



City Council
COMMITTEE OF THE WHOLE
City of Belvidere, Illinois

Alderman Clinton Morris, 1st Ward

Alderman Daniel Snow 2nd Ward

Co-Chairman, City/County Coordinating

Alderman Thomas Ratcliffe, 3rd Ward

Chairman, Finance and Personnel

Vice Chairman Building, Planning and Zoning

Alderman George Crawford, 4th Ward

Chairman, Public Safety

Alderman John Sanders, 5th Ward

Chairman Building, Planning and Zoning

Alderman Clayton Stevens, 1st Ward

Vice Co-Chairman, City/County Coordinating

Alderman Daniel Arevalo, 2nd Ward

Vice Chairman, Public Safety

Alderman Wendy Frank, 3rd Ward

Vice Chairman, Finance and Personnel

Alderman Ronald Brooks, 4th Ward

Chairman Public Works

Alderman Mark Sanderson, 5th Ward

Vice Chairman, Public Works

AGENDA

October 24, 2016

6:00 p.m.

City Council Chambers

401 Whitney Boulevard

Belvidere, Illinois

Call to Order – Mayor Mike Chamberlain:

Roll Call: Present: Absent:

Public Comment:

Public Forum:

Reports of Officers, Boards, and Special Committees:

1. Public Safety, Unfinished Business: None.
2. Public Safety, New Business:

(A) Fire Department Recognition – Lt. Burdick, Fire Fighters Matt Loudenbeck and Ron Herman.

- (B) Fire Department Fire Prevention Month Update.
 - (C) Fire Department Fire Rescue Pumper Discussion.
3. Finance & Personnel, Unfinished Business: None.
 4. Finance & Personnel, New Business:
 - (A) 2016 Property Tax Levy.
 5. Other: Public Works:
 - (A) Sager Corporate Park Developer Presentation:
 - Sager Corporate Park Final Plat 3 - Ordinance #315H.
 - Sager Corporate Park – Special Use – Ordinance #314H.
 - Agreement for Improvement of Tripp Road.
 6. Adjournment:



**BELVIDERE
FIRE
DEPARTMENT**

123 S. State St.
Belvidere, IL 61008

Fire Chief and Administration Offices

(815)544-2242

Fax (815)544-2278

Memo...

From:	Chief Hyser	Today's Date:	October 19, 2016
To:	Shauna Arco	Effective Date:	October 24, 2016
Subject:	Agenda Items		

Item #1 - Recognition to Lt. Dave Burdick, FF Matt Loudenberg, and FF Ron Herman for resuscitation of an unresponsive individual.

Item #2 – Lt. Shawn Schadle will provide a summary of Fire Prevention month.

Item #3 – Initial discussion on proposals for new Fire Dept. Rescue Pumper.

Chief Al Hyser

October 20, 2016

To: Mayor Chamberlain
Aldermen

From: Becky Tobin

Re: 2016 Property Tax Levy

Dear Mayor and Aldermen:

Although the City is Home Rule and is no longer required to follow PTELL (Property Tax Extension Limit Law) we have still been following this tax cap formula to insure we are not raising property taxes any more than we fiscally need to. As you know the decrease in property assessments, low CPI, and minimal new property on the tax base has made this revenue source relatively flat the last few years. We have been able to get by with the help of other revenue sources however the increases in the Police/Fire pension contribution requirements are putting a strain on all of our revenues. The chart illustrates the dollars that the levy is increasing each year vs. the increase in pension contributions that the City needs to pay. Our levy is not increasing enough to even cover the rising pension costs let alone any other increasing expenses that the city has. If we follow PTELL, the levy will increase \$71,634. The pension request is \$233,513 higher than the current year. This will leave a shortfall of \$161,879 that we will have to either find from a different revenue source or cut from the FY 18 budget.

I wanted to make you aware of this trend and let you decide if you want to do the levy as we have been with the tax cap formula or if you want to increase the levy to cover the pension costs. The tax levy announcement will come before you on November 7, 2016 so I will need to prepare the levy before this date.

City of Belvidere Property Tax Levy Revenue vs. Police/Fire Pension Expenses



**City of Belvidere Annual Contributions
Police Pension**

Budget Year	Annual Pension Contribution (Employer Portion Levied) (Not including Replacement tax)	% of City Tax Levy For Police Pension	Annual Police Salaries (Including OT)
2005	\$211,414.45	7.8%	\$2,076,612.00
2006	\$213,141.47	7.4%	\$2,468,083.00
2007	\$269,056.00	8.4%	\$2,581,560.00
2008	\$288,029.00	8.2%	\$2,810,688.00
2009	\$309,268.00	8.2%	\$3,133,104.00
2010	\$345,403.00	8.5%	\$3,114,721.00
2011	\$361,055.00	8.8%	\$2,498,571.00
2012	\$821,430.00	19.4%	\$3,097,349.00
2013	\$820,789.00	19.9%	\$3,253,331.00
2014	\$799,730.00	17.9%	\$3,426,115.00
2015	\$947,865.79	20.7%	\$3,534,309.00
2016	\$1,015,436.57	21.7%	\$3,552,428.55
2017	\$1,024,856.37	21.6%	\$3,861,219.00
2018	\$1,085,667.00 (proposed)	22.6%	NA

Note: Full request for FY 18 is \$1,150,667. The remaining funds come from the Replacement Tax (approx \$65,000).

