



**CITY OF URBANA, ILLINOIS  
FINANCE DEPARTMENT**

**MEMORANDUM**

**TO:** Mayor Prussing and City Council Members

**FROM:** Elizabeth Hannan, Finance Director

**DATE:** December 3, 2014

**SUBJECT: 2014 Property Tax Levy**

**Introduction:** Several Ordinances are transmitted with this report, as follows –

1. An Ordinance levying taxes for 2014, which will be received in 2015.
2. An Ordinance that allows for a reduction (abatement) in the corporate purpose tax levy if the final tax rate would exceed \$1.355.
3. An Ordinance abating debt service payments for the 2012 and 2014 general obligation bonds.

**Background:**

**Estimated Property Tax Levy:** On November 24, the City Council approved an estimated tax levy of \$7,046,247. This is a slight decrease from the 2013 tax levy and the City is, therefore, not required to advertise its intent and hold a public hearing on the tax levy.

**Estimate of Equalized Assessed Valuation (EAV):** Staff has preliminarily estimated the EAV at \$512,308,956. This includes a multiplier of 0.981, which is used to adjust the Township Assessor's valuation based on real estate sales data. In addition staff has assumed a further reduction after the Board of Review takes action on assessment complaints. This EAV would be a reduction of 1.57% from the EAV upon which the extended levy for 2013 was based. For estimation purposes, however, staff will use a higher EAV of \$520,018,195, since the levy amount cannot be increased, but can easily be decreased prior to extension to achieve the desired tax rate.

**Tax Rate:** The current tax rate for City services is \$1.355 per \$100 of EAV. The Mayor has recommended maintaining the same tax rate for the 2014 levy, which would be extended and collected in 2015. At an EAV of \$520,018,195, a levy of \$7,046,247 would

produce this tax rate. At a rate of \$1.355, the owner of a \$150,000 owner occupied home would pay \$596 in City property taxes.

**Purposes for Which the City Levies Taxes:** The City levies taxes for “corporate purposes” (the General Operating Fund), the Library, and Police and Fire pensions. The levies for specific purposes are approved in the Ordinance levying taxes.

**Pension Levies:** Levies for the Police and Fire pension funds are based upon an actuarial valuation prepared by an independent actuary. Staff recommends levying for those funds based upon a 19-year, 100% amortization of the unfunded liability. This is consistent with best practices recommended by the Government Finance Officers Association (GFOA). 8.12% of the funding requirement is met by allocation of personal property replacement tax (PPRT) revenues, consistent with the Illinois Municipal Code.

This year, the Police Pension Fund requested funding of \$2,039,106 and the Fire Pension Fund requested funding of \$1,265,542. Those requests were based upon a 19-year, 100% amortization of unfunded liability, an average return on investments of 7%, and annual salary increases of 5.25%. The requested funding also includes a “level dollar adjustment” designed to result in decreasing inflation adjusted contributions over time.

After careful consideration, the Mayor recommends funding of \$1,619,190 for the Police Pension Fund and \$1,117,736 for the Fire Pension Fund, which does not include the level dollar adjustment. This is necessary given the City’s current and anticipated needs in the General Operating Fund, including approved wage increases.

Recommended funding levels significantly exceed requirements under state law, namely that these pensions be funded based on a 27-year, 90% amortization.

Taxes for these funds would be levied as follows:

	Police Pension Fund	Fire Pension Fund
Funding requirement	\$1,619,190	\$1,117,736
PPRT portion (8.12%)	(131,478)	(90,760)
Levy amount for 2014	\$1,487,712	\$1,026,976

**Urbana Free Library:** The current tax rate for the Library is 0.5608. Because EAV is expected to decrease, the Mayor’s recommended levy of \$2,918,924, which is the same dollar amount as the 2013 levy, is expected to result in a slightly higher tax rate of 0.5698 for Library services.

**Corporate Purposes:** Remaining revenues generated by property taxes at the \$1.355 rate would be allocated to the General Operating Fund, where they would be used to pay for basic City services, such as Police and Fire protection. This is

expected to result in \$1,508,175 in revenue, or approximately \$600,000 in additional General Fund revenue, after accounting for adjustments in PPRT allocated to the pension funds.

