

**Minutes**  
**City of Villa Grove, Illinois**  
**Public Hearing before the City Council**  
**December 14, 2023**

**Call to Order:** The City Council of the City of Villa Grove met for a special hearing on Thursday, December 14, 2023, in the Zest For Life Center. Mayor Eversole-Gunter called the meeting to order at 5:30 p.m. Aldermen Cheely, Hooker, Nieto and Johnson were present, representing a quorum of the Council. City Administrator Athey and Attorney Marc Miller were also present.

**Public Comments:** Five community members were present for comments concerning the proposed rate increase in the Tax Levy for 2023 (payable 2024).

Many issues related to upcoming tax bills, such as tax rates versus EAV values assigned at the County level were discussed. Multiple questions concerning the recent City impacts were discussed, such as last year's sale of the water and wastewater utilities, the increased costs of labor due to new union contracts and the rise in audit fees were discussed. Jacki Athey had prepared a handout for the attendees to review and went over it, answering questions about the process of preparing the Tax Levy in accordance with Illinois state law.

**Adjournment:** With no further items to be discussed, Mayor Eversole-Gunter asked that the hearing be closed at 6:30 p.m.

Respectfully submitted,

*Jacki Athey*

Jacqueline S. Athey, CIMT, CPFA, CPFIM  
City Administrator

xc: Mayor  
City Council  
Building Inspector  
Department Heads  
File

Attachments: Tax Levy handouts

2023--Calculations for proposed levy TENTATIVE to be announced 11/27/2023 --B--

**FOR OFFICE USE ONLY**

Actual Taxable Value--2022--City of VG **22,312,809.00** per the "Tax Computation Report"  
(also referred to as the **Rate Setting EAV**)

2022 Adjusted valuation \*Total EAV\* **26,526,407.00**  
Less taxable value 22,312,809.00  
TIF Increment **4,213,598.00**

per the "TIF Parcel Report by TIF District" report

TIF BASE	Net Taxable	Negatives/Exemptions	Increment
<b>8,050,246.00</b>	<b>6,884,631.00</b>	<b>(1,165,615.00)</b>	<b>4,211,598.00</b>

Taxable - increment - negatives = current TIF base amount: **3,838,648.00**  
Do increments match? **N**  
If no, amount off by? **(2,000.00)**

	TOTAL	TIF
Estimated Board of Review Values--2023	<b>41,220,001.00</b>	<b>9,369,456.00</b>
LESS exemptions	<b>(7,649,462.00)</b>	<b>(1,358,639.00)</b>
PLUS state assessed	<b>2,121,723.00</b>	<b>-</b>
<b>TOTALS</b>	<b>35,692,262.00</b>	<b>8,010,817.00</b>

per the "Assessor Estimated EAV Report by Tax District" for VCVG and TFF6  
per the "Assessor Estimated EAV Report by Tax District" for VCVG and TFF6

Estimated EAV--2023 (after exemptions) 35,692,262.00  
Less TIF increment included **(4,926,199.00)**  
**TOTAL ESTIMATED 2023 EAV 30,766,063.00**