**City of Belvidere Annual Contributions
Fire Pension**

Budget Year	Annual Pension Contribution (Employer Portion Levied) (Not including Replacement tax)	% of City Tax Levy For Fire Pension	Annual Fire Salaries (Including OT)
2005	\$211,414.45	7.8%	\$1,415,645.43
2006	\$213,141.47	7.4%	\$1,551,609.94
2007	\$269,056.06	8.4%	\$1,751,997.93
2008	\$288,029.32	8.2%	\$1,853,187.49
2009	\$309,267.67	8.2%	\$2,086,271.91
2010	\$345,403.44	8.5%	\$2,034,161.87
2011	\$361,054.67	8.8%	\$1,546,680.56
2012	\$817,854.49	19.3%	\$1,961,099.93
2013	\$825,979.48	20.0%	\$2,068,771.35
2014	\$570,270.06	12.8%	\$2,162,528.99
2015	\$722,406.25	15.9%	\$2,243,176.00
2016	\$719,275.54	14.7%	\$2,186,499.53
2017	\$796,904.12	16.8%	\$2,250,727.00
2018	\$968,767.00 (proposed)	20.1%	NA

Note: Full request for FY 18 is \$1,032,926. The remaining funds come from the Replacement Tax (approx \$65,000).

CITY OF BELVIDERE ASSESSED VALUE

Levy Year Payable Year	2007		2008		2009		2010		2011		2012		2013		2014		2015		2016		2017		Estimated Increase (Decrease) From '09 to '17	
	2008	2009	2009	2010	2010	2011	2011	2012	2012	2013	2013	2014	2014	2015	2015	2016	2016	2017	2017	2018	2018			
Fairm	1,430,809	1,773,551	2,752,287	1,868,615	2,440,895	2,663,159	2,837,542	5,932,862	5,830,620	5,843,331	5,843,331	5,830,620	5,830,620	5,830,620	5,830,620	5,830,620	5,830,620	5,830,620	5,830,620	5,830,620	5,830,620	5,830,620	12,711	4,069,780
Residential	306,390,887	325,525,480	315,902,328	286,268,831	244,775,270	210,894,436	183,550,733	177,187,287	178,575,396	178,575,396	178,575,396	178,575,396	178,575,396	178,575,396	178,575,396	178,575,396	178,575,396	178,575,396	178,575,396	178,575,396	178,575,396	178,575,396	14,191,802	(132,758,282)
Commercial	63,878,138	67,534,239	68,241,892	63,638,941	60,047,845	62,300,051	55,746,378	56,737,738	56,420,907	57,346,371	57,346,371	56,420,907	56,420,907	56,420,907	56,420,907	56,420,907	56,420,907	56,420,907	56,420,907	56,420,907	56,420,907	56,420,907	925,464	(10,187,868)
Industrial	45,086,424	47,734,758	50,804,622	42,299,438	44,049,768	41,701,293	43,193,700	43,740,416	46,569,582	47,414,916	47,414,916	46,569,582	46,569,582	46,569,582	46,569,582	46,569,582	46,569,582	46,569,582	46,569,582	46,569,582	46,569,582	46,569,582	845,334	(319,842)
Railroads-State	946,494	1,032,097	1,237,491	1,540,276	1,634,885	1,845,911	2,274,206	2,370,120	2,840,637	2,840,637	2,840,637	2,840,637	2,840,637	2,840,637	2,840,637	2,840,637	2,840,637	2,840,637	2,840,637	2,840,637	2,840,637	2,840,637	0	1,808,540
	416,732,752	443,600,125	438,938,620	395,816,101	352,948,663	319,404,850	287,602,559	285,968,423	290,237,142	306,212,453	306,212,453	290,237,142	290,237,142	290,237,142	290,237,142	290,237,142	290,237,142	290,237,142	290,237,142	290,237,142	290,237,142	290,237,142	15,975,311	(137,387,672)

Change from prior year	26,867,373	(4,661,505)	(43,122,519)	(42,867,438)	(33,543,813)	(31,802,291)	(1,634,136)	4,268,719	15,975,311	5.50%
	6.45%	-1.05%	-9.82%	-10.83%	-9.50%	-9.96%	-0.57%	1.49%	5.50%	

Fairm	342,742	978,736	(983,672)	572,280	174,383	3,095,320	(102,242)	12,711	1,406,733
Residential	20,134,593	(9,623,152)	(29,633,497)	(41,493,561)	(33,880,834)	(27,343,703)	(6,363,446)	1,388,109	14,191,802
Commercial	3,656,101	707,653	(4,402,951)	(3,791,096)	2,252,206	(6,553,673)	991,360	(316,831)	925,464
Industrial	2,648,334	3,069,864	(8,505,184)	1,750,330	(2,348,475)	1,492,407	546,716	2,829,166	(1,892,724)
Railroads-State	85,603	205,394	302,785	94,609	211,026	428,295	95,914	470,517	1,327,712
	26,867,373	(4,661,505)	(43,122,519)	(42,867,438)	(33,543,813)	(31,802,291)	(1,634,136)	4,268,719	15,975,311

New Property	10,747,776	3,567,669	1,399,181	5,948,783	8,017,559	1,896,882	960,127	937,580	1,227,870
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Illinois Dept. of Revenue
History of CPI's Used for the PTELL
1/20/2016

Year	December CPI-U	% Change From Previous December	% Use for PTELL	Comments	Levy Year	Years Taxes Paid
1991	137.900	-				
1992	141.900	2.9%	2.9%		1993	1994
1993	145.800	2.7%	2.7%	(5 % for Cook)	1994	1995
1994	149.700	2.7%	2.7%		1995	1996
1995	153.500	2.5%	2.5%		1996	1997
1996	158.960	3.6%	3.6%		1997	1998
1997	161.300	1.5%	1.5%		1998	1999
1998	163.900	1.6%	1.6%		1999	2000
1999	168.300	2.7%	2.7%		2000	2001
2000	174.000	3.4%	3.4%		2001	2002
2001	176.700	1.6%	1.6%		2002	2003
2002	180.900	2.4%	2.4%		2003	2004
2003	184.300	1.9%	1.9%		2004	2005
2004	190.300	3.3%	3.3%		2005	2006
2005	196.800	3.4%	3.4%		2006	2007
2006	201.800	2.5%	2.5%		2007	2008
2007	210.036	4.08%	4.1%		2008	2009
2008	210.228	0.1%	0.1%		2009	2010
2009	215.949	2.7%	2.7%		2010	2011
2010	219.179	1.5%	1.5%		2011	2012
2011	225.672	3.0%	3.0%		2012	2013
2012	229.601	1.7%	1.7%		2013	2014
2013	233.049	1.5%	1.5%		2014	2015
2014	234.812	0.8%	0.8%		2015	2016
2015	236.525	0.7%	0.7%		2016	2017

AGREEMENT FOR IMPROVEMENT OF
TRIPP ROAD

WHEREAS, 675 Corporate Parkway Illinois Investors LLC and Becknell Services LLC (the Owners) wish to subdivide and final plat certain real property commonly known as 675 Corporate Parkway (the Property) which consists of four (4) lots as described in the subdivision plat which is the subject of this Agreement; and

WHEREAS, the City of Belvidere, a home rule unit of local government, has previously adopted a Subdivision Control Ordinance (the Ordinance) which requires, in part, a subdivider to dedicate land and improve, at their own cost and to the Ordinance's standards, any road adjacent to the subdivision (Section 150.41(g) of the Ordinance); and

WHEREAS, the Owners intend to subdivide the Property and construct a new manufacturing and warehousing facility that is anticipated to employ in excess of 400 employees and includes \$18,000,000.00 in new investment; and

WHEREAS, the Owners were not made aware of Section 150.41(g) at the time they purchased the property; and

WHEREAS, Tripp Road is adjacent to the proposed new subdivision, and has not been improved to the Ordinance's standards.

Now, Therefore in consideration of the following obligations, covenants and conditions, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

- 1) The foregoing recitals are incorporated herein by this reference.
- 2) The Parties agree that Tripp Road shall be improved, pursuant to the Ordinance, from Corporate Parkway to Crystal Parkway (the Road Improvements). The City Agrees to assist in the Road Improvements by funding one half (1/2) of the cost of all construction costs necessary for the Road Improvements. Owners shall be responsible for engineering costs and one half (1/2) the cost of constructing the Road Improvements.
- 3) The Parties also agree that the City will apply to the State of Illinois for grant funds which are anticipated to be awarded in an amount equal to one half (1/2) of the costs of the Road Improvements. These grant funds, if awarded, will be allocated to the Owners' obligation under section two (2) above. Owners agree to assist in applying for the grant funds, including the provision of any necessary documents or information required by the State of Illinois.
- 4) The City also agrees that it will be the lead agency and will bid or contract for the engineering and construction work for the Road Improvements notwithstanding any other contrary provision in the Ordinance.
- 5) This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois without regard to conflicts of law provisions. Any action arising out of this Agreement shall be brought in the 17th Judicial Circuit Court, Boone County, Illinois and the Parties hereby submit to the jurisdiction and venue of that Court. This Agreement supersedes all prior agreements, negotiations and is a full integration of the

agreement between the parties with respect to the reconstruction of Tripp Road. This Agreement may be executed in counterparts each of which will be deemed an original and which shall constitute one instrument.

Date: _____

THE CITY OF BELVIDERE

By: _____
Michael W. Chamberlain, Mayor

Attest: _____
Shauna Arco, City Clerk

Date: _____

675 CORPORATE PARKWAY ILLINOIS
INVESTORS LLC

By: _____

Its: _____

Date: _____

BECKNELL SERVICES LLC

By: _____

Its: _____