

CITY OF BRAIDWOOD

Public Hearing

Tuesday, December 10, 2013, 6:30 p.m.

City Council Chambers

Call to Order

Pledge of Allegiance

Roll Call

Items to be heard

Levy and Assessment of Taxes for the City of Braidwood, Will County, Illinois for the
Fiscal year Beginning May 1, 2014 and Ending April 30, 2015

Executive Session (if required) to discuss personnel, pending and/or imminent litigation,
collective bargaining/labor relations, or land acquisition

Adjournment

CITY OF BRAIDWOOD

Public Hearing

Tuesday, December 10, 2013, 6:30 p.m.

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Items to be heard – Public Alley Vacation of remaining Alley North of Main Street and Vacation of South East Portion of Railroad Street between Main St and Alley North of Main Street

Session (if required) to discuss personnel, pending and/or imminent litigation, collective bargaining/labor relations, or land acquisition

Adjournment

CITY OF BRAIDWOOD

City Council

Public Hearing for Alley Vacation & Railroad Street

December 10, 2013, 6:30 p.m.

City Council Chambers

Call to Order

Mayor Bill Rulien called the hearing to order at 6:30 p.m.

Pledge of Allegiance

The Pledge of Allegiance was recited by everyone present at the meeting.

Roll Call

Elected officials present: Mayor Rulien, Commissioner of Public Property Jim Hutton, Commissioner of Streets and Public Improvements Danny Graf, Commissioner of Public Health and Safety Eric Tessler, and Commissioner of Accounts and Finances Elena Hibler.

Appointed officials present: City Attorney Scott Pyles, City Administrator/Police Chief Rich Girot, City Engineer Howard Hamilton and City Clerk Lisa Glisson.

Items to be heard

Public Alley Vacation or remaining Alley North of Main Street and Vacation of South East portion of Railroad Street between Main Street and Alley North of Main Street.

Public Comment on proposed vacation

The Mayor asked if anyone wanted to address the council on the vacating of the Alley North of Main Street and the vacating of the South East portion of Railroad Street. As no one stepped forward to comment, the Mayor requested a motion to adjourn.

Mayor Rulien asked for a motion to adjourn. Motion made by Comm. Hutton, seconded by Comm. Hibler, and adopted: 5 ayes (Rulien, Graf, Tessler, Hibler, Hutton), no nays.

The Public Hearing adjourned at 6:31 p.m.

Approved this 26 day of December, 2013

Elena M. Hibler Mayor, *PRO TEM*
Lisa Glisson City Clerk

CITY OF BRAIDWOOD

City Council

Public Hearing for Levy and Assessment of Taxes for FY 5/1/14 – 4/30/15

Tuesday, December 10, 2013, 6:30 p.m.

City Council Chambers

Call to Order

Mayor Bill Rulien called the hearing to order at 6:30 p.m.

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Elected officials present: Mayor Rulien, Commissioner of Public Property Jim Hutton, Commissioner of Streets and Public Improvements Danny Graf, Commissioner of Public Health and Safety Eric Tessler, and Commissioner of Accounts and Finances Elena Hibler.

Appointed officials present: City Attorney Scott Pyles, City Administrator / Police Chief Rich Girot, City Accountant Jim Acanfora, and City Clerk Lisa Glisson.

Public Hearing comment on proposed tax levy

Mayor Rulien asked for public comment on the levy.

Donna Ellis – 21923 S. Burr Ridge Drive, Shorewood, IL – Ms. Ellis advised she is a landlord for 385 E. Reed apartments and for the Jordan Avenue triplexes. If this tax increase goes through I will not be able to rent my properties in this town because I could not be competitive in this area. I know what the rents bring as it is right now I collect at the top level.

The Mayor advised Ms. Ellis, that he was sorry if she was lead to believe that her taxes were going up that much based upon this levy. The Mayor advised it is very hard to understand the rules the state has but in the paper last year it said we were raising the taxes over 100% and in reality we received \$90,000.00 less last year. The Mayor also explained we do not control anyone else's but the City tax portion.

Ms. Ellis asked the tax increase you say you are collecting less and I'm sure part of it is because of foreclosures, the Mayor advised no we receive it on the foreclosure the bank pays for it. Ms. Ellis asked is it because of the property values? The Mayor advised yes that is part of it but I will turn it over to Jim Acanfora to explain the process.

Jim Acanfora explained every community in the State of Illinois must file a levy by the second Tuesday in December of each year. The tax levy is prepared by using estimated values provided to us by the Tax Assessors office. They provide us with an EAV value on property and using those numbers, we prepare the levy. There is a max cap for the general fund and the police fund the rest of the amount is broken down over a number of other funds. The County provides us an estimated EAV and we use that number multiplied by certain factors and come up with a proposed levy. The amount proposed for this year is \$1,860,000.00, which does not mean the City will collect that amount of money. After the beginning of the year, the County will get the actual numbers and we will have the hard numbers. In order to get everything we are supposed to you levy high so you make sure you capture all the levied funds. If you look at last year's, what we levied and what we received was a decrease from the year before. Jim Acanfora presented all the different calculations on the numbers he has today and the estimates that the

county has given us to give his best guess as what the City will receive. Jim stated again that this is all an estimate to the calculation because we are required by State mandate to have a tax levy passed and to them by the last Tuesday in December.

Ms. Ellis apologized that she didn't have a lot of preparation time because she just got the phone call today. She asked what does the 26% increase represent, does it mean if I pay \$10,000.00 does that mean you get 2,600.00 hundred. The Mayor and Jim advised no. Ms. Ellis asked what will it show on the tax bill.

City Clerk advised the 26% has nothing to do with the amount of taxes you will pay. It is the difference between what we levied for last year to what we actually received and that is the 26%. We will only get what the max caps will give us.

Ms. Ellis said you are making this request and they say yes or no or somewhere in between, why have a public hearing if it doesn't matter. City Clerk advised the State mandates it, we have no control over what the county sets for max caps or amounts we can get. It is all set by the county.

Mayor advised if you take the example of the Casey's Store, if we don't do the higher amount you will lose out on the taxes for the increased value of the building.

Ms. Ellis asked if they put a petition together to stop this levy, can we stop it from passing. Mayor and Jim advised it has to be passed, it is a state mandate.

Jim advised he would meet with Ms. Ellis after the meeting and explain the estimated numbers because it is not based on a budget it is a mathematical calculation.

Mayor asked if anyone else would like to speak:

Cynthia Dembowski – 536 N. Washington – Are you saying our taxes are not going to go up? Mayor advised I don't know because I am only in control of the City portion. The school district has the largest portion of your taxes so I don't know if they are already at the max cap. She stated I gave the article in the paper to an attorney and he said if you don't get a lot of people together to fight this your taxes will be raised. Mayor advised Scott if he would like to address it. Scott said I would like to know the attorney that gave you that advice. The Mayor commented that he hope she didn't have to pay for that. She stated no he told me I'd be suffering when my taxes went up so he didn't want to charge me. Jim Acanfora asked did your taxes go up last year? Cynthia Dembowski advised I don't know my husband pays those, I don't deal with it.

Mayor Rulien asked for a motion to adjourn. Motion made by Comm. Hutton, seconded by Comm. Tessler, and adopted: 5 ayes (Rulien, Graf, Tessler, Hibler, Hutton), no nays.

The Public Hearing adjourned at 6:52 p.m.

Approved this 26 day of December 2013

Elena M. Hibler Mayor, PRO TEM

Lisa Adlerson City Clerk