**Abatements:** Two abatements are included with the tax levy. The first would reduce the corporate purpose levy if, based on final EAV, the tax rate would exceed \$1.355. In that event, the Finance Director will determine the reduction necessary to achieve the final tax rate and will provide that information to the County Clerk.

The second would abate debt service payments on general obligation bonds issued in 2012 (for the Boneyard Creek) and 2014 (for Windsor Road improvements). It is common for municipalities to issue general obligation debt, which is backed by the City's taxing authority, in order to obtain a lower interest rate. The Ordinances approved by the City Council when the debt was issued instructed the County Clerk to levy taxes to pay debt service on these bonds. However, funds are available in the TIF #2 and Local Motor Fuel Tax Funds to make the debt service payments, consistent with the City's plan, and the taxes will be abated (reduced to zero).

**Fiscal Impact:** Revenues in the General Operating Fund would increase by about \$300,000 this fiscal year, when the first half of revenues from the 2014 tax levy are received, and about \$600,000 annually. This increase will help to offset wage increases for City employees and other, unavoidable budget increases.

**Recommendation:** Approve these Ordinances levying property taxes and abating the property tax levy for 2014.

**ORDINANCE NO. 2014-12-113**

**AN ORDINANCE LEVYING TAXES FOR THE FISCAL YEAR  
BEGINNING JULY 1, 2014, AND ENDING JUNE 30, 2015**

**WHEREAS**, the City of Urbana (“City”) is a home rule unit of local government pursuant to Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, including the power to tax; and

**WHEREAS**, the Corporate Authorities of the City, pursuant to Ordinance No. 2014-06-062, did, on June 16, 2014, that date being before the beginning of the fiscal year of said City commencing on July 1, 2014, and ending on June 30, 2015, adopt the annual budget for the City for such fiscal year; and

**WHEREAS**, pursuant to Section 8-2-9.4 of the Illinois Municipal Code (65 ILCS 5/8-2-9.4) and Urbana City Code Sections 2-113 and 2-132, such passage of the annual budget by the Corporate Authorities shall be in lieu of passage of the annual appropriation ordinance otherwise required by the Illinois Municipal Code; and

**WHEREAS**, the Corporate Authorities find that the needs of the City are served by levying upon all property subject to taxation within the City, as that property is assessed and equalized for state and county purposes for the 2014 tax levy year, the respective amounts set forth in this Ordinance, which such amounts are deemed necessary to defray the related expenses and liabilities for all such corporate purposes of the City as have been appropriated for such purposes in the annual budget; and

**WHEREAS**, the requirement of Section 18-70 of the Truth in Taxation Law (35 ILCS 200/18-70) for a public hearing and for the required notice for such public hearing do not, pursuant to the terms thereof, apply to the 2014 tax levy because said levy is not more than 105% of the prior year’s final aggregate levy extensions, plus any amount abated.

**NOW, THEREFORE, BE IT ORDAINED** by the Corporate Authorities of the City of Urbana, Illinois, as follows:

**Section 1.**

The total amount of appropriations for all corporate purposes, which are legally made to be collected from the tax levy of the current fiscal year of the City of Urbana, is hereby ascertained to be the sum of Seven Million, Forty Six Thousand, Two Hundred and Forty Seven Dollars (\$7,046,247).

**Section 2.**

The sum of \$7,046,247 being the total of budgeted appropriations heretofore legally made which are to be collected from the tax levy of the current fiscal year of the City of Urbana for all corporate purposes of said City is hereby levied upon all taxable property subject to taxation for the current year.

The specific amounts as levied for the various funds heretofore named are separately included herein by being placed in separate columns under the heading "To Be Raised by Tax Levy" which appears over the same, the tax so levied being for the current fiscal year of the City of Urbana and for the said budgeted appropriation to be collected from said tax levy, the total of which has been ascertained as aforesaid and being as follows:

	<u>Budget Appropriations</u>	<u>To Be Raised By Tax Levy</u>
<u>GENERAL CORPORATE FUND</u>		
For General Corporate Fund Expenditures		
For Personnel Costs-Police Department	8,263,615	1,612,635
<u>POLICEMEN'S PENSION FUND</u>		
For State Mandated Pension Requirements	2,085,496	1,487,712
<u>FIREMEN'S PENSION FUND</u>		
For State Mandated Pension Requirements	1,364,683	1,026,976
<u>URBANA FREE LIBRARY TRUST FUND</u>		
For Urbana Free Library Expenditures As Determined by Library Board		
CENTRAL COSTS – CONTRACTUAL	832,492	520,189
ADMINISTRATION - WAGES:	316,216	316,216
ADULT DEPARTMENT:		
Books and Materials	280,793	280,793
Wages	<u>313,968</u>	<u>313,968</u>
SUBTOTAL, ADULT	594,761	594,761
CHILDREN'S DEPARTMENT:		
Books and Materials	146,175	146,175

