

APPROVED MINUTES

VILLAGE OF ANTIOCH BOARD OF TRUSTEES, PUBLIC HEARING Municipal Building: 874 Main Street, Antioch, IL December 19, 2005

CALL TO ORDER

Mayor Larson called the December 19, 2005 Public Hearing regarding the Tax Levy before the Board of Trustees to order at 7:00 PM in the Municipal Building: 874 Main Street, Antioch, IL.

ROLL CALL

Following the Pledge of Allegiance, roll call indicated the following Trustees were present: McCarty, Pierce, Porch and Turner. Also present were Mayor Larson, Attorney Magna and Clerk Rowe. Absent: Trustee Hanson and Trustee Caulfield.

PUBLISHED PUBLIC NOTICE AND OATH

Clerk Rowe read aloud the published public notice regarding the proposed property tax increase and administered the oath to those who wished to testify.

Administrator Haley

Administrator Haley said that we are under the property tax extension limitation law (tax cap) which says that we could only increase the levy by the CPI or 5% whichever is less, plus the EAV of new construction. He said the CPI number that the Lake County Tax Extension office is using this year is 3.3%. The 2005 EAV for new construction as indicated by our building permits is \$67,181,154. Administrator Haley said that Section II of the public notice states that the corporate and special purpose taxes to be levied for 2005 are \$2,891,127. Mr. Haley explained that corporate taxes are those that could be defined basically as our general fund to be used for a variety of municipal functions and special purpose taxes are those levied for specific purposes such as police pension, street and bridge, fire protection, emergency management and the like. He said that Section II also states that this levy represents a 48.73% increase over the previous year and he said that is not an increase of 48.73% of everyone's individual tax bill. He further explained that this is a percentage increase of the total taxes levied by the Village this year over last year when you take into consideration the EAV for the previous year, the appreciation established by the County Tax Extension office and the EAV of new construction for this year. Administrator Haley said that Section III indicates the property taxes extended for debt service are \$392,396 that is 1.35% increase over last year. He said that amount levied is directly relative to the general obligation bond payment requirements that are on file in ordinance form in the County Clerk's office. He said that review of the tax cap laws says that non home rule governments in Cook, DuPage, Lake, McHenry and Will County are limited to the tax extension of 5% or the CPI whichever is less. Therefore, the maximum of the village's portion of an existing property would only be increased by 3.3%; but also be aware that the Village's portion of the tax bill is less than 20% of the total bill. He said the other taxing entities such as school districts and forest preserve districts, while under the same tax cap laws, may have voter approved referenda kicking in that would increase the total tax bill possibly in excess of 5% because it's a voter approved general obligation of that particular entity.

Mayor Larson

Mayor Larson said that she understands this can be confusing and there are some things that we have control over and some things we do not. She said that because we have added so much new construction and those have come onto the tax rolls, which is reflected in the high percentage rate. However, that rate is not passed along to the individual homeowner because we're limited by law.

Comment – Trustee Pierce

Trustee Pierce said that Wal-Mart and Neumann Homes is accounting for about 40% increase. Administrator Haley said the actual Wal-Mart building was probably involved in last year's levy, but all the out-lot buildings and all the construction that we issued permits for in 2005 EAV of over \$50,000,000. Trustee Pierce asked without those out lot buildings we would have to pay more taxes? Administrator Haley explained that was not correct, the most we could pay, if we had no building at all, is 5% or CPI whichever is less. He said this doesn't include sales tax revenue and the levy applies only to real estate taxes.

Attorney Magna

Attorney Magna said that Administrator Haley explained the process very well and that he did his homework on this subject. He further explained that when you add new construction and increase our EAV in town, it's similar to a pie growing larger, but yet our slice of that pie still is pretty close to last year's slice of the pie was. He said that when the taxes are spread over the entire EAV, the tax to the individual average homeowner is changed only slightly. Attorney Magna said the Village is one of the smallest levies on the tax bill.

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Administrator Haley

Following a brief discussion, Administrator Haley will draft information to be posted on the Village's website.

ADJOURNMENT

There being no further discussion, Trustee Porch moved, seconded by Trustee Turner to adjourn and close the Tax Levy Ordinance Public Hearing at 7:15 p.m. Upon roll call, the vote was:

YES: 4: McCarty, Pierce, Porch and Turner.

NO: 0.

ABSENT: 2: Hanson and Caulfield.

THE MOTION CARRIED.

Respectfully submitted,

Candi L. Rowe RMC, CMC
Village Clerk