**2023 PROPOSED TAX LEVY AMOUNT FOR 2023/PAYABLE 2024 463,041.35**

DOR Codes	2022 Levy Request	2022 Actual Extension*	\$ Over-Extended	Max. based on est. 2023 EAV	Max. Less Over-Ext.	Proposed 2023 Levy	Percent +/-
GENERAL CORPORATE (.25) 001	61,000.00	55,782.02	(5,217.98)	76,915.16	76,915.16	76,050.00	36.33
IMRF (ACTUAL) 005	52,559.23	52,568.98	9.75	66,032.53		66,032.53	25.61
FIRE PROTECTION (.075) 012	18,500.00	16,734.61	(1,765.39)	23,074.55	23,074.55	23,500.00	40.43
POLICE PROTECTION (.075) 014	18,500.00	16,734.61	(1,765.39)	23,074.55	23,074.55	23,500.00	40.43
GARBAGE (.20) 025	4,500.00	4,507.19	7.19	61,532.13	61,524.94	350.00	(92.23)
AUDIT (ACTUAL) 027	15,075.00	15,083.46	8.46	40,000.00		40,000.00	165.19
LIABILITY INSURANCE (ACTUAL) 035	28,638.32	28,649.65	11.33	30,737.14		30,737.14	7.29
STREET & BRIDGE (.10) 040	27,000.00	-	(27,000.00)	30,766.06	30,766.06	31,000.00	#DIV/0!
STREET LIGHTING (.05) 041	15,000.00	11,156.40	(3,843.60)	15,383.03	15,383.03	17,500.00	56.86
PLAYGROUND/RECREATION (.09) 043	22,000.00	20,081.53	(1,918.47)	27,689.46	27,689.46	28,150.00	40.18
SOCIAL SECURITY (ACTUAL) 047	44,933.53	44,938.00	4.47	73,958.17		73,958.17	64.58
UNEMPLOYMENT INSURANCE (ACTUAL) 060	11,586.94	11,602.66	15.72	13,950.57		13,950.57	20.24
WORKER'S COMPENSATION (ACTUAL) 062	20,815.60	20,817.85	2.25	21,016.27		21,016.27	0.95
MEDICARE (ACTUAL) 143	10,508.65	10,509.33	0.68	17,296.67		17,296.67	64.58
999 CITY SHARE RD & BRIDGE *FROM CT* = 24927.15	-	24,927.15	24,927.15	-	-	-	-
<b>GRAND TOTAL</b>	<b>350,617.27</b>	<b>334,093.44</b>	<b>(16,523.83)</b>	<b>521,426.28</b>	<b>258,427.74</b>	<b>463,041.35</b>	<b>38.60</b>

**CORPORATE AND SPECIAL PURPOSE PROPERTY TAXES**

Extended + abated for 2022 334,093.44  
To be levied for 2023 463,041.35  
Increase (Decrease) in \$ 128,947.91  
Percentage Increase (Decrease) 38.60

**DEBT SERVICE PROPERTY TAXES AND PUBLIC COMMISSION LEASES**

Extended + abated for 2022 -  
To be levied for 2023 -  
Increase (Decrease) in \$ -  
Percentage Increase (Decrease) #DIV/0!

**TOTAL PROPERTY TAXES**

Extended + abated for 2022 334,093.44  
To be levied for 2023 463,041.35  
Increase (Decrease) in \$ 128,947.91  
**Percentage Increase (Decrease) 38.60**

**PUBLIC HEARING REQUIRED?**

**YES**

**TAX RATE ANALYSIS (PER \$100 VALUATION)**

2022 \*CITY /VILLA GROVE\* EXTENDED RATE **1.3856** per the "Tax Rate Computation"  
2023 RATE WITH % CHANGE AT LOWER LEFT 1.9204  
Increase per \$100 valuation 0.5348

IF a home in Villa Grove has a cash value of \$120,000.00, making the taxable value 40,000 THEN:  
2022 tax bill for \*CITY /VILLA GROVE\* was \$ 554.24  
2023 tax bill would be 768.16  
Increase in this year's tax bill \$ 213.92

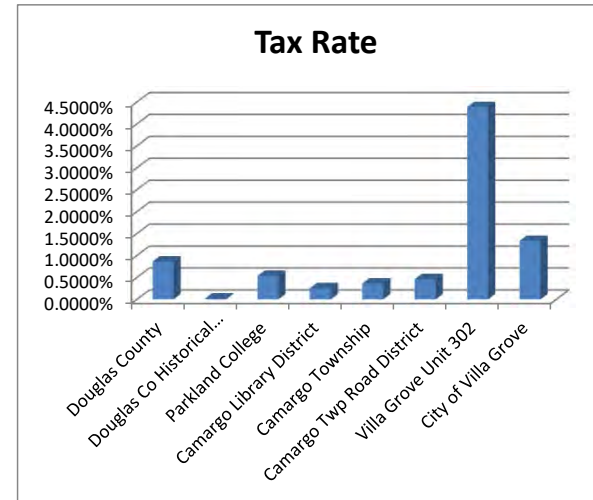
IF a home in Villa Grove has a cash value of \$69,000.00, making the taxable value 23,000 THEN:  
2022 tax bill for \*CITY /VILLA GROVE\* was \$ 318.69  
2023 tax bill would be 441.69  
Increase in this year's tax bill \$ 123.00

# CITY OF VILLA GROVE PROPERTY TAX EXAMPLES - COMPARING ACTUAL 2021 AND 2022 BILLS

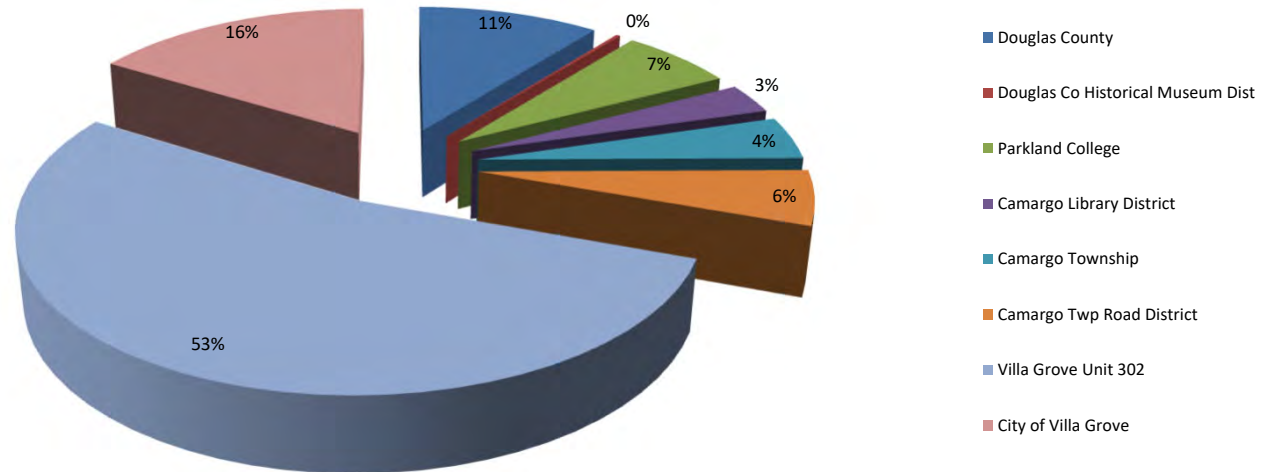
## Tax Year 2021 Payable 2022

EAV 150,000.00  
 Market Value/Net Taxable 50,000.00

	<u>Tax Rate</u>	<u>Billed amounts</u>	<u>Percentage</u>
Douglas County	0.8652%	432.60	10.52%
Douglas Co Historical Museum [	0.0199%	9.95	0.24%
Parkland College	0.5370%	268.50	6.53%
Camargo Library District	0.2564%	128.20	3.12%
Camargo Township	0.3632%	181.60	4.42%
Camargo Twp Road District	0.4614%	230.70	5.61%
Villa Grove Unit 302	4.3863%	2,193.15	53.34%
City of Villa Grove	1.3335%	666.75	16.22%
<b>TOTALS</b>	<b>8.2229%</b>	<b>4,111.45</b>	<b>100.00%</b>



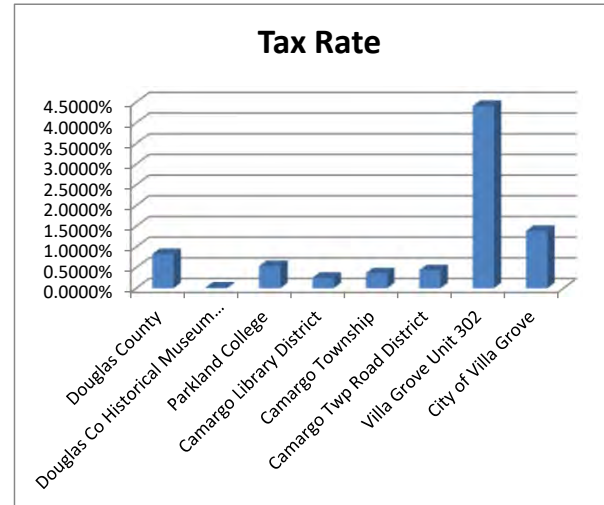
## Property Tax allocation for Tax Year 2021



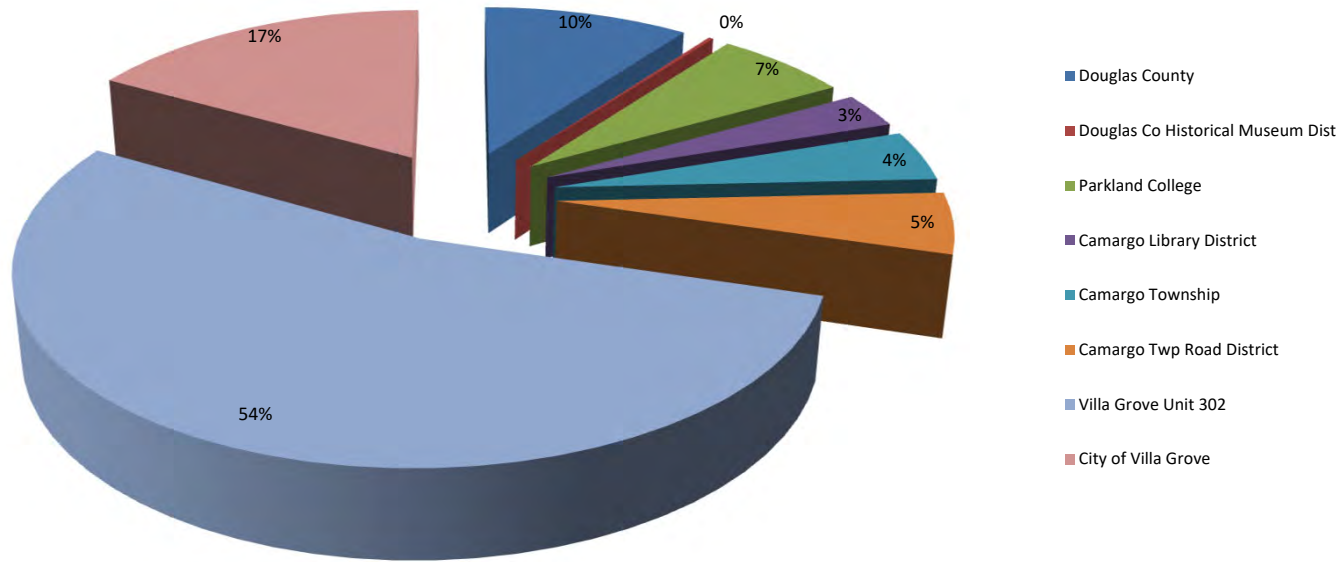
**Tax Year 2022 Payable 2023**

EAV 150,000.00  
 Market Value/Net Taxable 50,000.00

	<u>Tax Rate</u>	<u>Billed amounts</u>	<u>Percentage</u>
Douglas County	0.8256%	412.80	10.04%
Douglas Co Historical Museum I	0.0190%	9.50	0.23%
Parkland College	0.5349%	267.45	6.51%
Camargo Library District	0.2525%	126.25	3.07%
Camargo Township	0.3626%	181.30	4.41%
Camargo Twp Road District	0.4345%	217.25	5.29%
Villa Grove Unit 302	4.4056%	2,202.80	53.59%
City of Villa Grove	1.3856%	692.80	16.86%
<b>TOTALS</b>	<b>8.2203%</b>	<b>4,110.15</b>	<b>100.00%</b>



**Property Tax allocation for Tax Year 2022**



## CITY OF VILLA GROVE PROPERTY TAX EXAMPLES - COMPARING ACTUAL 2021 AND 2022 BILLS

**Summary comparison:**

	<u>2021 Bill</u>	<u>2022 Bill</u>	<u>Increase \$</u>	<u>Increase %</u>
Douglas County	432.60	412.80	(19.80)	-4.58%
Douglas Co Historical Museum Dist	9.95	9.50	(0.45)	-4.52%
Parkland College	268.50	267.45	(1.05)	-0.39%
Camargo Library District	128.20	126.25	(1.95)	-1.52%
Camargo Township	181.60	181.30	(0.30)	-0.17%
Camargo Twp Road District	230.70	217.25	(13.45)	-5.83%
Villa Grove Unit 302	2,193.15	2,202.80	9.65	0.44%
<b>City of Villa Grove</b>	<b><u>666.75</u></b>	<b><u>692.80</u></b>	<b><u>26.05</u></b>	<b><u>3.91%</u></b>
TOTALS	4,111.45	4,110.15	\$ (1.30)	-0.03%

The published notice in the *Tuscola Journal* on 11/30/22 stated a proposed increase of 15.22% for the City; that would have made the 2022 bill **\$768.23** and not the \$692.80 actually extended on a home valued at \$150,000.

The difference in the two amounts is **\$26.05** and not \$101.48, demonstrating that the amount asked for in a tax levy does not mean that it will be the amount extended by the County Clerk's office. Percentages levied are for a subline of the total property tax billed to a resident, not the entire balance due on the bill.

## HOW DO EAV AND PROPERTY TAX LEVIES RELATE TO EACH OTHER?

The Supervisor of Assessments issues property tax bills to all properties within the taxing bodies corporate limits. Sub-tax lines General Corporate Tax, Fire Protection Tax, Police Protection Tax, Garbage Tax, Street & Bridge Tax, Street Lighting Tax and Playground/Recreation Tax are limited by state law to a percentage of the EAV for the district.

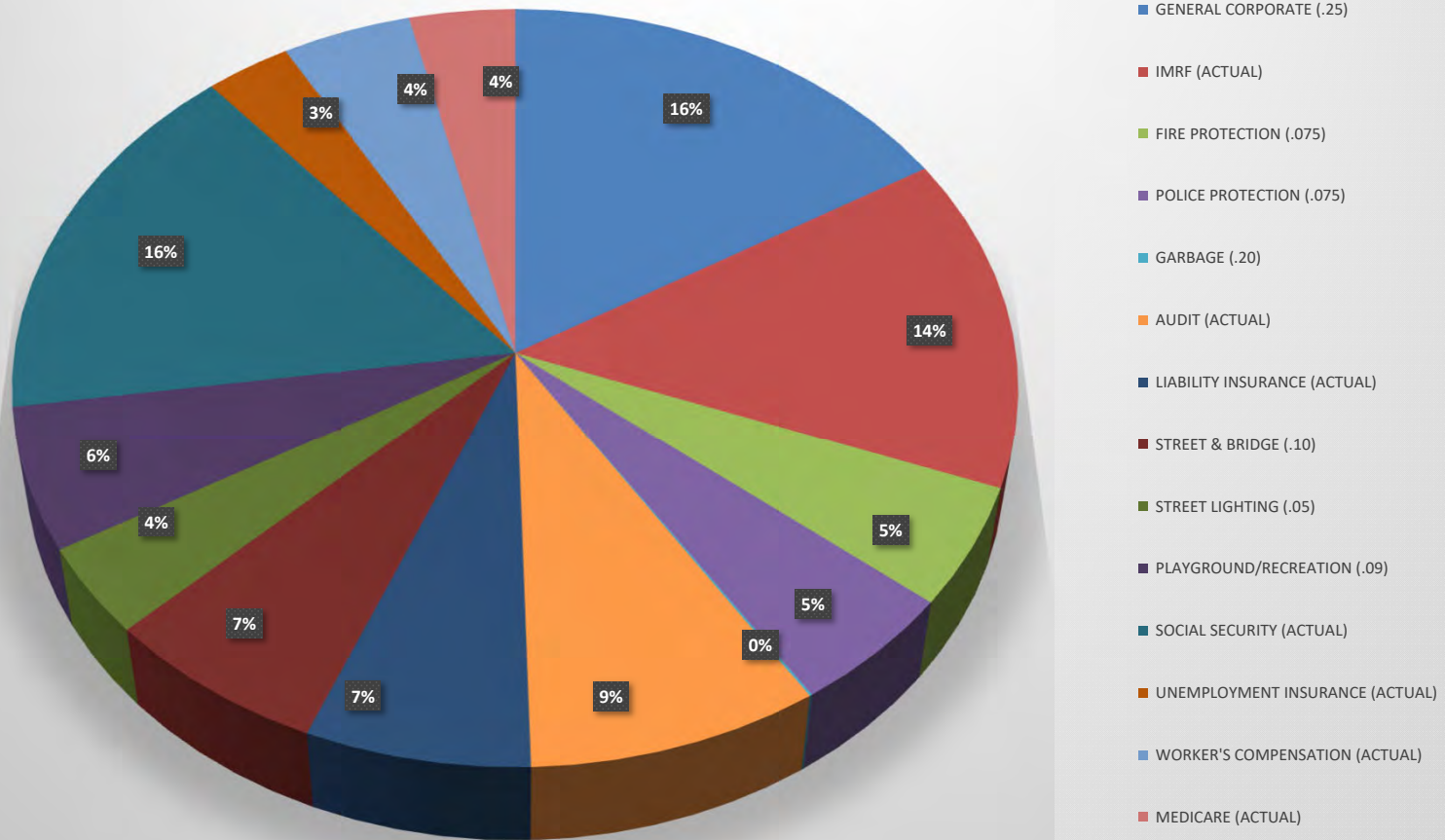
Therefore, if the Total Estimated Assessed Value of the City's district is \$20 million dollars, the maximum amount of General Corporate Tax that Douglas County could collect on our behalf would be 0.25% which equals \$50,000. If the EAV is increased to \$25 million the maximum amount would increase to \$62,500. If, in either case, the City asks for a lesser amount than the calculation the requested amount would be the total amount extended to levy; additionally, if the City asks for a higher amount then any overage would not be used in the extension and the maximum would apply.

In contrast, the sub-tax lines IMRF Tax, Audit Tax, Liability Insurance Tax, Social Security Tax, Unemployment Insurance Tax, Workers Compensation Tax and Medicare Tax are not limited by state law. Therefore, the City must provide actual budget numbers for those amounts and the County must do the math "backwards" to calculate an individual tax line's percentage. Using the same property values above, asking for \$40,000 for Audit produces a tax rate of 0.2% with an EAV of \$20M but would produce a rate of 0.16% with an EAV of \$25M. Increases in EAV reduce the rates of "uncapped" sub-taxes.

The City is also required by State law to have an audit of its finances done every year. In that process, the independent firm hired to do the audit confirms that the tax levy amounts are being used appropriately. For instance, if the Audit was budgeted for \$40,000 and the property tax levy is extended for that amount, the City must use those funds for the annual audit only. If the future audit bill comes in at \$35,000 the City is required to hold that amount for audit expenses in future years (thus reducing future tax levies as well). So the savings of \$5,000 cannot be used for payrolls, equipment or repairs, or any other expense of the City.

# CITY OF VILLA GROVE SUB-TAXES IN EFFECT

City Property Tax Levy Proportional Breakdown by Tax Type



If the CITY amount paid by a property owner is:

- 52.59** goes for Gen Corp uses
- 45.66** goes for IMRF (restricted)
- 16.25** goes for FD (restricted)
- 16.25** goes for PD (restricted)
- 0.24** goes for Garbage (restricted)
- 27.66** goes for Audit (restricted)
- 21.26** goes for Liability Insurance (restricted)
- 21.44** goes for Street & Bridge (restricted)
- 12.10** goes for Street Lighting (restricted)
- 19.47** goes for Playground/Rec (restricted)
- 51.14** goes for Social Security (restricted)
- 9.65** goes for Unemployment (restricted)
- 14.53** goes for Workers Comp (restricted)
- 11.96** goes for Medicare (restricted)

**320.21**

**52.59** Unincumbered use

**267.61**

Restricted; cannot  
be used for any  
other purpose by  
law