Wages	<u>270,256</u>	<u>270,256</u>
SUBTOTAL, CHILDREN'S	416,431	416,431
ARCHIVES DEPARTMENT:		
Books and Materials	25,136	25,136
Wages	<u>210,319</u>	<u>210,319</u>
SUBTOTAL, ARCHIVES	235,455	235,455
ACQUISITIONS DEPARTMENT		
Wages	240,747	240,747
CIRCULATION DEPARTMENT		
Wages	595,125	595,125
Total Library	3,231,237	2,918,924
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<u>TOTAL LEVY</u>		7,046,247

**Section 3.**

This Ordinance is adopted pursuant to the procedures set forth in the Illinois Municipal Code; provided, however, that any tax rate limitation or any other substantive limitations as to tax levies in the Illinois Municipal Code in conflict with this Ordinance shall not be applicable to this Ordinance pursuant to Section 6 of Article VII of the Illinois Constitution, 1970.

**Section 4.**

There is hereby certified to the County Clerk of Champaign County, Illinois, the several sums aforesaid, Seven Million, Forty Six Thousand, Two Hundred Forty Seven Dollars (\$7,046,247), constituting said total amount the City of Urbana requires to be raised by taxation for the current fiscal year of the City.

**Section 5.**

If any provisions of this Ordinance or the application of such provisions to any circumstances is held invalid for any reason whatsoever, the remainder of this Ordinance or the application of the provisions to other circumstances shall not be affected hereby.

**Section 6.**

This Ordinance shall take effect and be in full force and effect immediately on and after its passage and approval.

**Section 7.**

The City Clerk is hereby directed to file a certified copy of this Ordinance with the Champaign County Clerk no later than the last Tuesday of December 2014 (December 30, 2014).

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the Corporate Authorities (5 of 8 votes) of the City of Urbana, Illinois, at a meeting of said Corporate Authorities.

**PASSED by the Corporate Authorities** this \_\_\_\_ day of \_\_\_\_\_, 2014.

AYES:

NAYS:

ABSENT:

ABSTAINED:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

**APPROVED by the Mayor** this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor

**ORDINANCE NO. 2014-12-114**

**AN ORDINANCE DIRECTING THE CHAMPAIGN COUNTY CLERK TO ABATE THE TAX LEVY FOR THE GENERAL CORPORATE FUND FOR THE YEAR BEGINNING JULY 1, 2014, AND ENDING JUNE 30, 2015**

**WHEREAS**, the City of Urbana ("City") is a home rule unit of local government pursuant to the provisions of Article VII, Section 6, of the Illinois Constitution, 1970, and may exercise any power and perform any function pertaining to its government and affairs, including the power to tax; and

**WHEREAS**, the Corporate Authorities of the City did approve Ordinance No. \_\_\_\_\_ on \_\_\_\_\_, 2014, determining that the total tax levy for the City for the fiscal year beginning July 1, 2014, and ending June 30, 2015, is in the amount of \$7,046,247; and

**WHEREAS**, the Corporate Authorities have now determined that an appropriate total tax levy rate for the City for the year beginning July 1, 2014, and ending June 30, 2015, is \$1.3550.

**NOW, THEREFORE, BE IT ORDAINED** by the Corporate Authorities of the City of Urbana, Champaign County, Illinois, as follows:

**Section 1.**

The Champaign County Clerk is hereby requested and directed to abate the General Corporate Fund levy established pursuant to Ordinance No. \_\_\_\_\_ in an amount necessary to produce a total tax levy rate of \$1.3550 for the City of Urbana for the fiscal year beginning July 1, 2014, and ending June 30, 2015.

**Section 2.**

The Finance Director, or designee, be and hereby is authorized to perform all acts necessary on behalf of the City of Urbana to implement this Ordinance.

