned at 8:25 P.M.

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Larry Budd, Chairman  
Finance Committee

FINANCE COMMITTEE

July 3, 2017

MEMBERS

Chairman Budd  
Alderman Jones  
Alderman Walters  
Alderman Lanzotti  
Mayor Barry

ALSO PRESENT

Treasurer Nation	Owen Lasswell
Alderman Olive	Mike Zellers
Alderman Burtle	Dustin McClure
Alderman Dorchinecz	Will Sterling
Alderman Vota	Julie Lilly
Attorney Romano	Cindy Dey

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

FY 2017/2018 BUDGETS and FY 2017/2018 APPROPRIATIONS

Treasurer Nation explained to the Committee that the new HRA expenses will be paid from the General Fund. There was a lengthy discussion regarding if a new bank account should be created to fund the Health Reimbursement Account.

Motion by Alderman Jones and seconded by Alderman Walters to recommend to the City Council to approve the Fiscal Year 5/01/2017 through 4/30/2018 Budget in the amount of \$48,197,808.00. Motion carried 4-0.

Motion by Alderman Walters and seconded by Alderman Jones to recommend to the City Council to approve the Fiscal Year 5/01/2017 through 4/30/2018 Appropriations in the amount of \$68,128,700.00. Motion carried 4-0.

Motion by Alderman Walters and seconded by Alderman Jones to recommend to the City Council to direct the City Clerk's Office to prepare the Appropriation Ordinance for the Fiscal Year 2017/2018 in the amount of \$68,128,700.00 and that the document be available for public inspection in the City Clerk's Office beginning July 6, 2016 and that a Public Hearing be set for 6:45 P.M. on Monday, July 17, 2017. Motion carried 4-0.

Motion by Alderman Walters and seconded by Alderman Jones to adjourn. Motion carried 4-0.

Meeting adjourned at 7:03 P.M.

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Larry Budd, Chairman  
Finance Committee

FINANCE COMMITTEE  
July 19, 2017

MEMBERS

Chairman Budd  
Alderman Jones  
Alderman Lanzotti  
Alderman Walters  
Mayor Barry

ALSO PRESENT

Treasurer Jacque Nation      Owen Lasswell  
Alderman Olive  
Julie Lilly

Chairman Budd called the meeting to order at 6:56 P.M.

Sanitary District Fees

Alderman Budd stated that the Taylorville Sanitary District pays the City of Taylorville \$60,000.00 per year in fees. The Committee felt this is sufficient and should remain the same at this time.

American Tower Lease Agreement

Alderman Budd informed the Committee that the American Tower Lease Agreement should be coming to a close with both parties reaching an agreement on the terms of the Lease.

Sam Taylor Fund Reimbursement

Motion by Alderman Jones and seconded by Alderman Walters to recommend to the City Council to accept the reimbursement for Jeff Robinson for \$5,000.00, upon approval from Steve Craggs with Downtown Taylorville.org, for the Sam Taylor Fund. Motion carried 4-0.

Increase of Spending Limits

Discussion was held regarding raising the spending limits of Superintendents, as well as the Committee Chairman and the Mayor. This will expedite purchases of smaller, necessary items and allow for more accurate billing.

Motion by Alderman Jones and seconded by Alderman Walters to recommend to the City Council to amend the existing ordinance or resolution to increase spending limits allowed without City Council approval to the following amounts: Superintendents up to \$1,000.00, Committee Chairman up to \$1,500.00 and the Mayor up to \$2,000.00. Motion carried 4-0.

Treasurer's Report

Treasurer Nation informed the Committee that there was no Treasurer's Report to present as the server has been down since Saturday. There is not an estimate on how long it will be before it is up and running and files are retrieved. Back-ups have failed as well. We have no idea of cost to repair and rebuild at this time but it must be fixed in order for us to operate.

Any Other Matters

Patty Hornbuckle with the Greater Taylorville Chamber of Commerce would like to attend the next meeting to request a donation by the City for the annual Chili Fest.

Alderman Olive discussed purchasing a new generator for the municipal building as the one on site is old. It has not had problems to date, but he wishes to be proactive to avoid a disaster. He also has a concern with bills recently submitted by Jeff Nolen Plumbing. Some are dated 2016.

Motion by Alderman Walters and seconded by Alderman Lanzotti to adjourn. Motion carried 4-0.

Meeting adjourned at 7:17 P.M.

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Larry Budd, Chairman  
Finance Committee

## FINANCE COMMITTEE

August 17, 2017

### MEMBERS

Chairman Budd  
Alderman Lanzotti  
Alderman Walters  
Alderman Jones  
Mayor Barry

### ALSO PRESENT

Treasurer Nation	Cindy Brown
City Clerk Lilly	Brian Hile
Alderman Burtle	Susie Montgomery
Alderman Olive	Betty Asmussen
Dave Speagle	Gerry Mahr
Cindy Dey	Owen Lasswell

Chairman Budd called the meeting to order at 8:06 P.M.

### Chamber of Commerce Request for Funding – Chillifest

Ms. Betty Asmussen and Ms. Susie Montgomery representing the Chamber of Commerce are requesting the consideration for the use of funds from the Hotel/Motel Tax for help promoting this year's Chillifest. The request is for \$10,000.00. The Committee asked why the requested amount is higher than the previous year's contributions. They informed the Committee that the funds would be used for advertising the event, entertainment and support the KidZone and that they expect a larger crowd from the Luke Bryant concert in Edinburg the night before Chillifest. The Committee stated that large amount had not been budgeted for and the City would only be able to contribute \$5,000.00 maximum. That would be \$2,000.00 more than last year's contribution. The Committee is requesting the Chillifest Committee present a budget/expense report before a contribution will be made in the future.

Motion by Alderman Walters and seconded by Alderman Jones to recommend to the City Council to contribute \$5,000.00 to the Greater Taylorville Chamber of Commerce to help promote the Chillifest with funds coming from the Hotel/Motel Tax. Motion carried 3-1.

### Christian County Senior Citizens-Request for Funding

Mr. Gerry Mahr, Executive Director of the Senior Citizens of Christian County, is requesting the City of Taylorville to consider contributing \$5,000.00 to help with the needs of the Senior Citizens Center.

Motion by Alderman Jones and seconded by Alderman Walters to recommend to the City Council to contribute \$5,000.00 to the Christian County Senior Citizens. Motion carried 4-0.

### Change Orders/New Water Treatment Plant

Motion by Alderman Walters and seconded by Alderman Lanzotti to recommend to the City Council to authorize the Mayor, Water Committee Chairman, and the Water Superintendent to approve any change orders up to \$10,000.00 per change order for the new Water Treatment Plant. Motion carried 4-0.

### TIF District 1 and 2 Drainage Opinions

Mr. Steve Kline of The Economic Development Group provided boundary maps and Parcel Numbers of TIF District 1 and 2. He is requesting that the City will allow the City Engineer to perform drainage opinions relating to vacant tracts that are within the proposed Taylorville TIF Districts at a cost not to exceed \$5,000.00 for both Districts.

Motion by Alderman Walters and seconded by Alderman Jones to recommend to the City Council to allow the City Engineer to perform drainage opinions relating to vacant tracts that are within the proposed Taylorville TIF Districts at a cost not to exceed \$5,000.00 for both Districts. Motion carried 4-0.

#### Treasurer's Report

The April 2017 Sales Tax (received in July 2017) was \$212,537.32 compared to \$213,750.89 in April 2016 and year to date is \$9,222.53 less than 2016.

The May 2017 Sales Tax (received in August 2017) was \$211,150.08 compared to \$216,805.91 in May 2016 and year to date is \$14,878.36 less than 2016.

The April 2017 Non Home Rule Sales Tax (received in July 2017) was \$88,502.59 compared to \$86,600.02 in April 2016 and year to date is \$5,469.45 more than 2016.

The May 2017 Non Home Rule Sales Tax (received in August 2017) was \$88,550.65 compared to \$89,817.92 in May 2016 and year to date is \$4,202.18 more than 2016.

Information regarding the Sewer Project Fund is not available at this time.

Motion by Alderman Jones and seconded by Alderman Walters to recommend to the City Council to accept the Treasurer's Report as presented. Motion carried 4-0.

#### Any Other Matters

City Clerk Lilly addressed the Committee regarding the computer service contracts. She discussed with those in attendance the options and fees as presented by CTI at the Monday, August 7, 2017 City Council Meeting. It is imperative that the City move forward with some type of back-up maintenance and monitoring programs, in addition to the Disaster Recovery Program offered through the Incode Accounting Service. We will move forward with a decision on the CTI programs on the next City Council Meeting. City Treasurer Nation will contact Incode to get their service active.

#### Closed Session

Motion by Alderman Walters and seconded by Alderman Lanzotti to go into closed session at 9:19 P.M. pursuant to 5 ILCS 120/2(c)(2) to discuss collective negotiating matters between the City and its police and fire department employees and their union representatives, and deliberations concerning salary schedules for such employees; and to further discuss any and all subject matters relating to any and all of the aforesaid subject matters thereto including, but not limited to, settlement negotiation, offers, issues and strategy, and to include, if present, the following persons to be present during all or part of such closed session, namely; the Mayor, Aldermen, City Clerk, City Treasurer, City Attorney, Human Resource Manager, Police Chief, Fire Chief, and such other person or persons as the Finance Committee Chairman may decide during this Finance Committee meeting and/or during such closed session.

Motion by Alderman Walters and seconded by Alderman Lanzotti to return to Open Session at 11:10 P.M.

Motion by Alderman Lanzotti and seconded by Alderman Walters to adjourn. Motion carried 4-0.

Meeting adjourned at 11:10 P.M.

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Larry Budd, Chairman  
Finance Committee



## FINANCE COMMITTEE

November 15, 2017

### MEMBERS

Chairman Budd  
Alderman Lanzotti  
Alderman Jones  
Alderman Walters  
Mayor Barry

### ALSO PRESENT

City Treasurer Nation  
Alderman Burtle  
Alderman Olive  
Attorney Romano  
City Clerk Lilly

Gary McNeely  
Debbie Wells  
Owen Lasswell

Chairman Budd called the meeting to order at 7:40: P.M.

### Workers Compensation Renewal

Mr. Gary McNeely with Dimond Brothers Insurance Agency presented the Workers Compensation annual premium for January 1, 2018 to January 1, 2019. The renewal premium is \$293,845.00 which reflects a 2.6% increase in payroll. The experience modification used for the 2018 premium calculation uses the policy years of 2014 through 2016. The loss ratio is 76%. The 2016 loss ratio increased from 49% to 86% after the 2017 premium was calculated last fall for the November Finance Committee Meeting. Illinois Public Risk Fund (IPRF) continues to make sound risk selection and underwriting decisions. They again have retained their AAA Demotech financial rating. They currently insure over 700 members in Illinois. The City of Taylorville will receive a Grant Award for 2017 of \$22,628.00 from Illinois Public Risk Fund.

Motion by Alderman Jones and seconded by Alderman Walters to recommend to the City Council to approve the January 1, 2018 to January 1, 2019 Workers Compensation Policy Renewal Premium of \$293,845.00 from Illinois Public Risk Fund. Motion carried 4-0.

### TIF District #1 & #2

Alderman Budd advised the Committee that Annexations for both Districts are moving forward. In TIF#2, both the Mayor and the City Attorney have been in discussion with Ahlstrom and ADM regarding annexing into the City. Both businesses had questions regarding the benefits, potential changes in taxes, water rates, and fees. The City Attorney has prepared a draft of the Annexation Agreement to forward to Steve Kline. The City may rebate the City portion of their real estate taxes over the 20-year agreement for those businesses that annex in, provided their scope of use does not change.

### Discussion of Bill – 413 East Adams

The property owner of 413 East Adams, Carol Lahr, has approached the Water Department to have her water turned on for the remodel of her home. Her son, Jacob Lahr, had previously lived in the home. There are several liens for mowing, as well as outstanding balances for unpaid water bills. Balances will be totaled and discussion will be held at the next Committee meeting to determine the policy for collection of unpaid balance due to the City and water service.

### Electric Franchise Agreements (RECC, Ameren, Shelby Electric)

Per the agreements with RECC and Shelby Electric, the agreements automatically renew for a period of one year, at the same contract terms, if notice is not given within ninety days of expiration. Expiration date of these two agreements is February 3, 2018. Ameren has an expiration date of December 15, 2018, with a six month notice of termination. The City Attorney made a recommendation to negotiate and renew all contracts at the same time. He also suggested that the Mayor may contact the utility companies to give notice of termination in order to renegotiate the terms prior to this expiration. Follow-up by the Committee will be in January.



### Gaming Revenues

Alderman Budd stated that other Aldermen had approached him regarding the Gaming Revenues, and placing them into funds designated for specific projects. They are currently deposited into the General Fund in Pooled Cash. Discussion was held between the Aldermen present and all felt that the funds should be left in the Pooled Cash for general use. Chairman Budd asked for a motion to move gaming revenue funds to their own account. There was NO motion made.

### Beau's Auto Body

Alderman Budd addressed the topic of the purchase of the Beau's Auto Body building. As the financials have not been brought fully up to date, he is uncertain of our current status. Alderman Jones felt that it is necessary for the City to maintain the tax revenues earned from the property that would be lost if it becomes City-owned. Alderman Walters maintains that, should the City purchase the property, the majority of the block would be owned by the City, allowing the Street Department to have more storage space. There was no action taken on moving forward with the purchase at this time.

### FY 2017/2018 Truth-In Taxation & Tax Levy

City Treasurer Nation presented the financial information for the 2017/2018 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 this total to determine the total levy amount.

Motion by Alderman Jones and seconded by Alderman Walters 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 \$2,758,927.76 for the City's current Fiscal Year 5/1/17 to 4/30/18 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 \$266,452.76 for the Taylorville Public Library. Motion carried 4-0.

### Treasurer's Report

The August 2017 Sales Tax (received in November 2017) was 213,966.88 compared to \$214,223.86 in August 2016 and year-to-date is \$812.05 less than the total through August 2016.

The August 2017 Non Home Rule Sales Tax (received in November 2017) was \$87,644.03 compared to \$84,810.17 in August 2016 and year-to-date is \$11,390.54 more than August 2016.

As of November 15, 2017, the City of Taylorville has received \$1,674,418.05 in real estate taxes.

Motion by Alderman Jones and seconded by Alderman Walters to recommend to the City Council to accept the Treasurer's Report as presented. Motion carried 4-0.

### Any Other Matters

City Attorney Romano has recently reviewed an agreement with ETS for a credit/debit card terminal for use in the Treasurer's Office. He found many errors; the agreement was not specific to a municipality and will need to be corrected. Initially this was set up only for use in the Treasurer's Office, but City Clerk Lilly requested that the Clerk's office have a terminal as well. There are many payments that come through her office as well, and many customers have requested to use Debit/Credit cards to pay. The agreement is to be revised to include both offices.

Mayor Barry raised a concern regarding landlord/tenant agreements with the Water Department. At a Mayoral Forum, this issue was discussed in great detail. Other communities have a joint agreement for water that both the landlord and the tenant must sign, holding both responsible for the payment of water bills, along with a larger deposit. This policy could reduce the number of unpaid accounts when tenants move out of the area and leave their last bill unpaid. This issue will be added to the water agenda to discuss our current and potential policy.

Motion by Alderman Jones and seconded by Alderman Walters to adjourn. Motion carried 4-0.

Meeting adjourned at 9:01 P.M.

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Larry Budd, Chairman  
Finance Committee