**Section 3.**

The City Clerk is hereby directed to file a certified copy of this Ordinance with the Champaign County Clerk no later than December 30, 2014.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the Corporate Authorities (5 of 8 votes) of the City of Urbana, Illinois, at a meeting of said corporate authorities.



**PASSED by the Corporate Authorities** this \_\_\_\_ day of \_\_\_\_\_, 2014.

AYES:

NAYS:

ABSENT:

ABSTAINED:

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Phyllis D. Clark, City Clerk

**APPROVED by the Mayor** this \_\_\_\_ day of \_\_\_\_\_, 2014.

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Laurel Lunt Prussing, Mayor

**ORDINANCE NO. 2014-12-115**

**AN ORDINANCE DIRECTING THE CHAMPAIGN COUNTY CLERK TO ABATE A PORTION OF THE 2014 TAX LEVY RELATED TO GENERAL OBLIGATION BONDS, SERIES 2012, AND GENERAL OBLIGATION BONDS, SERIES 2014**

**WHEREAS**, the Corporate Authorities of the City of Urbana (“City”), pursuant to the provisions of Article 8 of the Illinois Municipal Code, heretofore did adopt an ordinance levying taxes for the corporate purposes of the City for the fiscal year commencing on July 1, 2014, and ending on June 30, 2015, which Ordinance shall, pursuant to law, be filed with the Champaign County Clerk; and

**WHEREAS**, on December 17, 2012, the Corporate Authorities heretofore did pass Ordinance No. 2012-12-115, authorizing the issuance of General Obligation Bonds, Series 2012, and directing the Champaign County Clerk to levy a real estate tax in the amount of nine hundred twenty two thousand and ten dollars and fifty cents (\$922,010.50) for the 2014 tax levy year to pay principal and interest on said Bonds; and

**WHEREAS**, on June 16, 2014, the Corporate Authorities heretofore did pass Ordinance No. 2014-06-057, authorizing the issuance of General Obligation Bonds, Series 2014, and directing the Champaign County Clerk to levy a real estate tax in the amount of three hundred twenty seven thousand two hundred seventy four dollars and eighty eight cents (\$327,274.88) for the 2014 tax levy year to pay principal and interest on said Bonds; and

**WHEREAS**, the Corporate Authorities have determined that the City has sufficient funds available in the Tax Increment Financing District #2 Fund to abate the tax to be levied for the General Obligation Bonds, Series 2012, and to reduce the amount of tax to be levied pursuant to Ordinance No. 2012-12-115 accordingly; and

**WHEREAS**, the Corporate Authorities have determined that the City has sufficient funds available in the Local Motor Fuel Tax Fund to abate the tax to be levied for the General Obligation Bonds, Series 2014, and to reduce the amount of tax to be levied pursuant to Ordinance No. 2014-06-057 accordingly.

**NOW, THEREFORE, BE IT ORDAINED** by the Corporate Authorities of the City of Urbana, Champaign County, Illinois, as follows:

**Section 1.**

The Finance Director shall apply funds available in the Tax Increment Financing District #2 Fund of the City of Urbana to the General Obligation Bonds, Series 2012, in the amount of \$922,010.50.

**Section 2.**

The Champaign County Clerk is hereby requested and directed to abate the amount of \$922,010.50 levied for purposes of the General Obligation Bonds, Series 2012, from the 2014 tax levy.

**Section 3.**

The Finance Director shall apply funds available in the Local Motor Fuel Tax Fund of the City of Urbana to the General Obligation Bonds, Series 2014, in the amount of \$327,274.88.

**Section 4.**

The Champaign County Clerk is hereby requested and directed to abate the amount of \$327,274.88 levied for purposes of the General Obligation Bonds, Series 2014, from the 2014 tax levy.

**Section 5.**

The City Clerk is hereby directed to file a certified copy of this Ordinance with the Champaign County Clerk no later than December 30, 2014.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the Corporate Authorities (5 of 8 votes) of the City of Urbana, Illinois, at a meeting of said Corporate Authorities.

**PASSED by the Corporate Authorities** this \_\_\_\_ day of \_\_\_\_\_,\_\_\_\_\_.

AYES:

NAYS:

ABSENT:

ABSTAINED:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

**APPROVED by the Mayor** this \_\_\_\_\_ day of \_\_\_\_\_,\_\_\_\_\_.

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor