

CITY OF O'FALLON

GARY L. GRAHAM

Mayor

PHILIP A. GOODWIN

City Clerk

Walter Denton

City Administrator

ALDERMAN

Gene McCoskey Ward 1 John Drolet Ward 4

Richie Meile Ward 1 Michael Bennett Ward 5

Ed True Ward 2 Courtney Cardona Ward 5

Jerry Albrecht Ward 2 Jim Hursey Ward 6

Jerry Mouser Ward 3 Ray Holden Ward 6

Kevin Hagarty Ward 3 David Cozad Ward 7

Herb Roach Ward 4 Harlan Gerrish Ward 7

CITY COUNCIL MEETING

A G E N D A

Monday, April 6, 2015

7:00 P.M. – Council Chambers

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPROVAL OF MINUTES – [March 16, 2015](#)

- V. PUBLIC HEARING –
1. Annexation agreement with MRK Land Trust with Michael Kombrink for approximately 9.2 acres located on Pausch Road
 2. Annexation agreement with Huntington Chase Homes Corp. and Tamarack Woods LLC for approximately 102.37 acres located on Simmons Road

VI. REPORTS

A. Residents of O'Fallon – This portion of the City Council meeting is reserved for any resident wishing to address Council. The Illinois Open Meetings Act (5 ILCS 120/1) mandates NO action shall be taken on matters not listed on this agenda, but Council may direct staff to address the topic or refer the matter to a committee. Please provide City Clerk with name & address; speak into microphone; limit presentation to 3 minutes; and avoid repetitious comments. Thank you.

B. Clerk's Report

1. Request from OTHS Panther Band Boosters to conduct a raffle for a split pot cash raffle and lottery tickets on April 10, 2015 at the KC Hall
2. Request from Dania Shrine Club to conduct a roadblock at the intersection of State and Lincoln and State and Smiley on October 23rd from 7 – 9 a.m. and October 24, 2015 from 10:00 – 1:00 p.m.

C. Mayor's Report

VII. RESOLUTIONS –

ITEM 1- Resolution approving and accepting the preliminary plat Four Points Center ([Click](#) here to view the staff report)

ITEM 2 - Resolution approving and accepting the preliminary plat on Reserves of Timber Ridge ([Click](#) here to view the staff report)

ITEM 3 –Resolution authorizing the Mayor and City Clerk to sign supporting documentation for the Community Development Block Grant (CDBG) application for Americans with Disability Act (ADA) for sidewalk improvements ([Click](#) here to view the staff report)

ITEM 4 – Resolution supporting a government reform package, returning power to taxpayers and local government ([Click](#) here to view the staff report)

VIII. ORDINANCES

A. 1st reading -

ITEM 5- Ord. Amending 623, Zoning, Planned Use Development Gateway Classic Cars at 1237 Central Park Drive ([Click](#) here to view the staff report, [PC report](#))

ITEM 6 – Ord. amending Ord. 623, Zoning, development known as Four Points Center located at the northwest corner of Scott-Troy Road and US Hwy 50 ([Click](#) here to view the staff report, [attachment](#), [PC Report](#))

ITEM 7 – Ord. approving the 2015 amendment to the City of O’Fallon TIF Redevelopment Project Area No. 1

ITEM 8 – Ord. authorizing the Execution of Intergovernmental Agreement with O’Fallon Community School District 90 and O’Fallon Township High School 203 ([Click](#) here to view [agreement](#))

ITEM 9 – Ord. approving the Tax Increment Redevelopment Plan and Project for the Route 50/Scott Troy Road Redevelopment Project Area ([Click](#) here to view Plan)

ITEM 10 – Ord. Designating the Route 50/Scott-Troy Road Redevelopment Project Area

ITEM 11 – Ord. adopting the Tax Increment Financing for the Route 50/Scott Troy Redevelopment Project Area

ITEM 12 – Ord. authorizing the execution of the redevelopment agreement with S.I. Strategy, LLC ([Click](#) here to view the agreement)

ITEM 13 – Ord. Proposing the approval of a Business District Plan for the proposed Route 50/Scott-Troy Road Business District and Fixing the time and place for a Public Hearing date on the Plan and designating the Business District ([Click](#) here to view report)

ITEM 14 - Ord. annexing Certain Territory to be named Reserves of Timber Ridge containing approximately 111.57 acres ([Click](#) here to view staff report and [PC report](#) and annexation [petition](#))

ITEM 15 – Ord. amending Ord. 623, Zoning, Development known as the Reserves of Timber Ridge Subdivision

ITEM 16 – Ord. approving the transfer of the Volume Cap in connection with private activity bond issues and related matters ([Click](#) here to view the staff report)

ITEM 17 – Ord. Budgeting for all corporate purposes of the City of O’Fallon for the fiscal year beginning May 1, 2015 and ending April 30, 2016 ([Click](#) here to view the staff report and attachment)

B. 2ND Reading – No 1st Readings brought forward

IX. STANDING COMMITTEES

1. Community Development – [Minutes attached](#) – **Motion** to approve the Special Event requests from Global Brew to hold a [Crawfish Boil](#) on June 20th, [Founders Day](#) on

August 14th, [Craft Beer](#) Bash on September 12th, and [Oktoberfest](#) and Fun Run on September 19th at their locations, with conditions

Motion to approve the YMCA temporary trailers from May 18th – August 21, 2015 for the Summer Camp Program, with conditions ([Click here to view application](#))

Motion to approve the Special Event request from Gateway Classic Cars to display signage for their event April 17th – April 18, 2015 for the Midwest Motorcycle Expo ([Click here to view application](#), and [memo, parking](#))

2. Public Works – [Minutes attached](#) - **Motion** to replace Unit 1, with a Ford truck in the amount of \$22,927 ([Click here to view staff report](#))
3. Public Safety
4. Finance and Administration – [Minutes attached](#)
5. Parks/Environment

X. EXECUTIVE SESSION – Occasionally, the Council may go into closed session in order to discuss such items covered under 5 ILCS 120/2 (b) which are as follows: Legal Matters; Purchase, Lease or Sale of Real Estate; Setting of a price for sale or lease of property owned by the public body; Employment/appointment matters; Business matters or Security/criminal matters and may possibly vote on such items after coming out of closed session.

XI. ACTION TAKEN ON EXECUTIVE SESSION ITEMS

XII. ADJOURNMENT

**O'FALLON CITY COUNCIL
MINUTES OF THE REGULAR COUNCIL MEETING
Draft March 16, 2015**

The regular meeting was called to order at 7:00 p.m. by City Clerk Goodwin who led the Council in "The Pledge of Allegiance to the Flag."

Philip Goodwin, City Clerk, called the roll: Gene McCoskey, present; Richie Meile, excused; Ed True, present; Jerry Albrecht, present; Jerry Mouser, present; Kevin Hagarty, present; John Drolet, present; Herb Roach, present; Michael Bennett, present; Courtney Cardona, present; Jim Hursey, present; Ray Holden, present; David Cozad, present; Harlan Gerrish, present. A quorum was declared present.

City Clerk Goodwin announced the Mayor Graham would not be present and requested a motion to appoint a Mayor Pro Tem. Motion by J. Albrecht and seconded by J. Mouser to appoint M. Bennett as Mayor Pro Tem. All ayes. Motion carried.

APPROVAL OF MINUTES: Mayor Pro Tem Bennett asked for approval of the minutes. Motion was made by J. Mouser and seconded by J. Albrecht to approve the minutes of March 2, 2015. All ayes. Motion carried.

PUBLIC HEARING – Mayor Pro Tem Bennett open the Public Hearing at 7:02 p.m. for the Tax Increment Financing Redevelopment Plan and Project for the proposed Route 50/Scott-Troy Road Redevelopment Project Area. He asked if anyone wanted to speak for or against it. Mike Weber of PGAV came forward to let the Council know he was there in case anyone had questions. He said the change in the original plan is #5 is changed to 50% on the recplex project and 25% under development. Mayor Pro Tem Bennett asked again if anyone wanted to speak for or against the project. He asked a final time. He closed the hearing at 7:03 p.m.

RESIDENTS: Mayor Pro Tem Bennett invited any resident who wished to speak to come forward.

Stewart Drolet came forward to speak in opposition to the water/sewer lease. He voiced his concern about the expense the resident may incur if they have a sewer lateral problem or have to bring it up to code. The city has given low cost loans and added it to the water bill. The water and sewer company is a monopoly, and the citizens are the shareholders. The lease company will need to make a profit. He also mentioned the Wastewater Treatment expansion could cost 26.5 million dollars, which is a large investment. Where will that money come from was his concern. He also was concerned about infrastructure funding, volunteer firefighters, snow removal and the sewer vac trucks expenses.

Dino Evigenedes came forward with his concerns about neighbors having home disrepair violations and too many people and vehicles at a house near his. Mayor Pro

Tem Bennett asked if the inspectors had seen it, and T. Shekell responded that they were aware and following up on the issue.

Abraham Mayo came forward to talk about his Vote Yes Please O'Fallon website. He supports innovative ways to fund improvements. He voiced his concerns that city workers used work hours to send e-mails on the leasing issue. He asked that it be investigated.

Kae Zelms said the flyer that came in the mail today was inaccurate regarding the statistics used. Mayor Pro Tem said that it is not a city publication. It is from the Vote Yes Please O'Fallon group. Ms. Zelms said that Citizens Against the Water Sewer Sale does not exist. She said no city worker is on their committee.

Terry Lysakowski asked for a moment of silence for John Mackey, retired city worker, who passed away January 18th. He also asked for everyone to vote "no" twice.

Mike Cook stepped forward to say he supports the good work of the city workers that run our water and sewer systems. They earn a living salary. He does not agree with the personal attacks against them.

Ron Zelms came forward to state he has gone through hundreds of e-mails and noted that Huron Consulting was hired in March 2014, but consultants spoke to the City a year earlier. He said they were supposed to provide a management study, not market the systems.

Vern Malare came forward to state that the City of Fairview Heights has sent a letter to our city stating that they passed a resolution that they oppose the City of O'Fallon leasing or selling its water supply service system. He said that we had a profit of \$2,306,220 from water and sewer in 2014. He also asked who would be on the selection committee and evaluation committee.

J. Drolet stated that facts are important. He said that the letter by Dean Rich was correct that we have lost money nine out of seventeen years, but we had a positive cash flow of \$260,000. In those years, we had four significant losses. The Council has never considered raising property taxes. The comment was said that we need 4.9 million a year forever. We need to talk about these issues.

H. Roach stated that we have not raised sales or property taxes. He added that the benefits cover all city employees. None of our employees are required to live in O'Fallon.

REPORTS:

Clerk's Report: City Clerk Goodwin read the following requests:

1. Four requests from the O'Fallon Moose Lodge #2608 to conduct raffles for coins and cash
2. Request from Laverna Evans PTO to conduct a raffle on March 28, 2015 for cash
3. Request from O'Fallon/FVH Lion's Club to conduct a roadblock on October 9th from 7:30 – 9:30 a.m. and 3:00- 6:30 p.m. as well as October 10th from 7:30 – 10:00 a.m. at the intersections of Smiley and State and Lincoln and State

Motion by E. True and seconded by J. Hursey to approve the requests. All ayes.
Motion carried.

Mayor's Report: Mayor Pro Tem Bennett asked Chief Van Hook to come forward with Lt. Kerry Andrews. Chief Van Hook presented a Chief's Commendation to Lt. Andrews for his work in ILEAS, and his work as the commander of the Mobile Field Force that covers eleven counties.

Mayor Pro Tem Bennett announced this month's meeting of the Southwestern Illinois Council of Mayors is on Thursday, March 26th at the East Carondelet Community Center. Please submit your reservation request to Jamie by March 20th, if you plan to attend.

He also thanked the Chamber and Progress for hosting the O'Fallon/Shiloh Chamber of Commerce Candidates Forum.

RESOLUTIONS: No resolutions brought forward.

ORDINANCES:

1st Reading – No 1st reading Ordinances brought forward.

2nd Readings – Motion by J Albrecht and seconded by J. Mouser to pass on 2nd Reading, an Ordinance declaring certain vehicles and equipment as surplus: 2001 Dodge Ram 2500, VIN 3B7KF26Z41M276446 and 2004 Freightliner Air Sweeper, VIN 1FVAB6BV84DN10688, and miscellaneous computer and cellphones. All ayes. Motion carried.

Motion by J. Albrecht and seconded by J. Mouser to pass on 2nd Reading, an Ordinance amending Title XI, Chapter 116, Section 116.18 (C), fee for H-1 Liquor License, \$700 for a profit entity and \$400 for a not-for-profit entity.

ROLL CALL: McCoskey, aye; True, aye; Albrecht, aye; Mouser, aye; Hagarty, aye; Drolet, aye; Roach, aye; Bennett, aye; Cardona, aye; Hursey, aye; Holden, aye; Cozad, aye; Gerrish, aye. Ayes – 13; Nos – 0. All ayes. Motion carried.

STANDING COMMITTEES –

Community Development: Motion by J. Albrecht and seconded by G. McCoskey to approve the following Special Event permit requests:

Request from St. Nicholas Church to hold a NickFest Festival on May 15 – May 16, 2015, includes alcohol sales and conditions (Click here to view the staff report, memo, and application)

Request from Ace Hardware to hold a greenhouse event from March – June 30, 2015, with conditions (Click here to view the staff report, and application)

Requests from Frieze Harley-Davidson to hold several events on March 28th, May 16th, May 17th, June 19, August 21, September 12th and September 13, 2015, with conditions (Click here to view the staff report, and application for Anniversary Bash, application for Open House, application for Cancer Benefit, application for Friday Night Live, and application for New Model Year)

All ayes. Motion carried. He stated they will meet March 23rd at the Public Safety building.

Public Works: R. Meile was not present.

Public Safety: K. Hagarty said they will meet at 5:00 p.m. April 13th.

Finance/Administration: Motion by M. Bennett and seconded by J. Albrecht to approve Warrant #321 in the amount of \$519,082.64.

ROLL CALL: McCoskey, aye; True, aye; Albrecht, aye; Mouser, aye; Hagarty, aye; Drolet, aye; Roach, aye; Bennett, aye; Cardona, aye; Hursey, aye; Holden, aye; Cozad, aye; Gerrish, aye. Ayes – 13; Nos – 0. All ayes. Motion carried.

Parks and Environment: E. True said they may not meet next month.

EXECUTIVE SESSION: No closed session.

ADJOURNMENT: Motion by K. Hagarty and seconded by J. Hursey to adjourn. All ayes. Motion carried.

The meeting was adjourned at 8:14 p.m.

Submitted by,

Philip A. Goodwin
City Clerk

Minutes recorded by
Maryanne Fair, Deputy City Clerk
Proper notice having been duly given

**A RESOLUTION APPROVING AND ACCEPTING THE PRELIMINARY PLAT
OF FOUR POINTS CENTER**

WHEREAS, the proposed preliminary plat has been reviewed by the O'Fallon Planning Commission, and planning and engineering staff, and recommended by each; and

WHEREAS, the property described in Exhibit A is currently located in the City of O'Fallon as B-1 Community Business and B-2 General Business and is proposed as a commercial subdivision initially containing 3 lots for commercial development; and

WHEREAS, on March 23, 2015 the Community Development Committee of the City Council reviewed the preliminary plat and recommended approval with a vote of 6-0.

**NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF O'FALLON AS FOLLOWS:**

- 1) Approval. Four Points Center Preliminary Plat, as proposed by the developer, a copy of which is attached and made an integral and continuing part of this resolution, be accepted and approved with the conditions below:
 1. Concurrent rezoning of land from B-1, Community Business and B-2, General Business to B-1(P), Planned Community Business; and.
 2. Items needed for submittal:
 - a. Complete Phase I Drainage Report.
 - b. Full proposed grading for Phase 1, including the building, parking lot and detention areas.
 - c. Landscaping plan
 - d. Fire flow calculations
 - e. Auto turn analysis for access around the building for the following:
 - i. A 47-foot straight fire truck, and
 - ii. A semi-tractor trailer.
 3. Floodplain:
 - a. According to the FEMA flood maps the floodplain line comes onto the property. Adjust the placement of the floodplain line appropriately.
 - b. Amend the proposed outlot to encompass all of the area within the FEMA floodplain.
 4. Recplex Drive Access:
 - a. Private drive must meet City standards for a street.
 - b. Private drive will be inspected by the City's Public Works Department.
 - c. Provide a typical street section, including curb & gutter and pavement thickness.

- d. All entrances to Recplex Drive shall have a concrete apron with concrete sidewalk poured separately through the entrance.
 - e. All entrances to the site must incorporate the recommendations from the Traffic Impact Study.
5. Parking:
- a. The occupancy of the facility shall not exceed the City's minimum parking requirements for spaces provided on the property. Based on the staff recommended parking (606 spaces) the maximum occupancy is limited to 1,515 people. If at any time the rec plex were to construct additional parking on-site, the city would reevaluate the maximum capacity.
 - b. Until all required parking is constructed, ice hockey and aquatic events will not be held simultaneously so as to supersede the amount of parking provided with the project.
 - c. No expansion of parking or the building is permitted with this planned use
 - d. All landscape islands must be curbed and planted to meet Section 158.142.
 - e. A photometric plan will be required to meet the standards of Section 158.143.
6. Detention:
- a. Provide additional analysis on the offsite impacts from the Phase 1 drainage between Lot 11 and Lot 14. Concern over flooding impacts to the church directly downhill from the proposed outfall.
 - b. Provide the agreement for the use of the existing pond for detention and additional detail on the method proposed for detention of that area.
7. Utilities:
- a. Relocate the water line located along the west side of the building to the outside of the curb of the access road to the rear of the drive.
 - b. Provide preliminary sanitary sewer locations for Lots 4, 5, 6, 7 and 15.
 - c. Water lines must be in fittings.
 - d. Minimum water line for a commercial project is 8". Sizing will be verified with fire flow calculations.
 - e. Provide a FDC with a dedicated hydrant within 100 feet.
 - f. A separate fire line to be sized by the fire flow calculations.
 - g. Fire hydrants along Recplex Drive spaced at 400 feet.
 - h. Fire hydrants onsite must provide full coverage of the building according to IBC 2006 Section 508.5 and 2006 IFC Appendix C.
8. Sidewalks:
- a. A sidewalk will be required along Scott-Troy Road. The sidewalk can be constructed as the future phases develop.
9. Easements & Dimensions
- a. Provide a cross access easement on Recplex Drive for all lots in the Four Points development.
 - b. Provide dimensions to property lines.

10. Any future development beyond the McKendree Metro Rec Plex (Phase 1 of the Four Points Center development) will require future planned use approval.
11. All recommendations from the Traffic Impact Study shall be incorporated into the design and construction of the Four Points Center.

- 2) Resolution Recorded with Clerk. The City Clerk is hereby directed to file and maintain a copy of this resolution, along with a copy of the plat, in the Office of the City Clerk; and
- 3) Effective Date. This resolution shall become effective immediately upon its adoption by the City Council.

Resolved by the Mayor and City Council of the City of O'Fallon this _____, 2015.

Approved:

Gary L. Graham, Mayor

Attest:

Philip A. Goodwin, City Clerk



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

From: Ted Shekell, Community Development Director
Walter Denton, City Administrator

Date: April 6, 2015

Subject: McKendree Metro Rec Plex / Four Points Center:
Planned Use, Preliminary Plat, TIF and Business Districts

Introduction

Dean Oelze of SI Strategy, LLC has submitted the McKendree Metro Rec Plex and Four Point Center development on the northwest corner of the intersection of Route 50 and Scott-Troy Road. The items for Council action include the Planned Use application, the Preliminary Plat, TIF District and Business District. Below is a brief overview of the project and financial package associated with the development. Staff has provided separate memos providing the Council additional details on the different aspects of the project.

Planned Use and Preliminary Plat

A planned use and preliminary plat were submitted for parcels of land generally located in the northwest corner of Highway 50 and Scott-Troy Road, currently zoned B-1, Community Business District and B-2 General Business, for a 45 acre mixed use development, including a 132,400 square foot recreational center, various retail, hospitality and office lots. Phase 1 of the Four Points Center is the construction of the McKendree Metro Rec Plex, a 132,400 square foot recreation complex. The plans have been amended since the Planning Commission meeting to address a number of the issues identified in the original submittal. The plans have added additional parking to accommodate the concerns outlined in the Plan Commission report.

The developer is proposing a preliminary plat that would initially create six lots. The west tract is an approximate 12.5 acre area in the northwest area of the overall tract of land, which will contain the rec plex facility and outlot for an area within the floodplain. The road, which will be a part of Phase 1 will also be located in a lot. The remainder of the tract has been identified as a 20.43 acre site, shown as the East Tract. The expectation is for outlots to be created as additional projects are proposed throughout the site.

TIF and Business Districts

In conjunction with the proposed Four Points Center, the applicant has requested approval of a new TIF district for project area. The project area is located in the Illinois 158 Corridor TIF (aka O'Fallon TIF #1), which was created in 1995 and set to expire in 2018. Due to constraints on the existing TIF, the developer requested to create a new TIF District in the project area. Since the property has an existing TIF in place, the City Council must amend the existing O'Fallon TIF #1 to remove the property from the TIF and then establish the new Route 50 / Scott-Troy Road TIF. Additionally, the petitioner has requested the creation of a Business District, which will allow the developer to collect up to an additional one-percent (1%) sales tax within the development. This is an additional tax on retail goods and is not a sales tax rebate. The action for the Business District is approval of an ordinance (required by state law) to set the Public Hearing for May 4, 2015.

Resolution 2015 -

**A RESOLUTION APPROVING AND ACCEPTING THE PRELIMINARY PLAT
OF RESERVES OF TIMBER RIDGE**

WHEREAS, the proposed preliminary plat has been reviewed by the O'Fallon Planning Commission, and planning and engineering staff, and recommended by each; and

WHEREAS, the property described in Exhibit A is currently located in St. Clair County, is zoned Agriculture, A and Rural Residential, RR3, and is proposed for annexation into the City of O'Fallon as a single-family subdivision containing 157 homes and proposed for "SR-1B" zoning; and

WHEREAS, the developer will be responsible for paying to the City of O'Fallon a fee in lieu of 2.66 acres of park land dedication in the amount \$135,864; and

WHEREAS, the developer has requested that a variance be granted by the City Council to allow for a variance to exceed the 800 foot maximum length requirement for dead-end streets as shown in the attached preliminary plat (Exhibit A) and the requirement of a berm at the entrance to Simmons Road, and the City Council has determined that such variances to the dead-end street and berm is reasonable; and

WHEREAS, on March 23, 2015 the Community Development Committee of the City Council reviewed the preliminary plat and recommended approval with a vote of 6-0.

**NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF O'FALLON AS FOLLOWS:**

- 1) Approval. Reserves of Timber Ridge Preliminary Plat, as proposed by the developer, a copy of which is attached and made an integral and continuing part of this resolution, be accepted and approved with the conditions below:
 1. Concurrent annexation and rezoning of land from St. Clair County Agriculture, A and Rural Residential RR3 to Single-Family, SR-1B in the City of O'Fallon; and
 2. A variance to allow Street 9 to increase the maximum length of a dead end street from 800 feet to 1,532 feet; and
 3. A variance to remove the requirement of a berm along Simmons Road; and
 4. The park dedication requirement is 2.66 acres with the requirement being fulfilled through a fee in lieu of land in the amount of \$135,864; and

5. Prior to final approval of the construction plans, the developer/engineer will need to ensure the entrance is designed to achieve adequate visibility and sight distances at the intersection with Simmons Road.
- 2) Resolution Recorded with Clerk. The City Clerk is hereby directed to file and maintain a copy of this resolution, along with a copy of the plat, in the Office of the City Clerk; and
- 3) Effective Date. This resolution shall become effective contingent upon the developer entering into an Annexation Agreement with the City of O'Fallon.

Resolved by the Mayor and City Council of the City of O'Fallon this _____, 2015.

Approved:

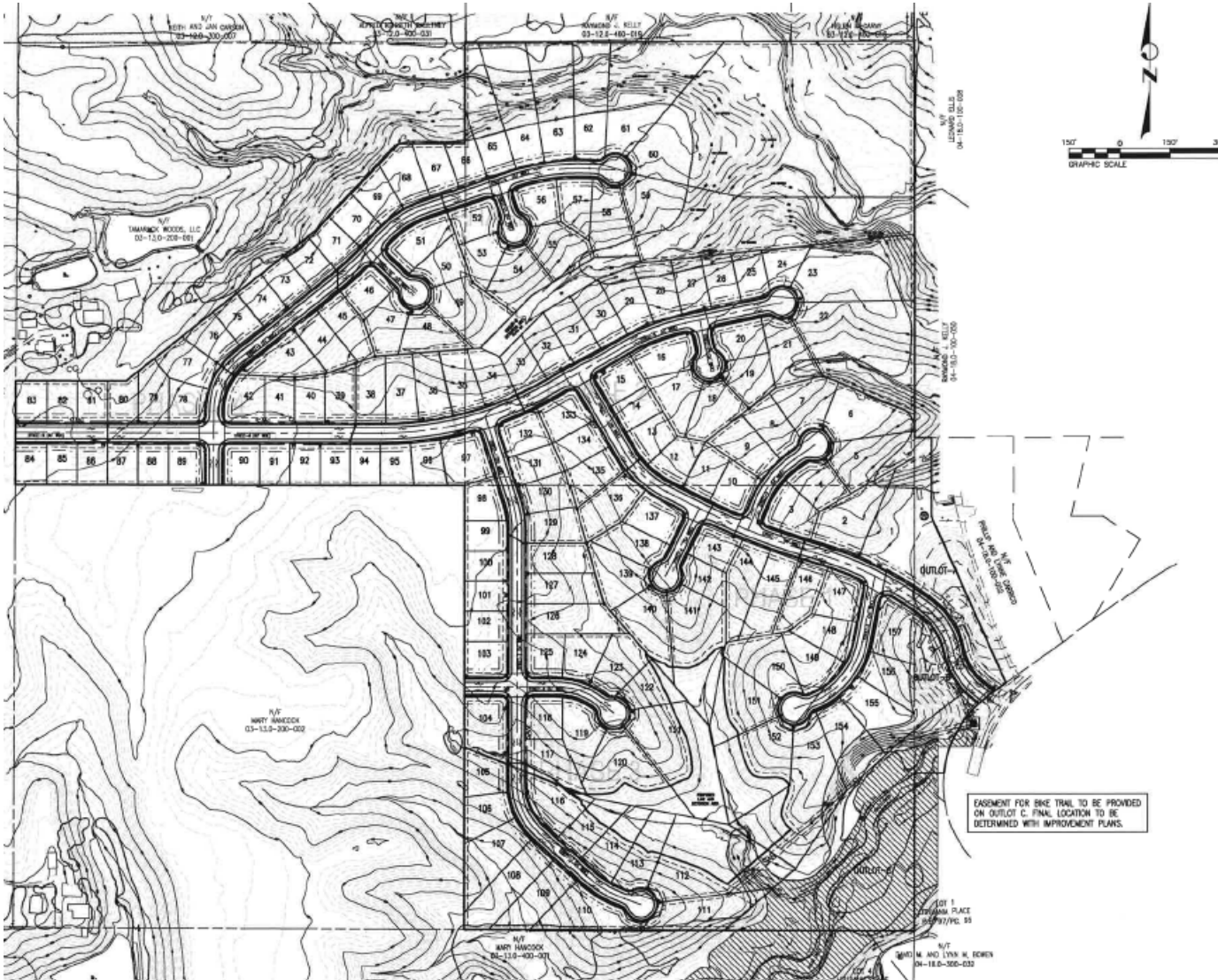
Gary L. Graham, Mayor

Attest:

Philip A. Goodwin, City Clerk

EXHIBIT "A"

PRELIMINARY PLAT





CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

From: Ted Shekell, Community Development Director
Walter Denton, City Administrator

Date: April 6, 2015

Subject: S15-02 & P2015-02: Reserves of Timber Ridge Subdivision, Preliminary Plat & Annexation

List of committees that have reviewed: The Planning Commission held a public hearing on the above referenced application at their March 10, 2015 meeting. The Commission voted 5-ayes and 1-nay to approve the requested Preliminary Plat application for the Reserves of Timber Ridge, subject to the conditions recommended by staff. The Community Development Committee reviewed this application at its March 23, 2015 meeting, at that time staff informed the Committee the developer had two options for sanitary sewer service and a decision had not been made. The intention was to have a decision from the developer by 1st Reading on April 6th. The Committee recommended approval with a vote of 6-0.

Since the Committee meeting, staff has been in discussions with the developer on the potential sanitary sewer connection. A decision on whether the City of O'Fallon or Caseyville Township Sewer District would provide sanitary sewer system has yet to be determined. This is effectively holding up the completion of the Annexation Agreement from being finalized with the developer. The approval mechanism for an annexation agreement is a resolution by the City Council authorizing the Mayor to enter into the agreement with the developer. Since this is the only item left to be resolved and other actions of the approval of the subdivision take two readings (annexation and zoning), staff is recommending moving forward with the 1st Reading of the Annexation, Zoning and Resolution for the preliminary plat on the April 6, 2015 City Council meeting. This would allow the developer an additional week to finalize the sewer plans and have the Resolutions for entering into an Annexation Agreement by 2nd Reading for the Annexation and Zoning, while not delaying the entire project two weeks.

Background

The applicant, Reserves of Timber Ridge, LLC, is proposing to subdivide 102.65 acres of land currently zoned A and RR-3 in St. Clair County. The property is located approximately 0.4-mile north of the Simmons Road and Kyle Road intersection. The applicant is proposing to divide the land into 157 single-family lots. Lot sizes range from 11,250 square feet to 334,000 square feet (7.66 acres) in size. A total of 6.56 acres of open space, designated within four outlots, consisting of area near the entrance and detention and riparian areas. Additionally, there is a large lake in the southern portion of the subdivision.

The subdivision will contain a collector street which will ultimately connect Simmons Road to the east and Pausch Road to the west. The collector street which is the access to Simmons has 60-foot right-of-way with 37 feet of pavement back of curb to back of curb. All other streets within the subdivision

consist of 54-foot right-of-way with 30 feet of pavement back of curb to back of curb. Sidewalks have been incorporated into the preliminary plat on both sides of the street.

The developer will be tying onto the City of O'Fallon water system, but has the ability to have sanitary sewer provided by either the City of O'Fallon or Caseyville Township. The developer is weighing the options and costs for each system, but the development has the potential to open up approximately 700 acres of potential residential development ground with either option. Electric and gas services are available to the site and owned by Ameren IP. Telephone and internet service is available through AT&T and cable and internet is available through Charter.

Please see the attached Plan Commission Project Report for more detailed information on the proposal.

Annexation

The Reserves of Timber Ridge is seeking annexation into the City. The total annexation will include 111.57 acres. The annexation will include the Reserves of Timber Ridge with approximately 102.37 acres and will include an annexation agreement with Huntington Chase Homes, Corp. The annexation agreement is not attached to the packet, however will include the City's standard annexation agreement language, which includes:

- Annexation Fees of \$2,250 per lot;
- Park Fees of \$865 per lot;
- City will provide water service; and
- The sanitary sewer service is still unresolved in whether the City of O'Fallon or Caseyville Township will provide service.

Additionally, there is a Path of Annexation, with approximately 9.2 acres, which will be zoned Agriculture in the City of O'Fallon and include an annexation agreement with MRK Land Trust. The annexation agreement with MRK Land Trust is not attached to the packet, however will include the City's standard annexation agreement language for 300 foot strip path of annexation.

Legal Considerations, if any: The City Attorney and Special Counsel have reviewed the proposed Annexation Agreements and have provided the attached resolutions for approval by Council.

Budget Impact: None

Staff Recommendation: Staff recommends approval of the project with the following conditions:

1. The occupancy of the building shall not exceed the City's minimum parking requirements for spaces provided on the property. Based on the current parking (431 spaces) the maximum occupancy is limited to 1,293 people.
2. Any event in which the expected attendance will exceed 1,200 people, require areas of existing parking to be used for the event or otherwise meets a requirement of a Special Event as defined in Chapter 118 of the Code of Ordinances, a Special Event Permit is required.
3. No parking shall occur off-site, without a Special Event Permit issued by the City Council and without written proof provided to the city of such offsite parking arrangements.
4. No parking shall occur on Central Park Drive.

CITY OF O'FALLON, ILLINOIS
RESOLUTION 2015 -

**AUTHORIZING THE MAYOR AND CITY CLERK TO SIGN SUPPORTING
DOCUMENTATION FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) APPLICATION FOR AMERICANS WITH DISABILITY ACT (ADA)
SIDEWALK IMPROVEMENTS**

WHEREAS, the City of O'Fallon is applying to St. Clair County, Illinois, for Program Year 2015 Community Development Block Grant funds; and,

WHEREAS, it is necessary that an application be made and agreements entered into with St. Clair County.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:

1. That the City of O'Fallon apply for a grant under the terms and conditions of St. Clair County and shall enter into and agree to the understandings and assurances in said applications;
2. That the chief municipal officials on behalf of the City execute such documents and all other documents necessary for the carrying out of said application; and
3. That the City of O'Fallon will contribute Labor and Equipment use, estimated to value \$10,000, in local match and will be required to expend said amount by 50% completion of the grant/project applied for and
4. That the chief municipal officials are authorized to provide such additional information as may be required to accomplish the obtaining of such grant.

Passed and approved this 6th day of April 2015.

ATTEST:

Approved:

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Dennis Sullivan, Director of Engineering & Public Works
Walter Denton, City Administrator
Date: April 6, 2015
Subject: RESOLUTION – Community Development Block Grant (CDBG) for American with Disability Act (ADA) Sidewalk Project

List of committees that have reviewed: Public Works.

Background: The City no longer has a current low-income survey that meets current federal requirements for obtaining most CDBG grants, and staff has advised that an update to the survey would likely cost the equivalent of what the City would receive in a grant. However, a new program exists for obtainment of grants for ADA compliance. At the urging of the St. Clair County grants office, needing O'Fallon's participation to secure additional funding for the County, staff can prepare the ADA grant application without the need for an income survey.

Legal Considerations, if any: None, beyond normal consideration for governmental grant funding.

Budget Impact: The City can use its current, yearly, sidewalk maintenance funding to match the potential \$10,000 grant, a dollar to dollar match. The proposed FY16 Budget has \$80,000 reserved for sidewalk maintenance/improvement.

Staff recommendation: Staff recommends approval of the resolution supporting the grant application.

RESOLUTION 2015 –

RESOLUTION SUPPORTING A GOVERNMENT REFORM PACKAGE,
RETURNING POWER TO TAXPAYERS AND LOCAL GOVERNMENT

WHEREAS, Illinois state law creates a “one size fits all” approach to collective bargaining for local units of governments. This approach creates added costs which are ultimately passed on to taxpayers.

WHEREAS, Voters and local officials should determine what is a subject of bargaining – not the State.

WHEREAS, Local control of bargaining would allow voters or local governments to determine if certain topics should be excluded from collective bargaining, including contracting, wages, provisions of health insurance, performance, conduct, and discipline in school.

WHEREAS, State law sets thresholds for workers on state and local construction projects increasing costs significantly.

WHEREAS, State law has increased utilization of Project Labor Agreements would allow local governments more control over construction and project costs.

WHEREAS, More than 280 unfunded mandates have been imposed in recent years on communities across Illinois, costing those communities billions. Rolling back mandates will create more flexibility in local government budgets.

WHEREAS, Illinois’ workers’ compensation costs are the seventh highest in the nation – and more than double the costs in Indiana.

WHEREAS, Updating how injuries are apportioned to ensure employers pay for injuries that occur on the job, a clarification regarding the definition of “traveling employees” to ensure a reasonable standard that excludes risks that would impact the general public, and implementation of American Medical Association guidelines when determining impairment would result in major cost savings for local governments.

WHEREAS, Voters in our community should be allowed to decide via referendum whether or not employees should be forced to join a union or pay dues as a condition of employment.

WHEREAS, Local empowerment zones will help attract jobs and make our community more attractive for businesses.

WHEREAS, Local governments face unfunded liabilities that threaten core services and functions of government; state action on pension reform for future work should provide local governments the ability to address pension reform for future work as well.

THEREFORE, I, Gary L. Graham, Mayor of O'Fallon, Illinois, support major reforms in government that will encourage local control, reduce costs on local governments, empower local voters, and increase competitiveness in our community.



CITY COUNCIL AGENDA ITEMS

To: Mayor and City Council
From: Walter Denton, City Administrator
Date: April 6, 2015
Subject: Resolution supporting Local Government Empowerment and Reform

List of committees that have reviewed: None

Background: Governor Rauner recently released his “Turnaround Agenda,” which contains several proposals that would reduce the costs and restrictions on local governments. This Resolution was submitted by the Governor’s Office to support his proposals.

Legal Considerations, if any: None.

Budget Impact: None.

Staff recommendation: Approval.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING
ORDINANCE 623, ZONING DISTRICTS
OF THE CITY OF O’FALLON,
ILLINOIS (DEVELOPMENT KNOWN
AS “GATEWAY CLASSIC CARS”)
LOCATED AT 1237 CENTRAL PARK
DRIVE**

WHEREAS, the applicant, Sal Akbani with Fairmont Venture Partners, LLC, has filed an application requesting approval of a planned use rezoning to authorize public assembly in addition to the consignment of vehicles at 1237 Central Park Drive in O’Fallon; and

WHEREAS, the applicant has filed an application with the City of O’Fallon, Illinois pursuant to the requirements of all applicable laws, including City Ordinance 3471, “Planned Uses”; and

WHEREAS, the Planning Commission of the City of O’Fallon, Illinois held a public hearing on March 10, 2015, in accordance with state statute, and recommended to approve the petitioner’s request to obtain a B-1(P) Planned Community Business District zoning for the property with a vote of 6 ayes to 0 nays as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit A); and

WHEREAS, on March 23, 2015 the Community Development Committee of the City Council reviewed the rezoning and recommended approval with a vote of **XX ayes to XX nays**.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O’FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:

Section 1. That upon the effective date of this Ordinance, the described property, known as “Gateway Classic Cars”, be henceforth classified as zoning district B-1(P) Planned Community Business District with the following conditions:

1. The occupancy of the building shall not exceed the City’s minimum parking requirements for spaces provided on the property. Based on the current parking (431 spaces) the maximum occupancy is limited to 1,293 people.
2. Any event in which the expected attendance will exceed 1,200 people, require areas of existing parking to be used for the event or otherwise meets a requirement of a Special

Event as defined in Chapter 118 of the Code of Ordinances, a Special Event Permit is required.

3. No parking shall occur off-site, without a Special Event Permit issued by the City Council and without written proof provided to the city of such offsite parking arrangements.
4. No parking shall occur on Central Park Drive.

Section 2. A Certified Copy of this ordinance, with all referenced attachments, shall be filed with the City Clerk’s office of the City of O’Fallon, Illinois.

Upon its passage and approval, this Ordinance shall be in full force and effect ten (10) days after its publication in pamphlet form as required by law.

Passed by the City Council this _____ day of _____ 2015.

ATTEST:

Approved by the Mayor this _____ day

(seal)

of _____ 2015.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	McCoskey	Meile	True	Albrecht	Mouser	Hagarty	Drolet, J.	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Roach	Bennett	Cardona	Hursey	Holden	Cozad	Gerrish	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
From: Ted Shekell, Community Development Director
Walter Denton, City Administrator
Date: April 6, 2015
Subject: P2015-01: Gateway Classic Cars, Planned Use – 1st Reading

List of committees that have reviewed: The Planning Commission held a public hearing on the above referenced application at their March 10, 2015 meeting. The Commission voted 6-ayes and 0-nays to approve the requested Planned Use application for Gateway Classic Cars, subject to the conditions recommended by staff. The Community Development Committee reviewed this application at its March 23, 2015 meeting and recommended approval with a vote of 6-0.

Background

Fairmont Venture Partners, LLC has filed an application requesting a planned use for a parcel of land at 1237 Central Park Drive zoned B-1(P) to allow for public assembly in addition to the consignment of vehicles. They plan to use the existing building and parking lot to hold automotive/motorcycle shows, trade shows, banquets, social gatherings and business meetings.

Please see the attached Plan Commission Project Report for more detailed information on the proposal.

Legal Considerations, if any: Curt Schroeder of Greensfelder, Hemker & Gale, attorney on behalf of Darrell Shelton, one of the developers of the Central Park area indicated Shelton is strongly opposed to allowing events of any size at Gateway Classic Cars.

Budget Impact: None

Staff Recommendation: Staff recommends approval of the project with the following conditions:

1. The occupancy of the building shall not exceed the City's minimum parking requirements for spaces provided on the property. Based on the current parking (431 spaces) the maximum occupancy is limited to 1,293 people.
2. Any event in which the expected attendance will exceed 1,200 people, require areas of existing parking to be used for the event or otherwise meets a requirement of a Special Event as defined in Chapter 118 of the Code of Ordinances, a Special Event Permit is required.
3. No parking shall occur off-site, without a Special Event Permit issued by the City Council and without written proof provided to the city of such offsite parking arrangements.
4. No parking shall occur on Central Park Drive.



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
THRU: Ted Shekell, Community Development Director
DATE: March 10, 2015
PROJECT: P2015-01: Gateway Classic Cars, Planned Use

Location: 1237 Central Park Drive
Ward: 5
Applicant/Owner: Fairmont Venture Partners, LLC, Sal Akbani
Submitted: January 26, 2015

Introduction

Fairmont Venture Partners, LLC has filed an application requesting a planned use for a parcel of land at 1237 Central Park Drive zoned B-1(P) to allow for public assembly in addition to the consignment of vehicles. The application indicates the use would use the existing structure and parking lot for Gateway Classic Cars.

History of Site

The property is rezoned in 2003 (P2003-39) from B-1 to B-1(P) for American TV and Appliance. The plan was approved to construct a 126,852 square foot building with an asphalt parking lot with 431 parking spaces. In 2014, Gateway Classic Cars relocated to the site.

Zoning & Land Use

The subject property is currently zoned B-1(P), Community Business District.

Adjacent Zoning

North: B-1 & B-1(P)
East: B-1 & B-1(P)
South: MR-2 & MR-2(P)
West: SR-1B(P) & MR-1(P)

Adjacent Land Use

North: Vacant lot and commercial uses along Central Park Drive
East: Commercial uses along Central Park Drive
South: Parkway-Lakeside & Green Mount Lakes apartments
West: Stonebridge Estates and Villas

Please see the attached maps for more detailed information on surrounding zoning and land uses.

Applicable Ordinance, Documents and Reports

O'Fallon Comprehensive Plan: The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as Regional Commercial, which is consistent with the existing use and the proposed public assembly.

Community Development Department

255 South Lincoln Avenue, O'Fallon, IL 62269 ♦ P: 618.624.4500 x 4 ♦ F: 618.624.4534

Code of Ordinances: The existing multi-use building is subject to Article 6 Planned Uses of Chapter 158: Zoning of the Code of Ordinance and requires a development plan. The property is also subject to the B-1, Community Business District requirements.

Public Notice: Public Notice of this project has been fulfilled in accordance with Section 158.255 and 158.256 of the City of O'Fallon Zoning Regulations. More specifically, the applicant has notified property owners within 250 feet of the subject property via certified mail of the filing of the zoning amendment. Additionally, the City has notified property owners within 250 feet of the subject parcel of the public hearing at least 15 days prior to the hearing and published notice of the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Community Development Department.

Discussion Points/Issues

Land Use

The subject property is the location of Gateway Classic Cars, which is an automotive consignment business. The owner of the property is requesting approval for public assembly to hold automotive/motorcycle shows, trade shows, banquets, social gatherings and business meetings. The subject property is identified as *Regional Commercial* in the Comprehensive Plan. The proposed project is consistent with the Comprehensive Plan.

Site Plan

The building is already constructed and no building or site changes have been proposed.

Traffic Circulation/Parking

Ingress and Egress: The site will continue to provide access from two existing access points off Central Park Drive. While the consignment of vehicles does not tend to generate a large amount of traffic, public assembly has the potential to generate a large amount of traffic on large events. Central Park Drive has a large mixture of commercial and restaurant uses that generate a large amount of traffic, which will only be enhanced by these larger events. Staff is less concerned over the smaller events, including corporate meetings, lunches and banquets. But staff believes there could be some impact to the area during these large events and Gateway Classic Cars needs to provide a defined plan for ensuring surrounding properties are not adversely affected during these large events. Central Park Drive is a two lane road with a middle turn lane, which provides adequate access to the site, however exiting the Central Park development can be challenging and the city has identified the need for improvements on Central Park Drive at Green Mount Road.

Parking: The site has an existing parking lot associated with the previous use as an electronics and appliance store. The parking lot includes 431 parking spaces, 10 of which are designated as accessible spaces. The site plan indicates the parking spaces meet all of the dimension requirements of Chapter 158, Article 7 - Parking and Loading of the Code of Ordinances.

The site plan indicates no additional parking will be provided at this time. The Code of Ordinances requires entertainment event, major to provide 1 parking space per 3-person capacity based on ICC occupant load. The flexibility of the existing building means the area could be occupied in a multitude of alternatives. Thus, the space is calculated as an assembly without fixed seats – concentrated (chairs only – not fixed). The ICC occupant load is calculated at a rate of 7 square feet per 1 person in largest area for assembly for proposed seating. The flexibility and size of the building for holding events complicates the number of occupants the building can accommodate, but the building has other limiting factors including restrooms, emergency access and parking. Based on the ICC calculations for occupancy the building was designed to have a maximum occupant load of 1,383 people.

Staff is recommending basing the approval of the size of events based on the available parking spaces on-site. There are 431 parking spaces on the site; this would amount to an occupancy load of 1,293 people, calculated according to 1 parking space per 3-person capacity based on ICC occupant load. Because of the additional area in the building to

have more people in the building than parking, staff recommends a condition be placed on the approval that the occupancy of the public assembly use of Gateway Classic Cars shall not exceed the parking provided on the property.

Staff would recommend that any event in which the expected attendance is less than 1,200 people and the entire event is located within the confines of the building be permitted without additional approval from the City. When an event is expected to exceed 1,200 people or the event will require areas of existing parking to be used for the event, additional approval, such as a Special Event is required to ensure the event is coordinated with the surrounding businesses and the City. This will ensure adequate parking is provided at an off-site location with transportation to Gateway Classic Cars and the public safety is ensured.

Sidewalks: The site was developed with sidewalks along Central Park Drive.

Landscaping and Buffer Requirements

Under the original improvements of the site, the applicant provided the required tree at 50-foot intervals around parking lot and drive aisles, as well as the required landscaping within the parking lot islands.

Additionally, the site has provided landscaping in the southeast corner consistent with the planned use approval in 2003, to help screen the apartments. No change is proposed or required.

Lighting

Parking lot lighting will remain as constructed.

Utilities and Drainage

The existing public water and sewer will remain as previously constructed. No impervious surfaces are being added; therefore no additional drainage information is required.

Signage

At this time, the applicant has not proposed any revisions to the sign package for the site.

Hours of Operation

There are no proposed limitations of the hours of operation on the site.

Review and Approval Criteria

Section 158.119 of Article 6 "Planned Uses" lists several criteria for evaluating planned uses. Evaluation of the project based on these factors is included under each criterion.

1. The criteria governing the rezoning of the property and approval of site plans, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law,
The project meets all applicable zoning standards.
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.
The proposed public assembly use may have an impact on traffic for some of the larger events proposed, a detailed plan for access and additional parking for large scale events (over 1,200 expected visitors) must be coordinated with the surrounding property owners and the City to reduce the impact on surrounding property owners and businesses.
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.

Allowing a public assembly type use as an extension to the existing use should not negatively affect adjacent properties, so long as large scale events (over 1,200 expected visitors) are coordinated with surrounding businesses and the City.

4. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk. (Ord 3665; passed 5-3-10)
The proposal is consistent with the Comprehensive Plan. The building was constructed prior to the adoption of the Commercial Design Handbook.
5. The use(s) are designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
The proposed development is designed to be operated to protect the public health, safety and welfare, so long as large scale events (over 1,200 expected visitors) are coordinated with surrounding businesses and the City. .
6. An identified community need exists for the proposed use.
Yes, a community need exists for the proposed use.
7. The proposed use(s) will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties.
The development will not impede the normal and orderly development and use of the surrounding property, nor will it impair the use, enjoyment, or value of neighboring properties, so long as large scale events (over 1,200 expected visitors) are coordinated with surrounding businesses and the City.
8. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.
The existing building will not detract from many of the structures surrounding the property.
9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.
The proposed development meets the area-bulk requirements set forth in the B-1 Community Business District.

Staff Recommendation

Staff recommends approval of the use, with the following conditions:

1. The occupancy of the building shall not exceed the City's minimum parking requirements for spaces provided on the property. Based on the current parking (431 spaces) the maximum occupancy is limited to 1,293 people.
2. Any event in which the expected attendance will exceed 1,200 people, require areas of existing parking to be used for the event or otherwise meets a requirement of a Special Event as defined in Chapter 118 of the Code of Ordinances, a Special Event Permit is required.
3. No parking shall occur off-site, without a Special Event Permit issued by the City Council and without written proof provided to the city of such offsite parking arrangements.
4. No parking shall occur on Central Park Drive.

Attachments

- Attachment 1 – Project Application
- Attachment 2 – Zoning Map
- Attachment 3 – Surrounding Land Use Map
- Attachment 4 – Site Plan



O'Fallon
ILLINOIS

Planned Use / Re-Zoning Application

NAME OF PROJECT: Gateway Classic Cars
ADDRESS/GENERAL LOCATION: 1237 Central Park Dr
SUBDIVISION NAME & LOT NUMBER(S): Central Park Plaza Lot 24
PARCEL NUMBER(S): 03-36.0-401-017

PLEASE CHECK THE TYPE OF APPLICATION (PLEASE CHECK ONE):

- PLANNED USE
- RE-ZONING (STANDARD MAP AMENDMENT)

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B-1 (P) PROPOSED NUMBER OF BUILDINGS: 1
PROPOSED ZONING: B-1 (P) PROPOSED GROSS FLOOR AREA: 12
PROPOSED # OF LOTS: 1 AREA IN ACRES: 11.49
PROPOSED # OF DWELLING UNITS: NA PRESENT USE: Retail

APPLICANT INFORMATION:

NAME: Sal Akbani
COMPANY: Fairmont Venture Partners LLC
ADDRESS: 1237 Central Park Dr
O'Fallon, IL 62269
PHONE: 618-271-3000
FAX: 618-271-3019
EMAIL: Sal.Akbani@gmail.com

DESIGN PROFESSIONAL INFORMATION:

NAME: NA
COMPANY: _____
ADDRESS: _____
PHONE: _____
FAX: _____
EMAIL: _____

SIGNATURE OF APPLICANT

SIGNATURE OF DESIGN PROFESSIONAL

STAFF USE ONLY

DATE RECEIVED: <u>1/26/15</u>	PROJECT ID #: <u>P2015-01</u>
APPLICATION RECEIVED BY: <u>J. Randall</u>	STAFF ASSIGNED: <u>J. Randall</u>
APPLICATION FEE: <u>\$250.00</u>	PLAN REVIEW FEE DEPOSIT REC'D: <u>N/A</u>

paid 1-26-15

RECEIVED FEB 11 2015

NARRATIVE

GATEWAY CLASSIC CARS – EVENTS

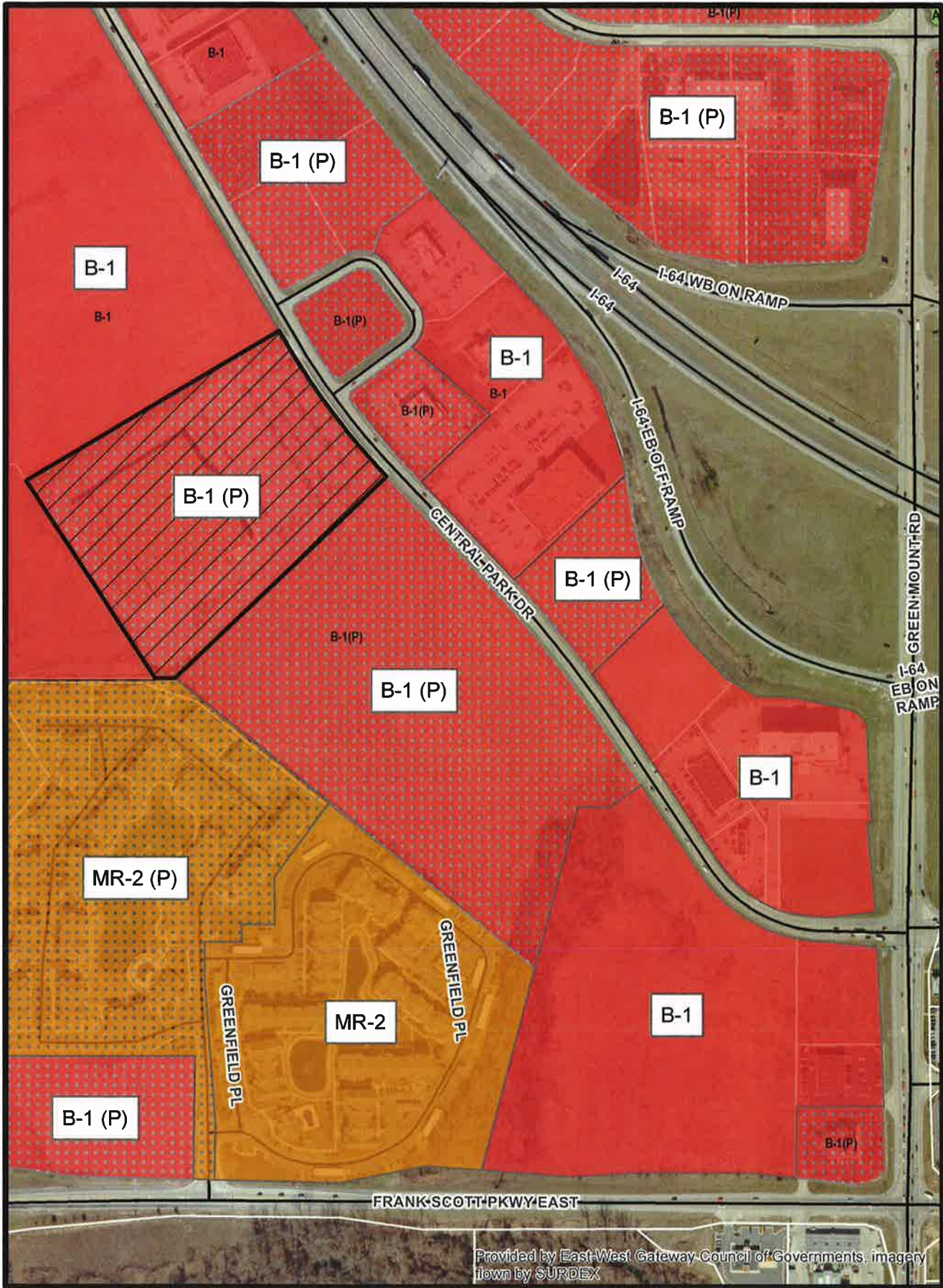
The purpose of this proposal is for an amended zoning allowance at 1237 Central Park Dr. to allow gatherings and events to take place in the existing structure, currently owned and operated by Fairmont Venture Partners, LLC. The plans for use will include, but are not limited to Automotive and Motorcycle shows, trade shows, banquets, social gatherings, and business meetings. Attendance at these events will vary between private and public, and can range from small gatherings and receptions to large shows throughout a weekend. During these times of increased attendance to the area, traffic flow will increase mainly on Central Park Dr between 1237 Central Park Dr and Greenmount Rd, but overflow from the increased traffic will also have an effect on Greenmount Rd from Highway 64 to Thouvenot Ln. On the property at 1237 Central Park, there are approximately 450 parking spaces. During some events, additional parking may be required to accommodate the attendees. As many retail businesses in the nearby area on Central Park Dr. have large parking lots, partnering with those companies to utilize the lot and providing a shuttle service to attendees, we can eliminate any potential parking issues for the events. As the structure is currently occupied by Fairmont Venture Partners, and was a retail electronic store in the past, the existing Mechanical, Electrical, and Plumbing facilities and equipment will be sufficient for the planned future events.

With additional guests attending the events at 1237 Central Park Dr, there is a great opportunity for the sales tax revenue to benefit. With two local businesses already agreeing to provide catering services for events at the proposed location, the city of O'Fallon will earn the sales tax from these events. Additionally, with guests that do not live in the local area attending the large shows, the local hotels will generate additional sales tax from room nights that potentially may never have been sold. Also, sales tax from local restaurants and filling stations will increase with the additional traffic in our community. Being such a unique facility, hosting events at Gateway Classic Cars will give O'Fallon an opportunity to capture business that otherwise might not be suited for the current meeting and convention space in the community. With a mutual respect and goal of making our community better by driving more business into it, we can partner with the existing meeting space in the community to provide more options than ever before for hosting an event in O'Fallon. As mentioned there may be events that are looking for a specific theme for their venue that cannot be provided by the current meeting space in the community. Giving a broader scope to the local event space, can and will in turn bring more guests and sales tax to the community.

In conclusion, the entire community will be benefit by allowing Events to take place at 1237 Central Park Dr. The additional sales tax revenue generated by events and attendees, for the community, will continue to keep O'Fallon at the forefront of growth in the metro east!

Received February 11, 2015

P2015-01: Gateway Classic Cars - Zoning Map



P2015-01: Gateway Classic Cars - Land Use Map



 Subject Property

0 137.5 275 550 825 Feet



O'Fallon
ILLINOIS

Site Development Plan



A TRACT OF LAND BEING LOT 10 OF THE SOUTHEAST 1/4 OF SECTION 36; ALSO, PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, ALL THAT PART OF LOT 11 OF THE SOUTHEAST 1/4 OF SECTION 36, AND PART OF LOT 24 OF CENTRAL PARK PLAZA 3RD ADDITION, AS RECORDED IN PLAT BOOK 97 PAGES 38 AND 39, LOCATED IN TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE 3rd PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS.

PERTINENT DATA:

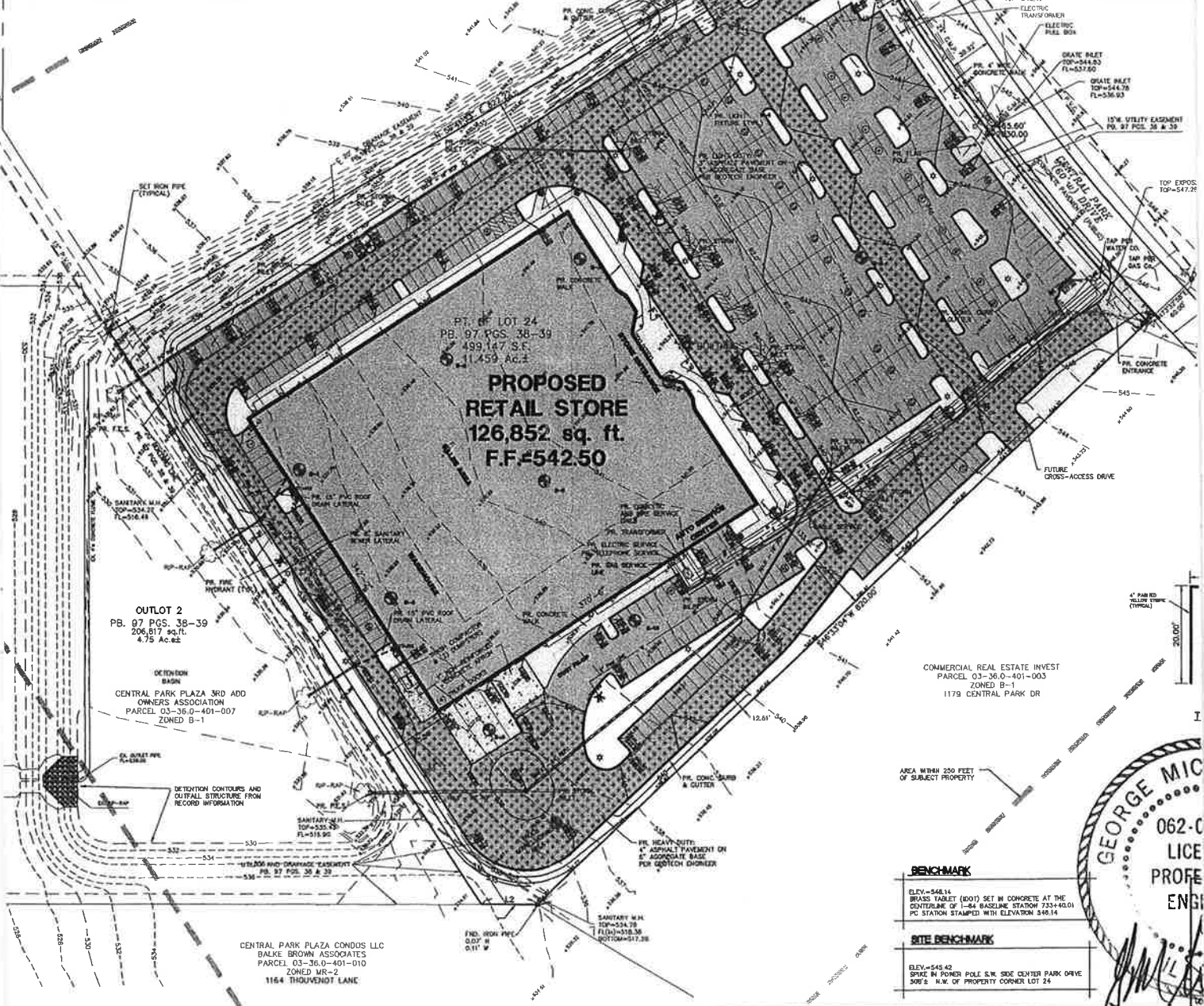
- SITE ACREAGE = 11.61 ACRES ±
- OWNER = AMERICAN TV OF MADISON, INC. (UNDER CONTRACT)
- PARCEL ID = PT. OF 03-36.0-202-001
- EXISTING ZONING = B-1
- PROPOSED ZONING = B-1P
- LAND AREA = 499,148 S.F. (11,459 Ac.)
- TOTAL FLOOR AREA = 126,852 S.F.
- LAND USE DENSITY = 25.41%
- HOURS OF OPERATION = Mon-Sat 10-9, Sun 11-5
- SITE ADDRESS = 1242 CENTRAL PARK DRIVE
- ZIP CODE = 62269

COMMERCIAL REAL ESTATE INVEST
 PARCEL 03-36.0-202-001
 ZONED B-1
 1245 CENTRAL PARK DR

A tract of land being 1/4 of the Southeast 1/4 of Section 36, also the South 1/2 of the Northeast 1/4 of Section 36, all that part of Lot 11 of the Southeast 1/4 of Section 36, and part of Lot 24 of Central Park Plaza 3rd Addition, as recorded in Plat Book 97 Pages 38 and 39 of the St. Clair County, Illinois, as follows:

Beginning at the most E. corner of Central Park Plaza 3rd Add. the Southeastern line of the Southeastern line of the Third Principal Meridian, thence along the Southeastern line of the Third Principal Meridian 58 seconds West thereof, thence along the Southeastern line of the Third Principal Meridian 31 seconds West thereof, thence along the Southeastern line of the Third Principal Meridian 32 degrees 51 minutes of a 20 feet wide drain plot of Central Park Plaza 3rd Addition North 50 degrees to a point on the South side of the line of the Third Principal Meridian 41.33 feet to a point on the line of the Third Principal Meridian 2030.00 feet to the POINT OF BEGINNING, thence along the line of the Third Principal Meridian 11,459 acres more or less to the Southeastern line of the Third Principal Meridian, thence along the Southeastern line of the Third Principal Meridian 41.33 feet to a point on the line of the Third Principal Meridian 2030.00 feet to the POINT OF BEGINNING, thence along the line of the Third Principal Meridian 11,459 acres more or less to the Southeastern line of the Third Principal Meridian, thence along the Southeastern line of the Third Principal Meridian 41.33 feet to a point on the line of the Third Principal Meridian 2030.00 feet to the POINT OF BEGINNING.

COMMERCIAL REAL ESTATE INVEST
 PARCEL 03-36.0-201-001
 ZONED B-1
 1242 CENTRAL PARK DR



BENCHMARK
 ELEV. = 546.14
 BRASS TARGET (100") SET IN CONCRETE AT THE CENTERLINE OF 1-84 BASELINE STATION 733+40.01 PC STATION STAMPED WITH ELEVATION 546.14

SITE BENCHMARK
 ELEV. = 545.40
 IRON IN POWER POLE S.W. SIDE CENTER PARK DRIVE 300' S. N.W. OF PROPERTY CORNER LOT 24



ORDINANCE NO. _____

**AN ORDINANCE AMENDING
ORDINANCE 623, ZONING
DISTRICTS OF THE CITY OF
O’FALLON, ILLINOIS
(DEVELOPMENT KNOWN AS
“FOUR POINTS CENTER”)
LOCATED AT THE NORTHWEST
CORNER OF SCOTT-TROY ROAD
& US HWY 50 (PIN 04330200033,
04280400032, 04330200026,
04330200025, 04280400028, and
04330200019)**

WHEREAS, the applicant, SI Strategy, LLC, has filed an application requesting approval of a planned use rezoning to authorize the construction of a 45 acre mixed used development which includes a recreational center and various retail, hospitality and office lots at the northwest corner of Scott-Troy Road and US Highway 50 in O’Fallon; and

WHEREAS, the applicant has filed an application with the City of O’Fallon, Illinois pursuant to the requirements of all applicable laws, including City Ordinance 3471, “Planned Uses”; and

WHEREAS, the Planning Commission of the City of O’Fallon, Illinois held a public hearing on January 13, 2015, in accordance with state statute, and recommended to approve the petitioner’s request to obtain a B-1(P) Planned Community Business District zoning for the property with a vote of 6 ayes to 0 nays as outlined in the adopted Planning Commission Report, attached hereto and declared to be an inseparable part hereof (Exhibit A); and

WHEREAS, on March 23, 2015 the Community Development Committee of the City Council reviewed the rezoning and recommended approval with a vote of 6 ayes to 0 nays.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O’FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:

Section 1. That upon the effective date of this Ordinance, the described property, known as “Four Points Center”, be henceforth classified as zoning district B-1(P) Planned Community Business District with the following conditions:

1. Concurrent rezoning of land from B-1, Community Business and B-2, General Business to B-1(P), Planned Community Business; and.

2. Items needed for submittal:
 - a. Complete Phase I Drainage Report.
 - b. Full proposed grading for Phase 1, including the building, parking lot and detention areas.
 - c. Landscaping plan
 - d. Fire flow calculations
 - e. Auto turn analysis for access around the building for the following:
 - i. A 47-foot straight fire truck, and
 - ii. A semi-tractor trailer.
3. Floodplain:
 - a. According to the FEMA flood maps the floodplain line comes onto the property. Adjust the placement of the floodplain line appropriately.
 - b. Amend the proposed outlot to encompass all of the area within the FEMA floodplain.
4. Recplex Drive Access:
 - a. Private drive must meet City standards for a street.
 - b. Private drive will be inspected by the City's Public Works Department.
 - c. Provide a typical street section, including curb & gutter and pavement thickness.
 - d. All entrances to Recplex Drive shall have a concrete apron with concrete sidewalk poured separately through the entrance.
 - e. All entrances to the site must incorporate the recommendations from the Traffic Impact Study.
5. Parking:
 - a. The occupancy of the facility shall not exceed the City's minimum parking requirements for spaces provided on the property. Based on the staff recommended parking (606 spaces) the maximum occupancy is limited to 1,515 people. If at any time the rec plex were to construct additional parking on-site, the city would reevaluate the maximum capacity.
 - b. Until all required parking is constructed, ice hockey and aquatic events will not be held simultaneously so as to supersede the amount of parking provided with the project.
 - c. No expansion of parking or the building is permitted with this planned use
 - d. All landscape islands must be curbed and planted to meet Section 158.142.
 - e. A photometric plan will be required to meet the standards of Section 158.143.
6. Detention:
 - a. Provide additional analysis on the offsite impacts from the Phase 1 drainage between Lot 11 and Lot 14. Concern over flooding impacts to the church directly downhill from the proposed outfall.
 - b. Provide the agreement for the use of the existing pond for detention and additional detail on the method proposed for detention of that area.
7. Utilities:
 - a. Relocate the water line located along the west side of the building to the outside of the curb of the access road to the rear of the drive.

- b. Provide preliminary sanitary sewer locations for Lots 4, 5, 6, 7 and 15.
 - c. Water lines must be in fittings.
 - d. Minimum water line for a commercial project is 8". Sizing will be verified with fire flow calculations.
 - e. Provide a FDC with a dedicated hydrant within 100 feet.
 - f. A separate fire line to be sized by the fire flow calculations.
 - g. Fire hydrants along Recplex Drive spaced at 400 feet.
 - h. Fire hydrants onsite must provide full coverage of the building according to IBC 2006 Section 508.5 and 2006 IFC Appendix C.
8. Sidewalks:
- a. A sidewalk will be required along Scott-Troy Road. The sidewalk can be constructed as the future phases develop.
9. Easements & Dimensions
- a. Provide a cross access easement on Recplex Drive for all lots in the Four Points development.
 - b. Provide dimensions to property lines.
10. Any future development beyond the McKendree Metro Rec Plex (Phase 1 of the Four Points Center development) will require future planned use approval.
11. The planned use approval shall allow alcohol sales on-site only, subject to the liquor commissioner issuing a liquor license.
12. All recommendations from the Traffic Impact Study shall be incorporated into the design and construction of the Four Points Center.

Section 2. A Certified Copy of this ordinance, with all referenced attachments, shall be filed with the City Clerk's office of the City of O'Fallon, Illinois.

Upon its passage and approval, this Ordinance shall be in full force and effect ten (10) days after its publication in pamphlet form as required by law.

Passed by the City Council this _____ day of _____ 2015.

ATTEST:
(seal)

Approved by the Mayor this _____ day
of _____ 2015.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	McCoskey	Meile	True	Albrecht	Mouser	Hagarty	Drolet, J.	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Roach	Bennett	Cardona	Hursey	Holden	Cozad	Gerrish	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

From: Ted Shekell, Community Development Director
Walter Denton, City Administrator

Date: April 6, 2015

Subject: McKendree Metro Rec Plex / Four Points Center:
Planned Use, Preliminary Plat, TIF and Business Districts

Introduction

Dean Oelze of SI Strategy, LLC has submitted the McKendree Metro Rec Plex and Four Point Center development on the northwest corner of the intersection of Route 50 and Scott-Troy Road. The items for Council action include the Planned Use application, the Preliminary Plat, TIF District and Business District. Below is a brief overview of the project and financial package associated with the development. Staff has provided separate memos providing the Council additional details on the different aspects of the project.

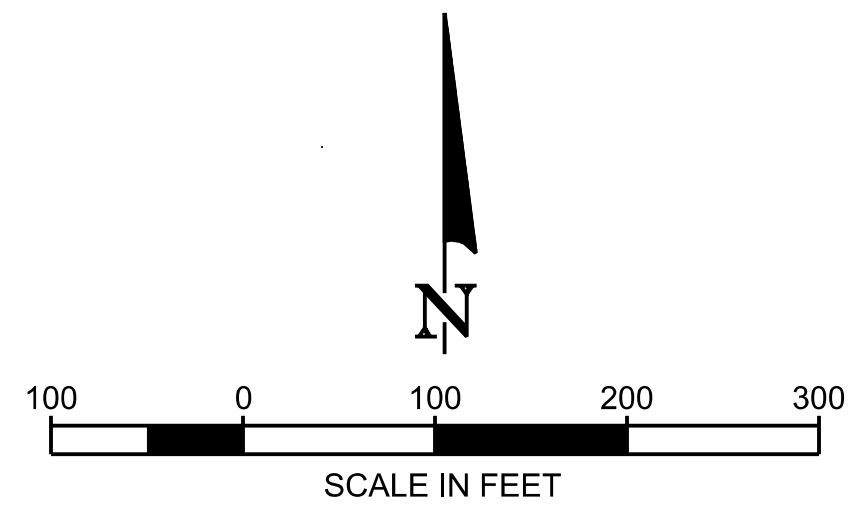
Planned Use and Preliminary Plat

A planned use and preliminary plat were submitted for parcels of land generally located in the northwest corner of Highway 50 and Scott-Troy Road, currently zoned B-1, Community Business District and B-2 General Business, for a 45 acre mixed use development, including a 132,400 square foot recreational center, various retail, hospitality and office lots. Phase 1 of the Four Points Center is the construction of the McKendree Metro Rec Plex, a 132,400 square foot recreation complex. The plans have been amended since the Planning Commission meeting to address a number of the issues identified in the original submittal. The plans have added additional parking to accommodate the concerns outlined in the Plan Commission report.

The developer is proposing a preliminary plat that would initially create six lots. The west tract is an approximate 12.5 acre area in the northwest area of the overall tract of land, which will contain the rec plex facility and outlot for an area within the floodplain. The road, which will be a part of Phase 1 will also be located in a lot. The remainder of the tract has been identified as a 20.43 acre site, shown as the East Tract. The expectation is for outlots to be created as additional projects are proposed throughout the site.

TIF and Business Districts

In conjunction with the proposed Four Points Center, the applicant has requested approval of a new TIF district for project area. The project area is located in the Illinois 158 Corridor TIF (aka O'Fallon TIF #1), which was created in 1995 and set to expire in 2018. Due to constraints on the existing TIF, the developer requested to create a new TIF District in the project area. Since the property has an existing TIF in place, the City Council must amend the existing O'Fallon TIF #1 to remove the property from the TIF and then establish the new Route 50 / Scott-Troy Road TIF. Additionally, the petitioner has requested the creation of a Business District, which will allow the developer to collect up to an additional one-percent (1%) sales tax within the development. This is an additional tax on retail goods and is not a sales tax rebate. The action for the Business District is approval of an ordinance (required by state law) to set the Public Hearing for May 4, 2015.



APPROXIMATE LIMITS OF
100 YEAR FLOOD PLAIN

SECTION LINE

SECTION 28

ZONING B-1
FARM GROUND

ZONING B-2
BOUNDARY
COMMERCIAL USE

EXISTING CHURCH
EXISTING CHURCH
PARKING

SECTION 33

END OF TELEPHONE EASEMENT

- LEGEND**
- (A) 10' WATER EASEMENT
 - (B) 15' WATER EASEMENT
 - (C) 15' POWER EASEMENT
 - (D) 20' POWER EASEMENT
 - (E) 10' TELEPHONE EASEMENT
 - (F) 20' SANITARY SEWER EASEMENT
 - (G) 25' SANITARY SEWER EASEMENT

LEGEND		
	TELEPHONE LINE	
	CURB & GUTTER	
	BOUNDARY OF PROPERTY SURVEYED	500.00
	CENTERLINE	
	DITCH LINE	
	SANITARY SEWER	
	GAS LINE	
	EXISTING BUILDING	
	ELECTRICAL WIRES	
	WATER LINE	
	FENCE	
	CABLE TV LINE	
	STORM SEWER	
	MANHOLE LID	
	WATER VALVE	
	GAS VALVE	
	FIRE HYDRANT	
	WATER METER	
	GAS METER	
	POWER POLE	
	SURVEY PK NAIL	
	EXISTING SIGN	
	IRON PIN FOUND	
	PROPOSED SIGN	
	IRON PIN SET	
	LIGHT POLE	
	MAILBOX	
	STORM SEWER INLET GRATE	
	ELECTRIC OR CABLE PEDESTAL	
	TELEPHONE PEDESTAL	
	EXISTING TREE	
	TREE TO BE REMOVED	
	FIRE HYDRANT	
	WATER LINE	
	SANITARY SEWER	
	STORM SEWER	
	FIRE HYDRANT	

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3. PROPOSED WORK IS SOLID LINE
4. FOR ELECTRIC, CABLE TV, AND TELEPHONE, UG IS FOR UNDERGROUND AND OH IS FOR OVERHEAD



LOUIS R. CURL, P.E.
DATE: _____

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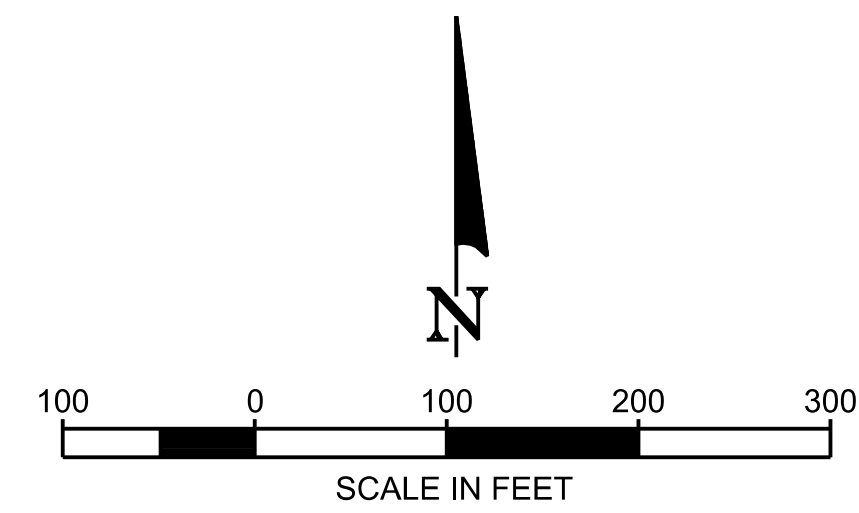
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**EXISTING TOPO
PUD DEVELOPMENT OF
THE FOUR POINTS CENTER
O'FALLON, ILLINOIS
SI STRATEGY**

PROJ. NO.	C1442.1
DATE	03/16/15
SHEET NO.	1
OF 6 SHEETS	

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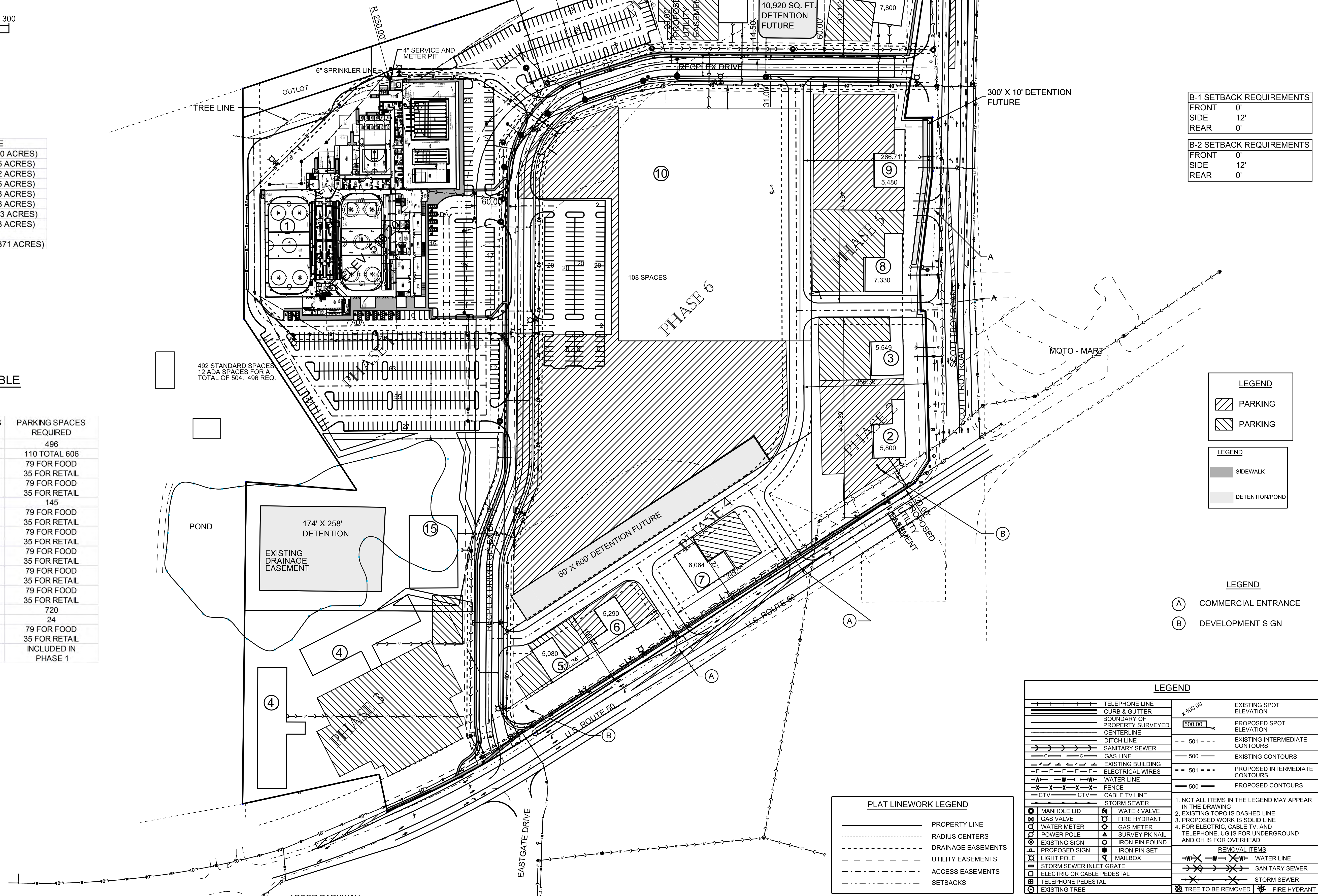


PHASE AREA TABLE

NUMBER ON PLAT	AREA OF PHASE
PHASE 1	544,434.74 SQ. FT. (12.49850 ACRES)
PHASE 1 ROAD	129,907.01 SQ. FT. (2.98225 ACRES)
PHASE 2	107,232.70 SQ. FT. (2.46172 ACRES)
PHASE 3	178,031.97 SQ. FT. (4.08705 ACRES)
PHASE 4	156,037.70 SQ. FT. (3.58213 ACRES)
PHASE 5	103,510.93 SQ. FT. (2.37628 ACRES)
PHASE 6	572,906.91 SQ. FT. (13.15213 ACRES)
PHASE 7	156,974.10 SQ. FT. (3.60363 ACRES)
TOTAL AREA OF ALL PARCELS	1,949,036.04 SQ. FT. (44.74371 ACRES)

BUILDING AND PARKING AREA TABLE

NUMBER ON PLAT	PHASE	BUILDING USE	SIZE (IN SQ. FT.)	PARKING SPACES PROVIDED	PARKING SPACES REQUIRED
1	1	ICE RINK	132,400	497	496
1 EAST	1	ICE RINK	132,400	120 TOTAL 617	110 TOTAL 606
2	2	FOOD/RETAIL	8,800	79	79 FOR FOOD 35 FOR RETAIL
3	2	FOOD/RETAIL	8,800	44	79 FOR FOOD 35 FOR RETAIL
4	3	HOTELS	30,000	145	145
5	4	FOOD/RETAIL	8,800	36	79 FOR FOOD 35 FOR RETAIL
6	4	FOOD/RETAIL	8,800	36	79 FOR FOOD 35 FOR RETAIL
7	4	FOOD/RETAIL	8,800	46	79 FOR FOOD 35 FOR RETAIL
8	5	FOOD/RETAIL	8,800	67	79 FOR FOOD 35 FOR RETAIL
9	5	FOOD/RETAIL	8,800	79	79 FOR FOOD 35 FOR RETAIL
10	6	RETAIL	180,000	720	720
11	7	OFFICE	6,000	24	24
14	7	FOOD/RETAIL	8,800	21	79 FOR FOOD 35 FOR RETAIL
15	1 FUTURE	OFFICE	15,000	INCLUDED IN PHASE 1	INCLUDED IN PHASE 1



B-1 SETBACK REQUIREMENTS

FRONT	0'
SIDE	12'
REAR	0'

B-2 SETBACK REQUIREMENTS

FRONT	0'
SIDE	12'
REAR	0'

LEGEND

- PARKING
- PARKING
- SIDEWALK
- DETENTION/POND

LEGEND

- (A) COMMERCIAL ENTRANCE
- (B) DEVELOPMENT SIGN

LEGEND

	TELEPHONE LINE		EXISTING SPOT ELEVATION
	CURB & GUTTER		PROPOSED SPOT ELEVATION
	BOUNDARY OF PROPERTY SURVEYED		EXISTING INTERMEDIATE CONTOURS
	CENTERLINE		EXISTING CONTOURS
	DITCH LINE		PROPOSED INTERMEDIATE CONTOURS
	SANITARY SEWER		PROPOSED CONTOURS
	GAS LINE		
	EXISTING BUILDING		
	ELECTRICAL WIRES		
	WATER LINE		
	FENCE		
	CABLE TV LINE		
	STORM SEWER		
	MANHOLE LID		WATER VALVE
	GAS VALVE		FIRE HYDRANT
	WATER METER		SURVEY PK NAIL
	POWER POLE		IRON PIN FOUND
	EXISTING SIGN		REMOVAL ITEMS
	PROPOSED SIGN		WATER LINE
	LIGHT POLE		SANITARY SEWER
	MAILBOX		STORM SEWER
	ELECTRIC OR CABLE PEDESTAL		STORM SEWER
	TELEPHONE PEDESTAL		STORM SEWER
	EXISTING TREE		TREE TO BE REMOVED
			FIRE HYDRANT

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PLAT LINework LEGEND

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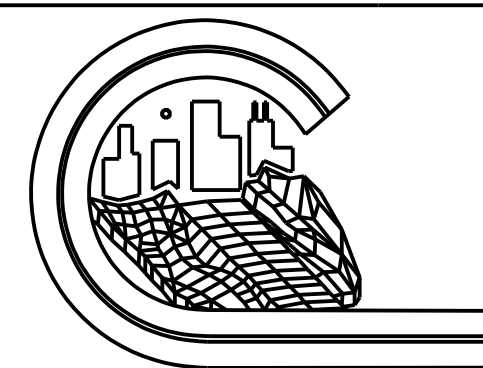
LOUIS R. CURL
 38867
 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
 SEAL
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 LOUIS R. CURL, P.E.
 DATE: _____

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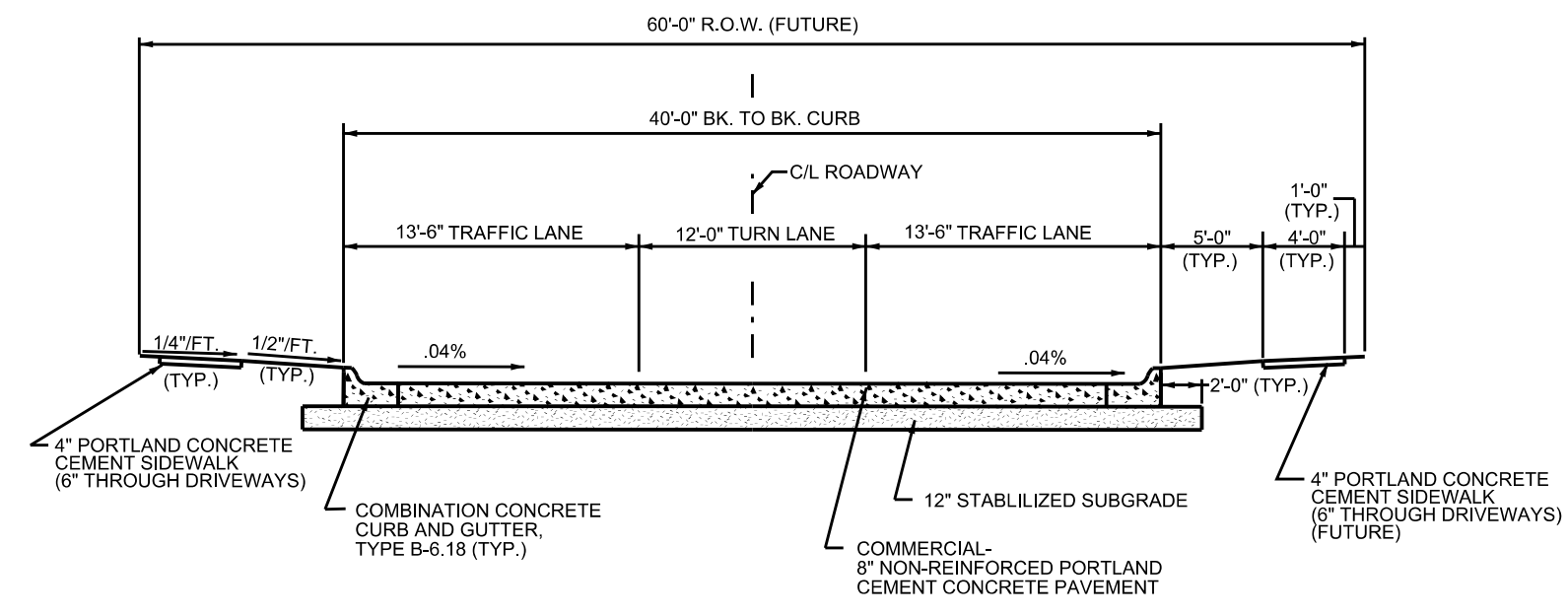
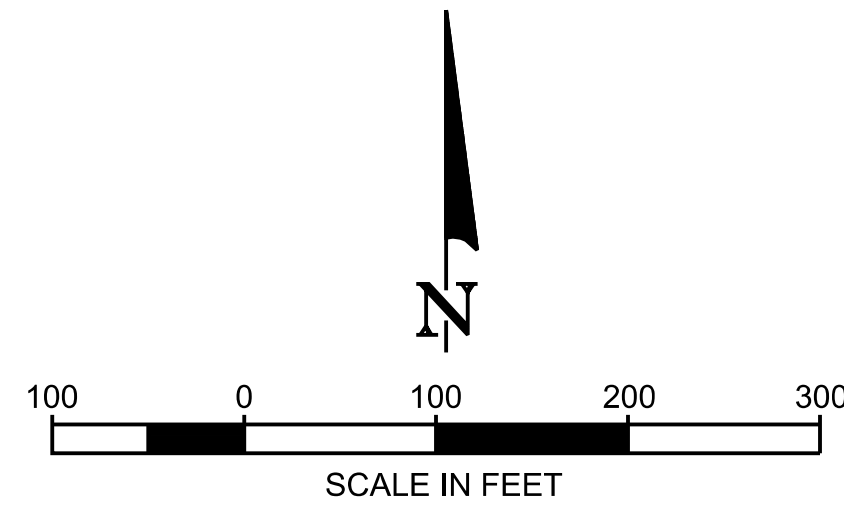


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OVERALL CONCEPT PUD DEVELOPMENT OF THE FOUR POINTS CENTER O'FALLON, ILLINOIS SI STRATEGY

PROJ. NO.	C1442.1
DATE	03/16/15
SHEET NO.	2
OF 6 SHEETS	

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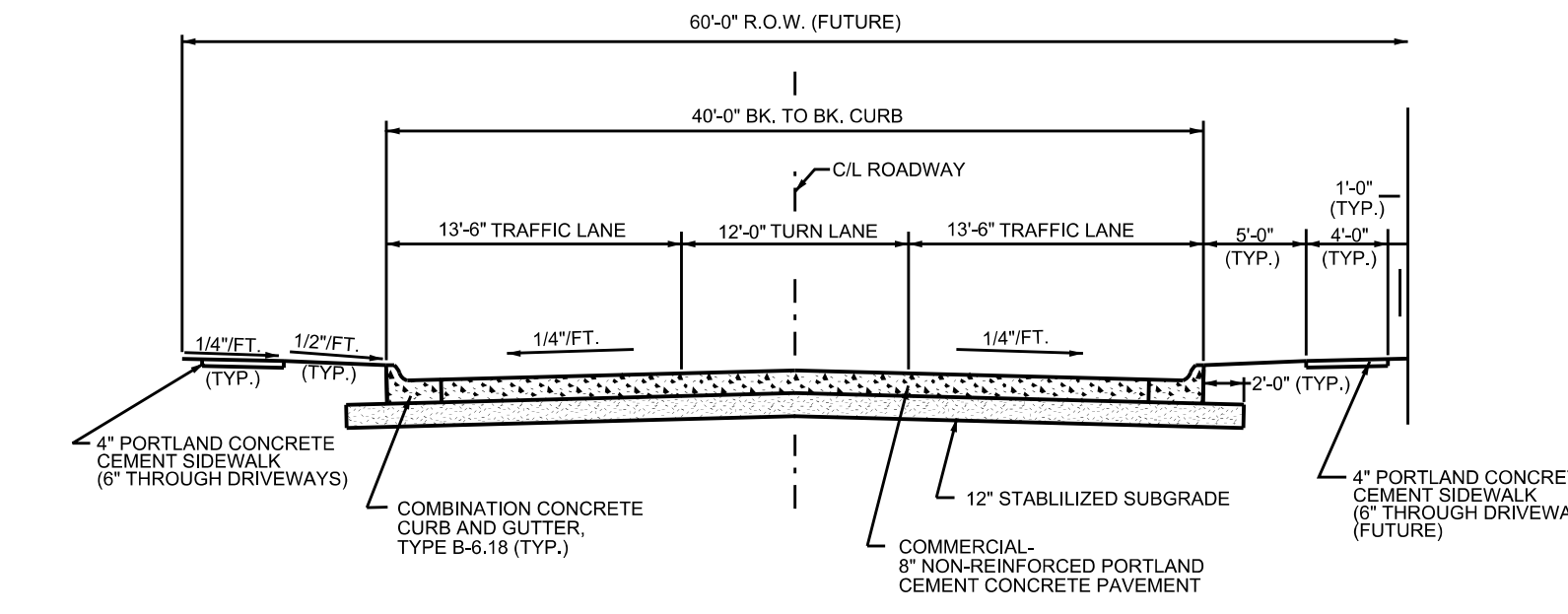


PROPOSED TYPICAL ROADWAY SECTION

(CENTER LANE IS BI-DIRECTIONAL TURN LANE. NO ON STREET PARKING PERMITTED.)
N.T.S.

ALTERNATIVE TYPICAL ROADWAY SECTION

2" BITUMINOUS CONCRETE SURFACE, CLASS 1, MIX C, TYPE 2
9" BITUMINOUS CONCRETE BINDER, CLASS 1, TYPE 2
12" STABILIZED SUBGRADE



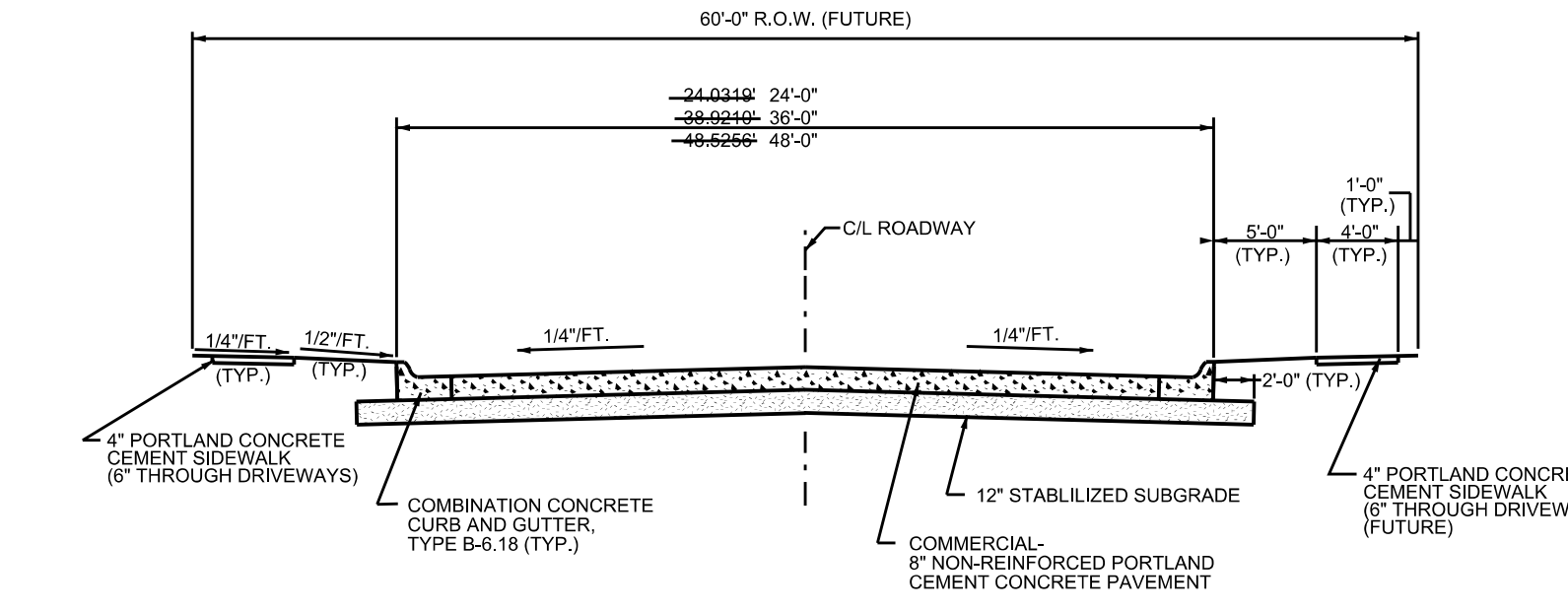
PROPOSED TYPICAL ROADWAY SECTION

(CENTER LANE IS BI-DIRECTIONAL TURN LANE. NO ON STREET PARKING PERMITTED.)
N.T.S.

ALTERNATIVE COMMERCIAL ASPHALT PAVEMENT

2" BITUMINOUS CONCRETE SURFACE, CLASS 1, MIX C, TYPE 2
9" BITUMINOUS CONCRETE BINDER, CLASS 1, TYPE 2
12" STABILIZED SUBGRADE

LONGITUDINAL CONSTRUCTION JOINTS SHALL BE DOWELED WITH #4 DEFORMED BARS (EPOXY COATED) AT 30" CENTERS
CENTERLINE ROADWAY SHALL BE EITHER A LONGITUDINAL CONSTRUCTION JOINT OR SAWED CONTRACTION JOINT.
CURB AND GUTTER TO BE CAST AFTER LOTS ARE DEVELOPED BUT PRIOR TO OCCUPANCY PERMIT.
CURB AND GUTTER TO BE TIED TO PAVEMENT WITH #4 DEFORMED BARS (EPOXY COATED) AT 30" CENTERS.
TRANSVERSE SAWED JOINTS AT 20 FT. CENTERS.

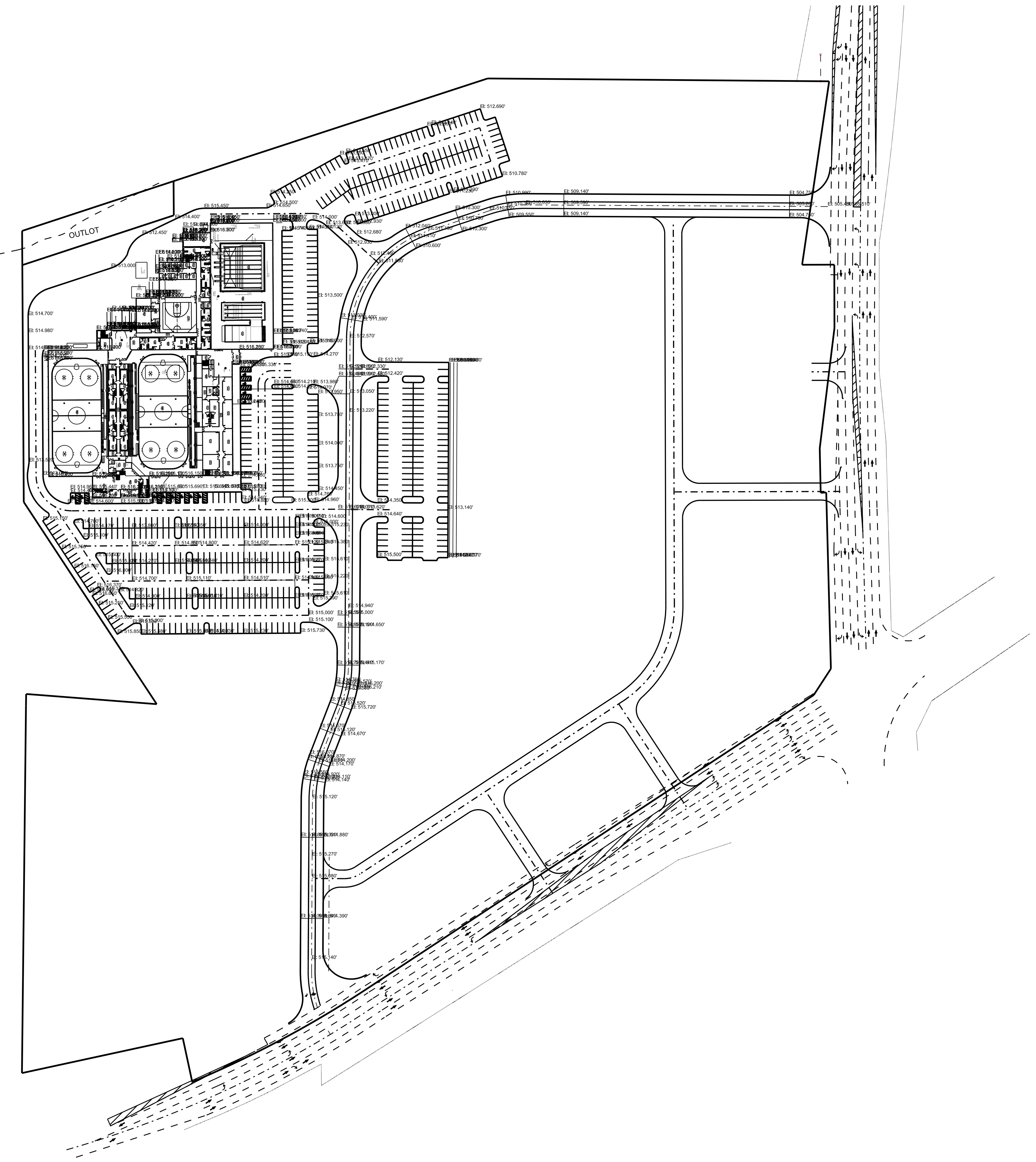


PROPOSED TYPICAL ENTRANCE SECTION

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N.T.S.

ALTERNATIVE COMMERCIAL ASPHALT PAVEMENT

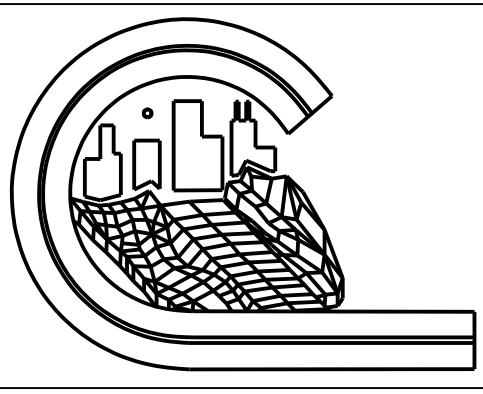
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9" BITUMINOUS CONCRETE BINDER, CLASS 1, TYPE 2
12" STABILIZED SUBGRADE



SEAL
 38867
 LOUIS B. CURL, P.E.
 PROFESSIONAL ENGINEER
 CENTRALIA, ILLINOIS
 EXPIRES: 11-30-15
 LOUIS B. CURL, P.E.
 DATE: 3/9/15

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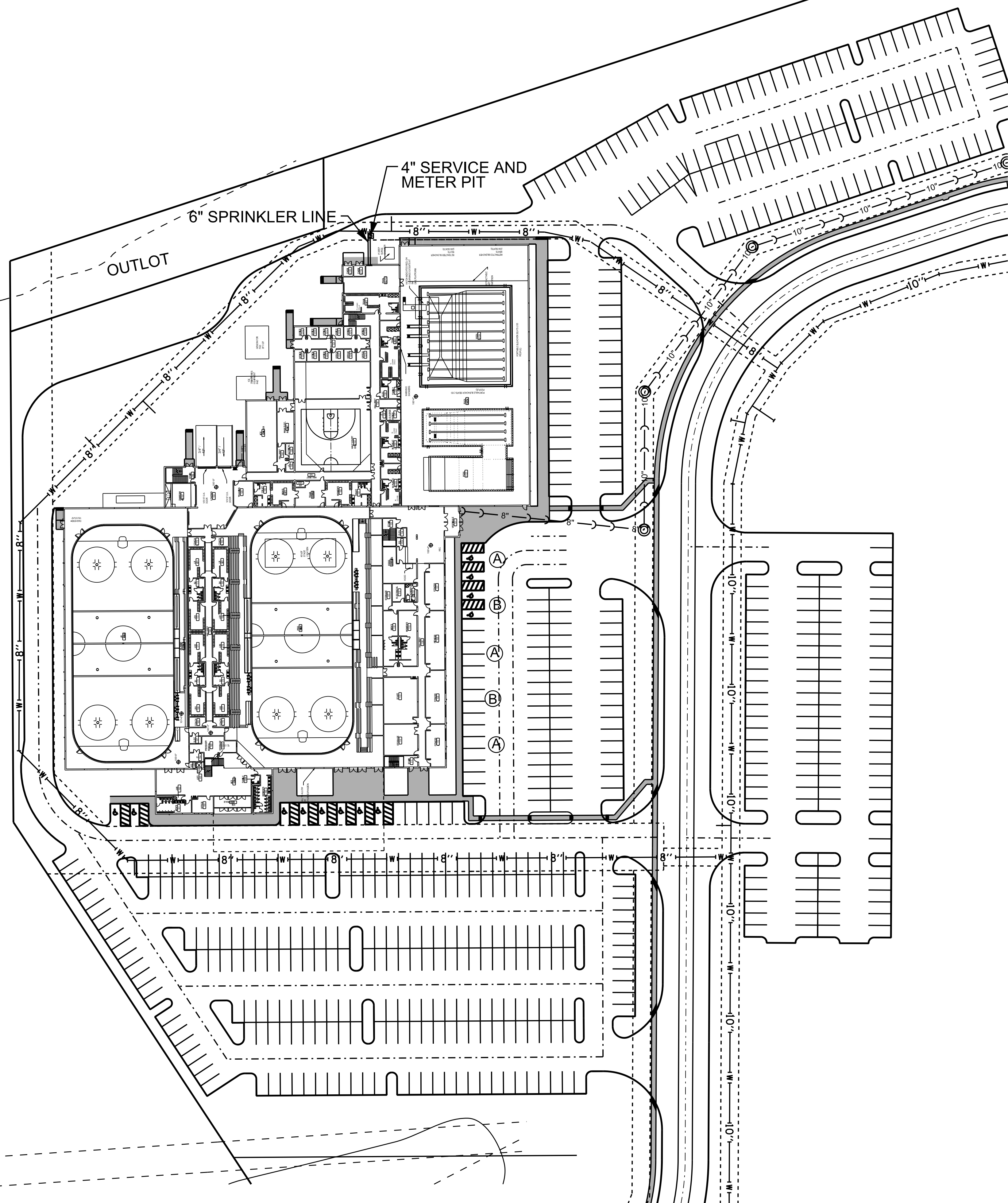
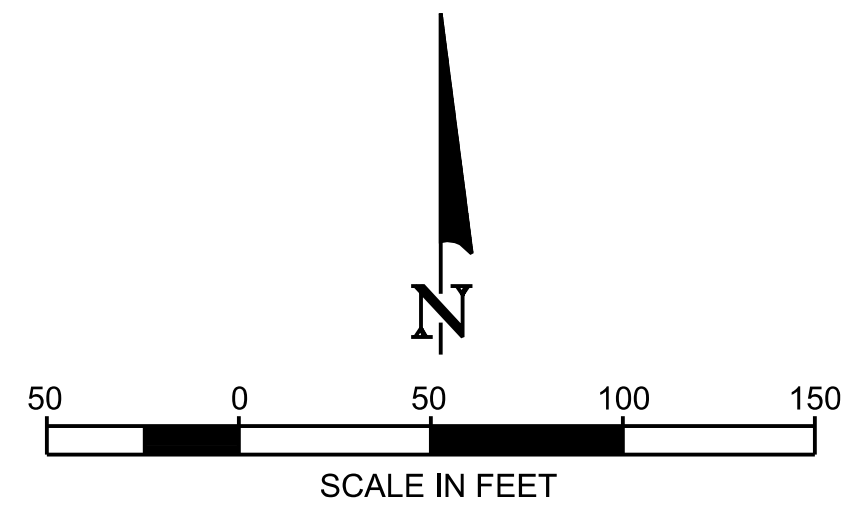
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**GENERAL MAP
 PUD DEVELOPMENT OF
 FOUR POINTS CENTER
 O'FALLON, ILLINOIS**

PROJ. NO.	C1442.1
DATE	3/9/15
SHEET NO.	4
OF	6 SHEETS



LEGEND

- (A) - MEMORIAL/SPONSOR BRICK PAVERS
- (B) - LANDSCAPE AREA

LEGEND

■ SIDEWALK

LEGEND

	TELEPHONE LINE		EXISTING SPOT ELEVATION
	CURB & GUTTER		PROPOSED SPOT ELEVATION
	BOUNDARY OF PROPERTY SURVEYED		EXISTING INTERMEDIATE CONTOURS
	CENTERLINE		EXISTING CONTOURS
	DITCH LINE		PROPOSED INTERMEDIATE CONTOURS
	SANITARY SEWER		PROPOSED CONTOURS
	GAS LINE		
	EXISTING BUILDING		
	ELECTRICAL WIRES		
	WATER LINE		
	FENCE		
	CABLE TV LINE		
	STORM SEWER		
	MANHOLE LID		
	GAS VALVE		
	WATER METER		
	POWER POLE		
	EXISTING SIGN		
	PROPOSED SIGN		
	LIGHT POLE		
	STORM SEWER INLET GRATE		
	ELECTRIC OR CABLE PEDESTAL		
	TELEPHONE PEDESTAL		
	EXISTING TREE		
	WATER VALVE		
	FIRE HYDRANT		
	GAS METER		
	SURVEY PK NAIL		
	IRON PIN FOUND		
	IRON PIN SET		
	MAILBOX		
	REMOVAL ITEMS WATER LINE		
	SANITARY SEWER		
	STORM SEWER		
	FIRE HYDRANT		

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PLAT LINEWORK LEGEND

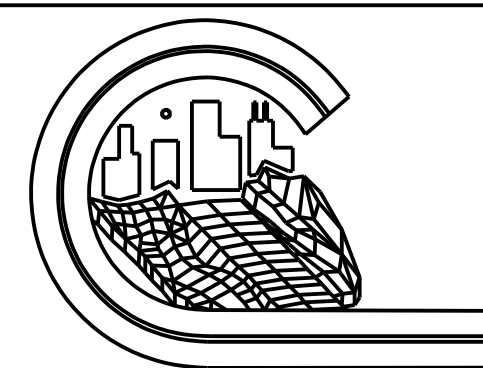
	PROPERTY LINE
	RADIUS CENTERS
	DRAINAGE EASEMENTS
	UTILITY EASEMENTS
	ACCESS EASEMENTS
	SETBACKS



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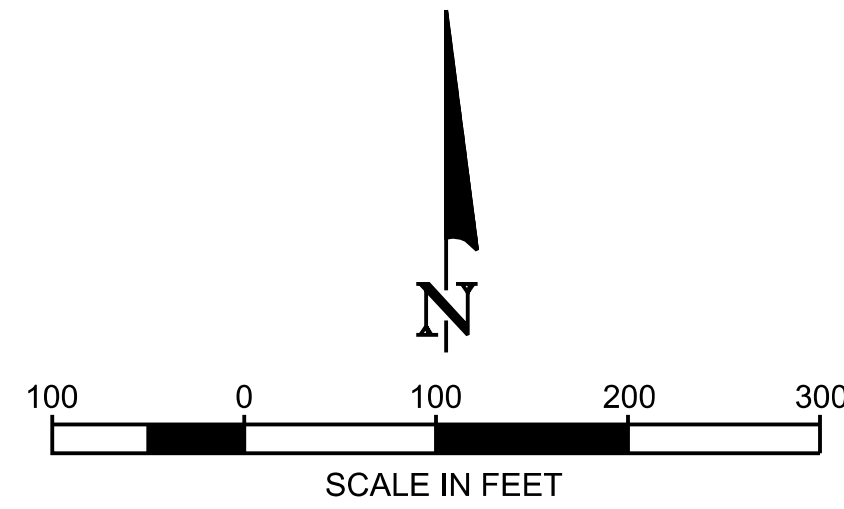


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**PHASE ONE PLAN
 PUD DEVELOPMENT OF
 THE FOUR POINTS CENTER
 O'FALLON, ILLINOIS
 SI STRATEGY**

PROJ. NO.	C1442.1
DATE	03/16/15
SHEET NO.	4
OF 6 SHEETS	

JCC/1/14/1442.1 OF ALL ON WORKING!



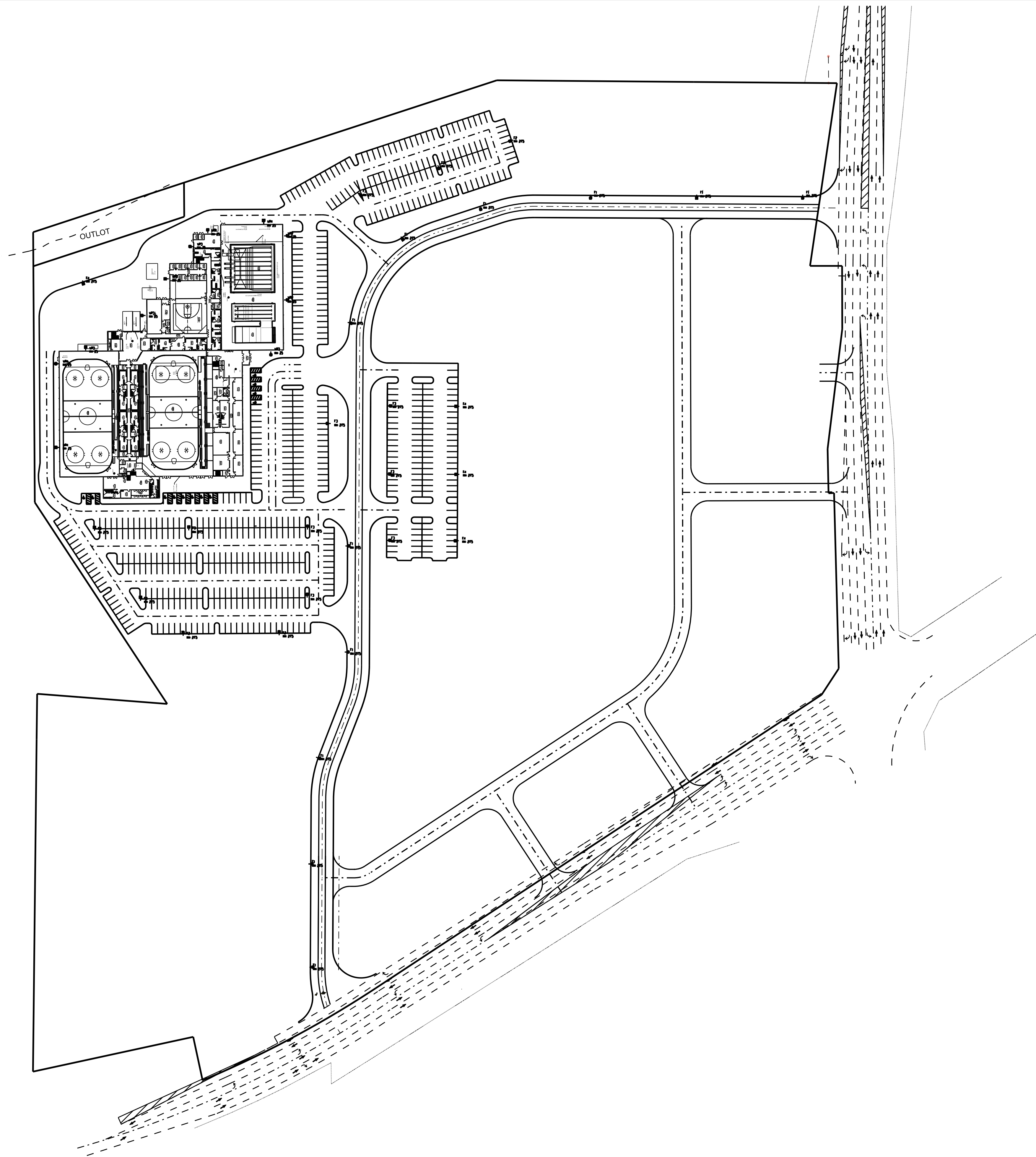
POLE FIXTURES MOUNTED ON 25' LIGHT POLE & 2.5' BASE
 LIGHT LEVEL CALCULATED ON THE GROUND

CALCULATION SUMMARY							
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOTS	ILLUMINANCE	FC	1.58	3.70	0.40	3.95	9.25
ROADWAY	ILLUMINANCE	FC	0.96	2.80	0.20	4.80	14.00

LUMINAIRE SCHEDULE							
SYMBOL	QTY	LABEL	ARRANGEMENT	LUM. WATTS	TOTAL WATTS	LLF	DESCRIPTION
□	11	F1	SINGLE	107	1177	0.912	GLEON-AE-02-LED-E1-SL3
□	3	F2	SINGLE	213	639	0.912	GLEON-AE-04-LED-E1-SL4
□	11	F3	SINGLE	421	4210	0.912	GLEON-AE-06-LED-E1-5WQ
□	4	F4	SINGLE	213	639	0.912	GLEON-AE-04-LED-E1-SL3
□	2	WP2	SINGLE	213	426	0.912	GLEON-AE-04-LED-E1-SL4 WALLMOUNT
□	5	WP3	SINGLE	107	535	0.912	GLEON-AE-02-LED-E1-SL4 WALL MOUNT
□	4	WP4	SINGLE	107	428	0.912	GLEON-AE-02-LED-E1-SL3 WALL MOUNT

NOTE:

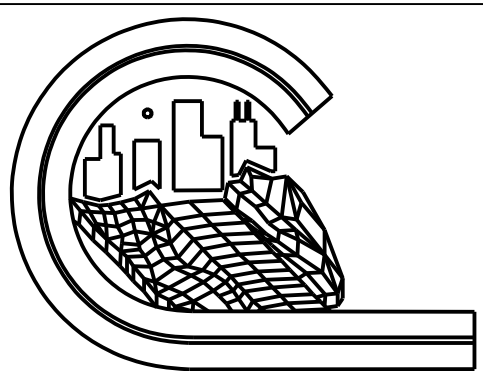
LIGHTING PLAN INFORMATION AS PROVIDED FROM PDF.
 MODIFICATIONS REPRESENT CHANGES IN PLAN LAYOUT.
 THIS DOES NOT REPRESENT THE FINAL LIGHTING PLANS.



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DRAWN	DESIGNED
JJD	LRC
SURVEYED	CHK/APPRVD
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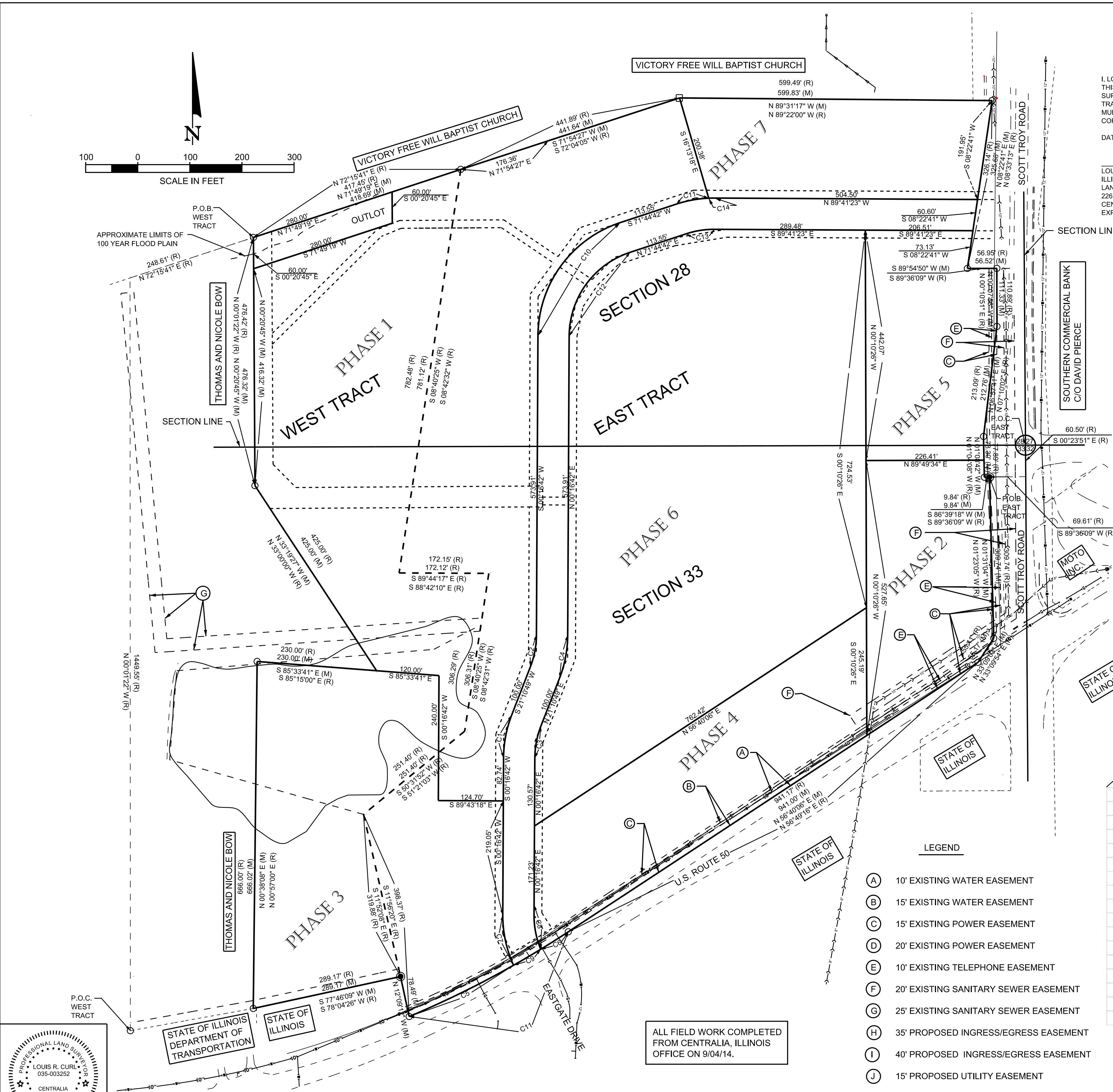
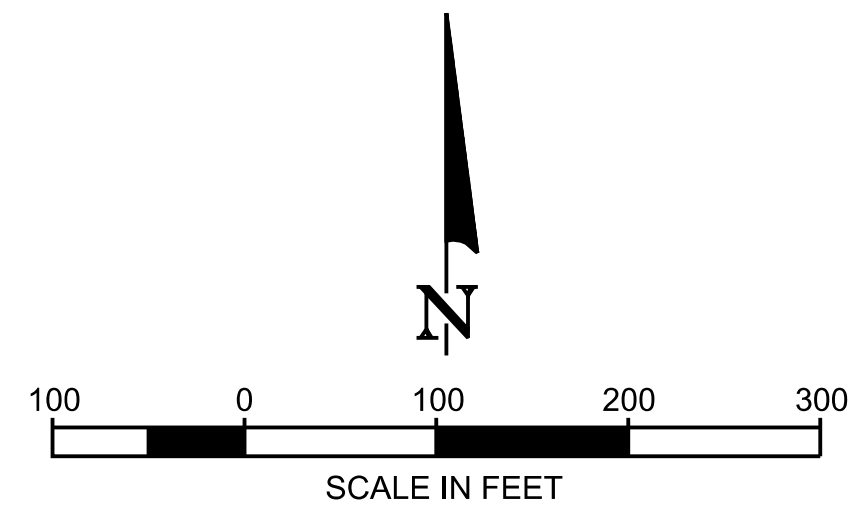


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 CONSULTING ENGINEERS & LAND SURVEYORS
 226 E. BROADWAY
 P.O. BOX 1349
 CENTRALIA, IL. 62801
 PH. 618-533-4149
 PROFESSIONAL DESIGN FIRM - 184-000877

LIGHTING PLAN
PUD DEVELOPMENT OF
THE FOUR POINTS CENTER
O'FALLON, IL
SI STRATEGY

PROJ. NO.	C1442.1
DATE	03/16/15
SHEET NO.	5
OF	6 SHEETS

J:\C\UJ\1411442.1\WORKING



SURVEYOR'S CERTIFICATE

I, LOUIS R. CURL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AT THE REQUEST OF SI STRATEGY FOR THE PURPOSE OF SUBDIVIDING THE TRACT INTO LOTS AS SHOWN. THE SUBJECT TRACT IS WITHIN THE CITY LIMITS OF A MUNICIPALITY HAVING A COMPREHENSIVE PLAN AND EXERCISING ITS POWERS INSIDE ITS CORPORATE LIMITS PER STATUTES.

DATED THIS _____ DAY OF _____, 20____.

LOUIS R. CURL
ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 3252
226 EAST BROADWAY,
CENTRALIA, ILLINOIS 62801
EXPIRES 11/30/10

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF ST. CLAIR)

WE, SI STRATEGY, THE OWNERS OF THE PROPERTY SHOWN, HAVE CAUSED THE SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN, AND SAID SUBDIVISION IS TO BE HEREINAFTER KNOWN AS THE FOUR POINTS CENTER, EXCEPT AS NOTED. ALL RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

DATED THIS _____ DAY OF _____, 2014.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF ST. CLAIR)

I, _____, A NOTARY PUBLIC, IN AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT _____ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE OF WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES ON _____, 20____.

911 CERTIFICATE

I, _____, ST. CLAIR COUNTY 9-1-1 COORDINATOR DO HEREBY CERTIFY THAT THE STREET/ROAD/HIGHWAY NAMES AND NUMBERING SYSTEM ON THE ATTACHED PLAT HAVE BEEN REVIEWED AND APPROVED FOR USE.

DATED THIS _____ DAY OF _____, 20____.

9-1-1 COORDINATOR _____

COUNTY CLERK'S CERTIFICATE

I, _____, COUNTY CLERK OF ST. CLAIR COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID OR FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED WITHIN THIS PLAT.

DATED THIS _____ DAY OF _____, 20____.

COUNTY CLERK _____

CERTIFICATE OF CITY COUNCIL

I, _____, CLERK OF THE CITY OF O'FALLON, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN WAS DULY PRESENTED TO THE CITY COUNCIL AND APPROVED AT A MEETING OF SAME HELD ON _____, 20____.

CITY CLERK _____

DRAINAGE CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE, BASED ON INVESTIGATION AND ACCEPTED PRINCIPLES, NO RESIDENCES OR STRUCTURES ARE, OR WILL BE, LOCATED WITHIN THE ONE HUNDRED YEAR (100-YEAR) FLOOD ELEVATION AS DEFINED OR IDENTIFIED BY FEMA COMMUNITY PANELS #17163C0210D AND #17163C0230D.

DATED THIS _____ DAY OF _____, 20____.

BY OWNER(S) _____

BY ENGINEER
LOUIS R. CURL
LICENSE NO. 062-038867
EXPIRES 11/30/15

CURVE	TABLE					
#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
C1	230.00'	20°54'07"	83.91'	83.44'	42.42'	S 10°43'46" W
C2	170.00'	20°54'06"	62.02'	61.67'	31.36'	N 10°43'46" E
C3	170.00'	20°54'07"	62.02'	61.67'	31.36'	S 10°43'46" W
C4	230.00'	20°54'07"	83.91'	83.44'	42.42'	N 10°43'46" E
C5	1877.08'	06°48'57"	223.29'	223.16'	111.78'	N 63°50'35" E
C6	1877.08'	01°54'52"	62.72'	62.71'	31.36'	N 57°37'57" E
C7	230.00'	24°43'57"	99.28'	98.51'	50.43'	S 12°05'16" E
C8	170.00'	22°35'26"	67.03'	66.59'	33.95'	S 11°01'01" E
C9	1877.08'	01°50'43"	60.46'	60.45'	30.23'	N 59°30'47" E
C10	230.00'	70°24'14"	282.62'	268.65'	165.47'	S 36°00'42" W
C11	230.00'	71°27'59"	286.88'	62.95'	31.77'	S 79°36'35" W
C12	170.00'	71°27'59"	212.05'	198.56'	122.31'	S 36°00'42" W
C13	170.00'	18°33'55"	55.08'	54.84'	27.79'	S 81°01'39" W
C14	230.00'	02°50'07"	11.38'	11.38'	5.69'	S88°53'33" W

- LEGEND**
- (A) 10' EXISTING WATER EASEMENT
 - (B) 15' EXISTING WATER EASEMENT
 - (C) 15' EXISTING POWER EASEMENT
 - (D) 20' EXISTING POWER EASEMENT
 - (E) 10' EXISTING TELEPHONE EASEMENT
 - (F) 20' EXISTING SANITARY SEWER EASEMENT
 - (G) 25' EXISTING SANITARY SEWER EASEMENT
 - (H) 35' PROPOSED INGRESS/EGRESS EASEMENT
 - (I) 40' PROPOSED INGRESS/EGRESS EASEMENT
 - (J) 15' PROPOSED UTILITY EASEMENT

LEGEND

○	IRON PIN/PIPE FOUND/PREV. SET
□	CONCRETE MONUMENT/STONE FOUND
●	IRON PIN SET
⊙	IRON PIN TO BE SET WITHIN 12 MO.
▲	SURVEY PK NAIL
■	CONCRETE MONUMENT SET
M	MEASURED DATA
R	RECORD DATA
S/B	SETBACK LINE

LEGEND

---+---+---+---	TELEPHONE LINE	---+---+---	EXISTING SPOT ELEVATION
---	CURB & GUTTER	---	PROPOSED SPOT ELEVATION
---	BOUNDARY OF PROPERTY SURVEYED	---	EXISTING INTERMEDIATE CONTOURS
---	CENTERLINE	---	EXISTING CONTOURS
---	DITCH LINE	---	PROPOSED INTERMEDIATE CONTOURS
---	SANITARY SEWER	---	EXISTING CONTOURS
---	GAS LINE	---	PROPOSED CONTOURS
---	EXISTING BUILDING	---	
---	ELECTRICAL WIRES	---	
---	WATER LINE	---	
---	FENCE	---	
---	CABLE TV LINE	---	
---	STORM SEWER	---	
○	MANHOLE LID	○	WATER VALVE
○	GAS VALVE	○	FIRE HYDRANT
○	WATER METER	○	GAS METER
○	POWER POLE	○	SURVEY PK NAIL
○	EXISTING SIGN	○	IRON PIN FOUND
○	PROPOSED SIGN	○	IRON PIN SET
○	LIGHT POLE	○	MAILBOX
○	STORM SEWER INLET GRATE	○	WATER LINE
○	ELECTRIC OR CABLE PEDESTAL	○	SANITARY SEWER
○	TELEPHONE PEDESTAL	○	STORM SEWER
○	EXISTING TREE	○	FIRE HYDRANT

1. NOT ALL ITEMS IN THE LEGEND MAY APPEAR IN THE DRAWING
2. EXISTING TOPO IS DASHED LINE
3. PROPOSED WORK IS SOLID LINE
4. FOR ELECTRIC, CABLE TV, AND TELEPHONE, UG IS FOR UNDERGROUND AND OH IS FOR OVERHEAD

ILLINOIS PROFESSIONAL LAND SURVEYOR
LOUIS R. CURL
035-003252
CENTRALIA, ILLINOIS
STATE OF ILLINOIS
EXPIRES 11-30-14
SIGNATURE _____
DATE _____

OWNERSHIP OF DOCUMENTS	REVISIONS	DRAWN	DESIGNED
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CURL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CURL & ASSOCIATES, INC.		LGG	LRG
		SURVEYED	CHK/APPRVD
		LGG	LRG

ALL FIELD WORK COMPLETED FROM CENTRALIA, ILLINOIS OFFICE ON 9/04/14.

CURL & ASSOCIATES, INC.
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**PRELIMINARY PLAT
PUD DEVELOPMENT OF
THE FOUR POINTS CENTER
O'FALLON, IL
SI STRATEGY**

PROJ. NO. C1442.1
DATE 3/16/15
SHEET NO. **5**
OF 5 SHEETS

J:\C\J141442\WORKING\1442 PRELIMINARY PLAT.DGN



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
Ted Shekell, Director of Community Development
DATE: January 13, 2015
PROJECT: P2014-10 & S15-01: Four Points Center – Planned Use and Preliminary Plat

Location: Northwest corner of Highway 50 and Scott-Troy Road
Ward: 4
Applicant: Dean Oelze of SI Strategy, LLC
Owner: Westmore Development Corp and Robert G. Schwarz Trust
Submitted: November 21, 2014

Introduction

The applicant, Dean Oelze of SI Strategy, LLC has filed an application requesting approval of a planned use and preliminary plat for parcels of land generally located in the northwest corner of Highway 50 and Scott-Troy Road, currently zoned B-1, Community Business District and B-2 General Business, for a 45 acre mixed use development, including a 132,400 square foot recreational center, various retail, hospitality and office lots. Phase 1 of the Four Points Center is the construction of the 132,400 square foot recreation complex on approximately 8.8 acres. The recreational facility, to be named the "The McKendree Metro Rec Plex", includes 2 NHL sized ice rinks, 4-lane recreational pool, a 25 meter x 25 yard competition pool, dive area with two – 1 meter spring boards, two – 3 meter spring boards and one – 5 meter fixed platform. The facility will have fitness areas, batting cages and a half court gymnasium. The McKendree Metro Rec Plex, will be located in the northwest corner of the 45 acre site.

1. Existing Conditions

a. Subject Property

The subject property for the proposed McKendree Metro Rec Plex and business center is a 45-acre multi-parcel property. The property is generally bound by Route 50 to the south and Scott-Troy Road to the east. The property adjoins a single-family residence to the west, in which a pond is jointly owned. The northern boundary adjoins the Victory Church property.

The property is primarily used for agricultural purposes, and is zoned B-1 – Community Business District. The site encompasses land which is currently occupied by Mississippi River Construction Company along Scott-Troy Road, north of Highway 50, zoned B-2 – General Commercial District. The construction company has a 15,000 square foot office and storage building and a large outdoor storage area. As previously mentioned, the western portion of the property has a 3.66 acre pond. The pond is split between the development property and a single-family residential property.

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While the majority of the site is not in the floodplain, according to the Flood Insurance Rate Map 17163C0210D, the subject property appears to have approximately 0.68-acre located in the floodplain in the very northwest corner of the property. This area is located in Zone A, in which no base flood elevations have been determined. The site does not appear to be undermined, therefore no additional site stabilization is necessary.

b. Surrounding Properties

The property surrounding the proposed Four Points Center development is a mixture of uses, including commercial, office, and residential.

Surrounding Zoning:

Surrounding Land Use:

North: A(P), A

North: Victory Church and Rock Springs Park

East: MR-2, B-1, B-1(P)

East: MotoMart with Subway, Sweetwater carwash, Vacant Rock Springs Estates

South: A, I

South: Agricultural land and the Eastgate development with Super 8 motel and Amore restaurant

West: B-1, B-1(PUD), MR-2 (PUD)

West: Residence, Lakepointe Center Professional Park and Lakepointe Estates

2. Applicable Ordinances, Documents and Reports

a. O'Fallon Comprehensive Plan:

The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as *Regional Commercial*. The Four Points Center development proposes a large recreational facility, with regional retail, restaurant and hotel opportunities, which is consistent with the proposed uses of the Comprehensive Plan recommended uses.

b. Code of Ordinances:

The proposed 132,400 square foot recreation complex is subject to Article 6 Planned Uses of Chapter 158: Zoning of the Code of Ordinance and requires a development plan. The property is also subject to the B-1, Community Business District requirements.

c. Public Notice:

Public Notice of this project has been fulfilled in accordance with Section 158.255 and 158.256 of the City of O'Fallon Zoning Regulations. More specifically, the applicant has notified property owners within 250 feet of the subject property via certified mail of the filing of the zoning amendment. Additionally, the City has notified property owners within 250 feet of the subject parcel of the public hearing at least 15 days prior to the hearing and published notice of the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Community Development Department.

d. Traffic Study:

As required by the Planned Use provisions of Article 6, Chapter 158 of the Code of Ordinance, a traffic study was required for the Four Points Center development. The Traffic Impact Study shall become a part of the approval of Planned Use for the Four Points Center.

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3. Discussion Points/Issues

a. Land Use

The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as *Regional Commercial*, which is consistent with the proposed project.

i. McKendree Metro Rec Plex (Phase 1):

The rec plex building is projected as Phase 1 of the Four Points Center. The McKendree Metro Rec Plex is a 132,400 square foot recreation complex on approximately 8.8 acres in the northwest portion of the overall development. The recreational facility includes 2 NHL sized ice rinks; one of which will be used as a Junior Rink and the other as a Pro Rink. The Junior Rink would have seating for 218 and the Pro Rink designed to provide a seating capacity of 2,252 at full buildout. However, initial construction will only install the west bleacher system, limiting the seating capacity to approximately 1,000. The design of the ice rink space will allow for the Pro Rink area to be a multipurpose event space with the long-term ability to seat 3,748 people.

The McKendree Metro Rec Plex will also include a 4-lane recreational pool, a 25 meter x 25 yard competition pool, dive area with two – 1 meter spring boards, two – 3 meter spring boards and one – 5 meter fixed platform and a seating area to accommodate just over 800, including participants. Finally, the facility will have a large fitness area totaling approximately 26,000 square feet, including batting cages and a half court gymnasium.

ii. Four Points Center Development (Phase 2 – 7):

The remaining 36 acres of ground of the subject property consists of a number of outlots for future development, including retail, restaurant, office and hotel type land uses known as Four Points Center. Currently the remainder of the project is purely speculative and there are no projects pending, except for the McKendree Metro Rec Plex. However, the developer projected out the future development to ensure some of the initial construction requirements would meet the demands of the future growth (streets, water, sanitary sewer) and for evaluating the TIF requested for the site. The future development of the Four Points Center conceptually includes the following:

- 8 lots for restaurant and retail opportunities
- 2 lots for hotels
- 1 lot for a large box retail opportunity
- 4 lots for office building opportunities

b. Preliminary Plat

The Four Points Center development also has a subdivision component to the project. At this time the developer is proposing a preliminary plat that would create three lots. The west tract is a 12.5 acre area in the northwest area of the overall tract of land, which will contain the rec plex facility. The 12.5 acre West Tract will also have a small outlot in the very northwest corner to carve out the portion of the property that is located in the floodplain. The remainder of the tract has been identified as a 32.2 acre site, shown as the East Tract.

c. Traffic Circulation/Parking

The Four Points Center is proposing access to the site via a privately maintained Recplex Drive, which has an access point on Highway 50 and Scott-Troy Road. The access point of Highway 50 is aligned with Eastgate Drive and the access point of Scott-Troy Road is approximately 800 feet north of the intersection of Highway 50. Based on the magnitude of this particular development, a traffic impact study was required. Staff has provided portions of the Traffic Impact Study prepared by CBB Transportation Engineers and Planners to provide analysis on the existing road network, ingress and egress to the site, on-site circulation and parking.

i. Existing Infrastructure:

The following information is taken from a Traffic Impact Study for the proposed Four Points Center completed by CBB Transportation Engineers and Planners:

Scott-Troy Road (CHH 61) is a north-south roadway maintained by St. Clair County consisting of two lanes (one in each direction) with a 45 mile per hour (mph) posted speed limit. Scott-Troy Road has 10-foot paved shoulders on each side. South of US 50, Scott-Troy Road becomes IL 158 (Air Mobility Drive) which provides access to I-64 and eventually Scott Air Force Base to the south. To the north, several minor roadways and commercial/private entrances connect to Scott-Troy Road before it crosses Old Vincennes Trail/Borchers Lane, a two-way (east-west) stop.

US 50 is an east-west State owned roadway maintained by the Illinois Department of Transportation (IDOT) consisting generally of two lanes (one in each direction) with a 45 mph posted speed limit. Eastbound US 50 has 3 foot paved shoulders with an adjacent 3 foot aggregate shoulder. Westbound US 50 has very little existing shoulder width. To the west, a few minor roadways provides access to US 50 before it intersects Shiloh Cut Off (CH 44) at a signalized, three-legged intersection.

The intersection of US 50 and Scott-Troy Road is controlled by a traffic signal constructed in the late 1990s. Westbound US 50 provides a separate auxiliary left-turn lane with two thru lanes. Northbound Air Mobility Drive and westbound US 50 have separate left, thru and right lanes. Southbound Scott-Troy Road provides separate auxiliary left and right turn lane with two thru lanes. All left-turns at the intersection are protected only concurrent paired movements.

The Traffic Impact Study also provided analysis on the existing traffic issues based on traffic count calculations. Generally, an intersection that function at a "D" Level of Service or above at peak hours is acceptable. The following is analysis of current traffic flows adjacent to the site:

Table 2 – Existing Operating Conditions

Intersection/Approach	AM Peak Hour	PM Peak Hour	SAT MD Peak Hour
US 50 & Scott Troy Road – Signalized			
Northbound Approach	C (27.8)	D (48.9)	C (22.0)
Southbound Approach	D (41.8)	C (27.8)	C (28.7)
Eastbound Approach	C (32.1)	E (64.2)	C (32.1)
Westbound Approach	F (180.4)	F (88.8)	D (37.0)
Overall	F (81.6)	E (56.2)	C (29.6)
US 50 & Shiloh Cut Off – Signalized			
Northbound Approach	C (19.4)	B (15.8)	B (14.6)
Eastbound Approach	B (19.3)	C (20.0)	B (14.3)
Westbound Approach	A (6.6)	A (6.4)	A (5.1)
Overall	B (14.1)	B (13.5)	B (10.5)
Scott Troy Road & Old Vincennes Trail/Borchers Lane – Side Street Stop			
Northbound Left	B (11.0)	A (8.8)	A (8.2)
Southbound Left	A (7.7)	A (9.7)	A (0.0)
Eastbound Approach	F (55.5)	F (118.9)	C (16.4)
Westbound Approach	F (118.3)	F (87.1)	C (21.0)
US 50 & Eastgate Drive – Side Street Stop			
Northbound Approach	B (10.9)	B (13.9)	D (27.9)
Westbound Left	A (0.1)	A (0.2)	B (11.5)

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)

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The signalized intersection of US 50 and Scott-Troy Road currently functions poorly during both the a.m. and p.m. weekday peak hours with a Level of Service (LOS) of E overall, respectively. That congestion is primarily due to the large amount of traffic in the southbound through and westbound left with vehicles going to the I-64 interstate interchange and Scott Air Force Base.

Also, the eastbound and westbound approaches of the side road stop-controlled intersection of Scott-Troy Road and Old Vincennes Trail/Borches Lane function poorly with LOS F due to the single lane approaches and heavy mainline traffic.

ii. *Gateway Connector:*

The following information is taken from a Traffic Impact Study for the proposed Four Points Center completed by CBB Transportation Engineers and Planners:

IDOT has proposed and studied the Gateway Connector as an outer belt transportation corridor around the southwestern Illinois area of the St. Louis Metropolitan region. The Gateway connector Corridor Preservation Report has identified a preferred 400 foot wide corridor. Based on our recent contacts with IDOT representatives, no further studies have been conducted, and their (IDOT) construction timeline is uncertain.

iii. *Ingress and Egress:*

Access to Phase 1 of the development will be by means of two points of access. The development proposes a loop road (Replex Drive) to have access to Route 50 directly across from Eastgate Drive and access to Scott-Troy Road south of Victory Church. Replex Drive is proposed as a private drive within a cross access easement. The following is analysis provided from CBB in the Traffic Impact Study:

The two proposed Replex Drive intersections should be acceptable as a side-street stopped-controlled intersections in the 2015 Phase One Build condition (McKendree Metro Rec Plex) assuming the following off-site improvements are implemented:

- a. *Each entrance should have separate left or left/thru and right turn exit lanes.*
- b. *A southbound right turn-lane and northbound left-turn lane should be constructed at the intersection of Scott-Troy Road and Replex Drive.*
- c. *The intersection of US 50 and Replex Drive/Eastgate Drive should be constructed with separate eastbound left and right-turn lanes. Separate west bound left and right-turn lanes should also be constructed (on US 50). The intersection should be constructed with the assumption that it will be signalized in a later phase.*
- d. *Given that the expected delay for the eastbound approach of Replex Drive at Scott-Troy Road could create a safety hazard, the following are suggested revision to the site plan:*
 - a. *The intersection of Scott-Troy Road and Replex Drive could be converted to ¾ access, restricting left-turn movements out of the site. The left-out traffic will need to be reallocated to the intersection of US 50 and Replex Drive and dual southbound left lanes created. These additional trips will then need to be redirected to the eastbound dual left turns at US 50 and Scott-Troy Road.*
 - b. *If a signalized intersection is wanted, Replex Drive should be redesigned so that it intersects Scott-Troy Road as far north as the available property allows so that the required spacing (1000' minimum and 0.25 miles preferred) is met. This may require that the northern side of Replex Drive cannot be developed. This signalized intersection could also become the primary signalized access to future use of the property currently occupied by Rock Spring Estate mobile Home Park.*

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The development proposes two additional points of access on Route 50 and Scott-Troy Road as the Four Points Center continues to develop. Based on the conceptual nature of the future development, the additional points of access were not analyzed in the Traffic Impact Study, but an update to the study would be necessary as the development builds out and as additional access points are requested.

iv. *On-site circulation:*

While all of the internal traffic circulation is not known at this time, staff believes there is sufficient traffic circulation that can be obtained within the Four Points Center to maintain an efficient flow of traffic onto and throughout the site. Recplex Drive is designed as essentially a loop road around the development for interior access to the commercial development.

v. *Parking-McKendree Metro Rec Plex:*

Based on the unique use of the McKendree Metro Rec Plex, under the city parking codes staff broke down the building into three different areas; the ice rink area, aquatic center area and the fitness area. Under city codes, auditoriums, churches, theaters, stadiums and other places of assembly are required to provide 1 parking space per 2.5 seats, or 1 parking space per 3-person capacity based on ICC occupant load, whatever combination is greater. Additionally, health club or fitness centers are required to provide 4.5 parking spaces per 1,000 square feet of gross floor area.

The following parking calculations are based on information provided by the developer:

Initial Development of McKendree Metro Rec Plex:

Junior Rink: 218 seating capacity = 87.2 parking spaces
Pro Rink: 1,000 seating capacity = 400 parking spaces
Aquatic Center: 819 seating capacity = 327.6 parking spaces
Fitness Area: 26,286 square feet = 118.3 parking spaces
TOTAL PARKING REQUIRED = 934 parking spaces

In the future, the developer would like to expand the seating available in the Pro Rink area to include additional space on the east side of the ice rink and have events that utilize additional seating on the floor.

Overall Development of McKendree Metro Rec Plex:

Junior Rink: 218 seating capacity = 87.2 parking spaces
Pro Rink (floor event): 3,748 seating capacity = 1,499.2 parking spaces
Aquatic Center: 819 seating capacity = 327.6 parking spaces
Fitness Area: 26,286 square feet = 118.3 parking spaces
TOTAL PARKING REQUIRED = 2,033 parking spaces

Based on the calculations above 934 parking spaces would be required with the development of the initial phase or a calculation of 7.07 spaces per 1,000 square feet of building. The preliminary plan provides for 355 parking spaces (38% of the required parking). The reduction of 579 parking spaces (or 62% of the required parking) is being requested as a variance. City staff has investigated the use of an alternate parking plan which allows the City to reduce parking based on a professional engineer and other reliable data. The developer has indicated they have provided the necessary parking for the McKendree Metro Rec Plex.

Staff researched the Hardee's Ice Plex in Chesterfield, MO and the St. Peter's Rec-Plex to provide some basis of parking demand for a facility of this nature. The Hardee's Ice Plex is an approximate 115,000 square foot facility with two regular rinks with limited seating and one Olympic rink that can seat up to 2,200 people for an event. The site

has 560 parking spaces for the facility, equaling 4.9 parking spaces per 1,000 square feet of facility. A conversation with the general manager indicated that the majority of the time the facility does not have a parking issue, except on a large high school hockey game that fills the large arena. The facility uses the Taubman Prestige Outlets for overflow parking and prior to the construction of the outlet mall, patrons parked along North Outer Road Forty Road during those peak use times.

The St. Peter's Rec Plex is an approximate 200,000 square foot facility (two different buildings) with three ice rinks (300, 600 and 1,200 seat venues), multiple gymnasiums, an aquatic area and fitness areas. The overall site has 660 parking spaces, equaling 3.3 parking spaces per 1,000 square feet of facility. However, in the case of the St. Peter's Rec Plex there are other large parking opportunities within a safe walking distance of the facility. Lutheran High School of St. Charles County with 291 parking spaces adjoins the facility to the east and the St. Peter's Government Center with 91 parking spaces is just off to the west. With the two supplemental lots added into the equation, the site has 1,042 parking spaces available (5.21 spaces per 1,000 square feet).

Based on conversations with the City's traffic consultant, the 355 parking spaces provided with the initial construction would not meet the demands if there was an ice hockey event and aquatic event taking place at the same time and feels additional parking would need to be added to accommodate even one event. Based on the size of the building and the type of use of the building at a minimum, staff would recommend providing the necessary parking spaces for the Pro and Junior Rinks (largest assembly area in the building) and the Fitness Area, totaling a minimum of 606 parking spaces (4.5 spaces / 1000 square feet of facility or 64.9% of the required parking) recommended for the initial development.

CBB provided the developer and the city with a quick redesign off the onsite parking to balance out the site and add parking spaces (attached to staff report as Alternative Parking 1). The design would provide an additional 141 parking spaces (496 total parking spaces) and greatly enhance the on-site parking for the facility, essentially providing the necessary parking spaces for the Pro Rink (largest rink) and the Fitness Area on site (518 parking spaces required). Staff would be open to allowing the remaining 110 parking spaces to be constructed as overflow, with the potential for grass pavers or other alternative pavement methods.

With this reduction of overall parking, staff would recommend limitations placed on the developer to ensure there would not be an ice hockey event and an aquatic event held at the same time and limiting the maximum occupancy of the building based on parking spaces provide. Staff would recommend based on the 606 parking spaces provided, the occupancy of the building to limited to 1,515 people at one time (calculated at 606 parking spaces x 2.5 persons).

vi. Parking space size:

Code requires 10' x 19' parking spaces with 24' aisles (62' modules). The parking modules comply with the regulations. The site also meets the requirements for accessible parking.

vii. Parking lot lighting:

The plans do not account for parking lot lighting, which will have to meet the standards of Section 158.143.

d. Utilities and Drainage

i. Public Utilities

The site is adjacent to two water mains, including a 10-inch water main on the north side of Route 50 and a 12-inch water main on the east side of Scott-Troy Road. Preliminary plans indicate a 10-inch water line will be installed along the east/south side of Rec Plex Drive, tying into the existing city infrastructure on Route 50 and Scott-Troy Road. Additionally, a water line will be looped around the McKendree Rec Plex to ensure adequate water flow is available to the facility. All water line sizing and locations on the site will need to be verified by the developer with fire flow calculations.

Sewer service will also be provided to the facility via city infrastructure. The city has an 8-inch line along the west side of Scott-Troy Road, which the development will tie into with an 8-inch sewer line to provide service to the rec plex. Additional information will be necessary to ensure how the whole site is proposed to be services.

ii. Drainage

Storm water will be accommodated by utilizing the existing retention (wet) basin on the western edge of the site and the construction of three additional detention ponds. Phase 1 (McKendree Metro Rec Plex) will utilize the existing pond area and an additional 7,000 square feet on the northern edge of the development. An expansion of the northern detention pond and two additional ponds will be constructed as a part of the future development of the Four Points Center. All final drainage and detention facilities must meet all local, state and federal regulations.

e. Building and Site Improvements

The proposed 132,400 square foot rec plex which has four-side visibility, meets many of the recommendations of the Commercial Design Handbook, including use of varying building materials, incorporation of architectural components including 360 degree architecture and varying roof lines, and visually breaking up the façade of the walls with changes in building height and depth. The dumpster is enclosed within a section of the building.

f. Sidewalk

Per City requirements, a sidewalk is required to be installed in front of all new developments. The plan is showing a sidewalk along both sides of Recplex Drive and along Route 50. There will be a requirement for sidewalks along Scott-Troy Road and for sidewalks through the entrances need to be shown to be constructed separately from the entrance. Some of the sidewalks along Route 50 and Scott-Troy Road can be constructed as the future phases of the Four Points Center develop.

g. Landscaping and Buffer Requirements

i. Parking Lot Landscaping

At this time, a landscaping plan has not been completed and submitted for the site. A landscape plan will have to meet the City's requirements for landscaping the parking lot, street landscaping along Route 50, Scott-Troy Road and Recplex Drive, provide a 7-foot buffer around the perimeter of parking lot and landscaping in the parking lot islands, the city code requires two trees and two shrubs within each of the landscape islands.

ii. Buffers

City regulations state that a structural buffer is required when B-1 zoning abuts agricultural zoning. This occurs along the northern property line were in 2010 a Planned Use was approved for Victory Church. Additionally, the property to the west is zoned B-1 and will not require additional buffering.

h. Signage

The plan does provide a location for a monument sign along Route 50 and Scott-Troy Road, but there has not been a design provided and the signage will have to meet the sign requirements of Article 8 of Chapter 158: Zoning of the Code of Ordinances. All freestanding and wall signage will need to be submitted and review to ensure compliance with the City's requirements.

i. VariANCES

Parking: Per the square footage allotments outlined by the Four Points Center proposal, 933 parking spaces are required by code and 355 are being proposed. Based on analysis of other locations similar to this project in the Metro St. Louis area and an alternative parking design provided by CBB, staff would recommend providing the necessary parking spaces for the Pro and Junior Rink (largest assembly area in the building) and the Fitness Area, total a minimum of 606 parking spaces (4.5 spaces / 1000 square feet of facility or 64.9% of the required parking)

recommended for the initial development. Staff would recommend the parking layout provided by CBB for the on-site parking (496 spaces), while allowing 110 spaces to be constructed as overflow. In addition, staff would recommend limitations placed on the developer to ensure there would not be an ice hockey event and an aquatic event held at the same time and limiting the maximum occupancy of the building based on parking spaces provide. Staff would recommend based on the 606 parking spaces provided, staff calculated the occupancy of the building to limited to 1,515 people at one time (606 parking spaces x 2.5 persons).

4. Review and Approval Criteria

Section 158.119 of Article 6 "Planned Uses" lists several criteria for evaluating planned uses. Evaluation of the project based on these factors is included under each criterion.

- a. The criteria governing the rezoning of the property and approval of site plans, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law,
The project meets all applicable zoning standards except for the variances identified above.
- b. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.
The proposed development provides adequate provisions for public services, provides the necessary improvements to the control the increased traffic. The project greatly enhances pedestrian traffic opportunities on Route 50 and Scott-Troy Road. Overall, staff believes the site furthers the amenities of light, air, recreation and visual enjoyment.
- c. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.
The Four Points Center development has been situated in a manner that attempts to reduce the impacts of the residential areas located in the vicinity of the development. Some enhancements have done to reduce the visibility of the loading dock area and mechanical units
- d. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk. (Ord 3665; passed 5-3-10)
The proposal is consistent with the Comprehensive Plan and the design of the buildings meets the intent of the Commercial Design Handbook.
- e. The use(s) are designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
The proposed development is designed to be operated to protect the public health, safety and welfare, with the additional parking recommended.
- f. An identified community need exists for the proposed use.
Yes, a community need exists for the proposed use.
- g. The proposed use(s) will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties.
The development will not impede the normal and orderly development and use of the surrounding property, nor will it impair the use, enjoyment, or value of neighboring properties.
- h. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.
The proposed building will not detract from many of the structures surrounding the property.
- i. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.
The proposed development will be required to meet the area-bulk requirements set forth in the B-1 Community Business District.

5. Staff Recommendation

Staff recommends approval of the project with the following conditions:

- a. Items needed for submittal:
 - i. Complete Phase I Drainage Report.
 - ii. Full proposed grading for Phase 1, including the building, parking lot and detention areas.
 - iii. Landscaping plan
 - iv. Lighting plan
 - v. Fire flow calculations
 - vi. Auto turn analysis for access around the building for the following:
 - (1) A 47-foot straight fire truck, and
 - (2) A semi-tractor trailer.
- b. Floodplain:
 - i. According to the FEMA flood maps the floodplain line comes onto the property. Adjust the placement of the floodplain line appropriately.
 - ii. Amend the proposed outlot to encompass all of the area within the FEMA floodplain.
- c. Access:
 - i. Recplex Drive:
 - (1) Private drive must meet City standards for a street.
 - (2) Private drive will be inspected by the City's Public Works Department.
 - (3) Provide a typical street section, including curb & gutter and pavement thickness.
 - (4) All entrances to Recplex Drive shall have a concrete apron with concrete sidewalk poured separately through the entrance.
 - (5) All entrances to the site must incorporate the recommendations from the Traffic Impact Study.
- d. Parking:
 - i. Provide 496 permanent parking spaces for the Phase 1 of the McKendree Metro Rec Plex, as shown in the CBB Parking Alternative 1 and provide 110 parking spaces off-site as overflow, with pavement type to be finalized prior to Council approval.
 - ii. The occupancy of the facility shall not exceed the City's minimum parking requirements for spaces provided on the property. Based on the staff recommended parking (606 spaces) the maximum occupancy is limited to 1,515 people. If at any time the rec plex were to construct additional parking on-site, the city would reevaluate the maximum capacity.
 - iii. Until all required parking is constructed, ice hockey and aquatic events will not be held simultaneously so as to supercede the amount of parking provided with the project.
 - iv. No expansion of parking or the building is permitted with this planned use
 - v. All landscape islands must be curbed and planted to meet Section 158.142.
 - vi. The drive aisle along the north side of the building must be 20 feet wide.
 - vii. Parking lot lighting and photometric plan will be required to meet the standards of Section 158.143.
- e. Detention:
 - i. Provide additional analysis on the offsite impacts from the Phase 1 drainage between Lot 11 and Lot 14. Concern over flooding impacts to the church directly downhill from the proposed outfall.
 - ii. Provide the agreement for the use of the existing pond for detention and additional detail on the method proposed for detention of that area.
- f. Utilities:
 - i. Relocate the water line located along the west side of the building to the outside of the curb of the access road to the rear of the drive.
 - ii. Provide preliminary sanitary sewer locations for Lots 4, 5, 6, 7 and 15.

Community Development Department

255 South Lincoln Avenue, O'Fallon, IL 62269 ♦ P: 618.624.4500 x 4 ♦ F:618.624.4534

- iii. Water lines must be in fittings.
 - iv. Minimum water line for a commercial project is 8". Sizing will be verified with fire flow calculations.
 - v. Provide a FDC with a dedicated hydrant within 100 feet.
 - vi. A separate fire line to be sized by the fire flow calculations.
 - vii. Fire hydrants along Recplex Drive spaced at 400 feet.
 - viii. Fire hydrants onsite must provide full coverage of the building according to IBC 2006 Section 508.5 and 2006 IFC Appendix C.
- g. Sidewalks:
- i. A sidewalk will be required along Scott-Troy Road. The sidewalk can be constructed as the future phases develop.
 - ii. Illinois accessibility code requires an accessible route from the building to the public right-of-way.
- h. Easements & Dimensions
- i. Extend 15' utility easement on west side of Recplex Drive down to Highway 50.
 - ii. Provide a cross access easement on Recplex Drive for all lots in the Four Points development.
 - iii. Extend the ingress/egress easement on the northwest corner of the development to the property line.
 - iv. Provide dimensions to property lines.
- i. Any future development beyond the McKendree Metro Rec Plex (Phase 1 of the Four Points Center development) will require future planned use approval.
- j. All recommendations from the Traffic Impact Study shall be incorporated into the design and construction of the Four Points Center.

Attachments

- Attachment 1 – Project Application
- Attachment 2 – Zoning Map
- Attachment 3 – Surrounding Land Use Map
- Attachment 4 – Site Plan
- Attachment 5 – Building Elevation
- Attachment 6 – CBB Parking Alternative 1
- Attachment 7 – Traffic Impact Study Summary

Robert G. Schwarz
1818 Carrington Way
Swansea, IL 62226

Westmore Development Corp
1415 Elbridge Payne Rd Ste 285
Chesterfield, MO 63017



CITY OF O'FALLON
OCT 20 2014
FEE PAID



Planned Use / Re-Zoning Application

NAME OF PROJECT: Four Points Center
ADDRESS/GENERAL LOCATION: NW corner of Highway 50 and Scott Troy Road
SUBDIVISION NAME & LOT NUMBER(S): Four Points Center - Phase 1
PARCEL NUMBER(S): 04330200033, 04280400032, 04330200025, 04280400028, 04330200026

PLEASE CHECK THE TYPE OF APPLICATION (PLEASE CHECK ONE):

- PLANNED USE
- RE-ZONING (STANDARD MAP AMENDMENT)

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B-1 + B-2 PROPOSED NUMBER OF BUILDINGS: 1
PROPOSED ZONING: B-1 (P) PROPOSED GROSS FLOOR AREA: 132,400 SF
PROPOSED # OF LOTS: 1 AREA IN ACRES: project- 44 3/4 phase I- 8.82032
PROPOSED # OF DWELLING UNITS: 0 PRESENT USE: Farmland

APPLICANT INFORMATION:

NAME: Dean Oelze
COMPANY: SI Strategy, LLC
ADDRESS: P.O. Box 312
Nashville, IL 62263
PHONE: 618-980-3807
FAX: _____
EMAIL: genchaos1@aol.com

DESIGN PROFESSIONAL INFORMATION:

NAME: Louis R. Curl
COMPANY: Curl and Associates, Inc.
ADDRESS: 226 East Broadway
Centralia, Illinois 62801
PHONE: 618-533-4149
FAX: 618-533-3732
EMAIL: _____

Dean Oelze
SIGNATURE OF APPLICANT

Louis R. Curl
SIGNATURE OF DESIGN PROFESSIONAL

RECEIVED OCT 20 2014
DATE RECEIVED: _____
APPLICATION RECEIVED BY: V. Evans
APPLICATION FEE: \$500.00
STAFF USE ONLY
PROJECT ID #: P2014-10
STAFF ASSIGNED: _____
PLAN REVIEW FEE DEPOSIT REC'D: yes \$900-

narrative

RECEIVED OCT 20 2014

Four Points Center

S.I. Strategies is proud to present "Four Points Center". Four Points Center encompasses a total of 45 acres which will be utilized for various sized businesses in retail, hospitality, professional, and recreational. The development will be built in phases and be located north of Interstate 64 at Exit 18 at the corner of Scott Troy road and Highway 50.

The Four Points Center is being presented as a phased development with a total of 7 phases. At this time SI Strategy is applying for approval of Phase I. Phase I and the anchor of Four Points Center is the planned public sports complex that is to be known as "The McKendree Metro Rec Plex". This facility will boast 2 NHL sized ice rinks, recreational pool with 4 swimming lanes, an additional 25 meter by 25 yard competition pool, a dive area incorporated into the competition pool which includes 2- 1 meter spring boards, 2- 3 meter spring boards and 1- 5 meter fixed platform, a half court gymnasium, indoor batting cages, elevated walking track and a fitness area that includes free weights and cardio equipment. The facility will also offer group and individual fitness classes as well as a day care facility for use by members. The facility will be available to host birthday parties, reunions, trade shows and be a venue for corporate retreats.

The McKendree Metro Rec Plex will be a public facility offering daily admission as well as single and family memberships. The facility will serve as home for McKendree University's ice and aquatic programs. The facility will also serve as the home ice for The Southern Illinois IceHawks. It is anticipated the facility will be open as soon as the fall of 2015.

S15-01
fee waived per TKS via JR re 1-9-15

CITY OF O'FALLON, ILLINOIS
APPLICATION FOR APPROVAL OF PRELIMINARY SUBDIVISION PLAT

(To be submitted with Filing Fee (\$150.00 plus \$10.00 per lot) payable to "City of O'Fallon" and a separate check for Engineering Plan Review Fee payable to "Rhutasel and Associates, Inc.")

Date: 1-9-15

Name of Subdivision: Four Points Center

Name, Address, and Phone Number of Subdivider: Dean Oelze of SI Strategy
PO Box 312, Nashville, IL 62263

Name, Address, and Phone Number of Engineer: Louis Curl of Curl and Associated
226 E. Broadway Centralia, IL 62801

Section: 28 & 33 Township: 2N Range: 7W

Area of Tract: 44.7 AC Number of Proposed Lots: 3 Zoning: B-1(P)

Property interest of applicant: () Owner () Contract Purchaser Other Option Purchaser

APPLICANT'S CHECKLIST

REQUIREMENTS FOR SUBMITTAL

(YES or NO)

- | | |
|--|--------------------------|
| PAYMENT OF FILING FEE | <u>NO - PLANNED USE</u> |
| PAYMENT OF ENGINEERING PLAN REVIEW FEE | <u>NO - PLANNED USE</u> |
| 6 PRINTS OF SUBDIVISION PLAT & ONE (1) 11" x 17" COPY | <u>YES - PLANNED USE</u> |
| VARIANCES - (IF APPLICABLE) REQUESTS ATTACHED | <u>NO</u> |
| NARRATIVE LETTER PROVIDING AN OVERVIEW OF PROJECT | <u>YES - PLANNED USE</u> |
| COMPLETION OF PRELIMINARY PLAT CHECKLIST | <u>YES</u> |
| COMPLETION OF PAYMENT RESPONSIBILITY FORM | <u>NO - PLANNED USE</u> |
| PRIVATE SUBDIVISION REGULATIONS ATTACHED (IF APPLICABLE) | <u>NO</u> |
| PHASE I DRAINAGE REPORT | <u>NO</u> |
| .PDF COPY OF PLAT | <u>YES</u> |
| SUBMITTAL IN CAD / GIS FORMAT (ON CD) | <u>NO NO</u> |
| PROOF OF DEVELOPER'S OWNERSHIP INTEREST | <u>YES</u> |

***SUBMISSION PACKETS MUST BE COMPLETED IN FULL OR THEY WILL NOT BE RECEIVED BY THE CITY.**

I HEREBY affirm that I am authorized by the Developer to complete this **Application for Preliminary Plat** and that this request is in compliance with Chapter 154: Subdivisions stated in the Code of Ordinances of the City of O'Fallon, as indicated.



 Applicant's Signature

I, LOUIS R. CURL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 32, 228 EAST BROADWAY, CENTRALIA, ILLINOIS 62801, HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE TRACT INTO LOTS AS SHOWN HEREON, AND THAT I AM A MUNICIPALITY HAVING A CORPORATE LIMITS PER ORDER OF THE BOARD OF SUPERVISORS DATED THIS _____.

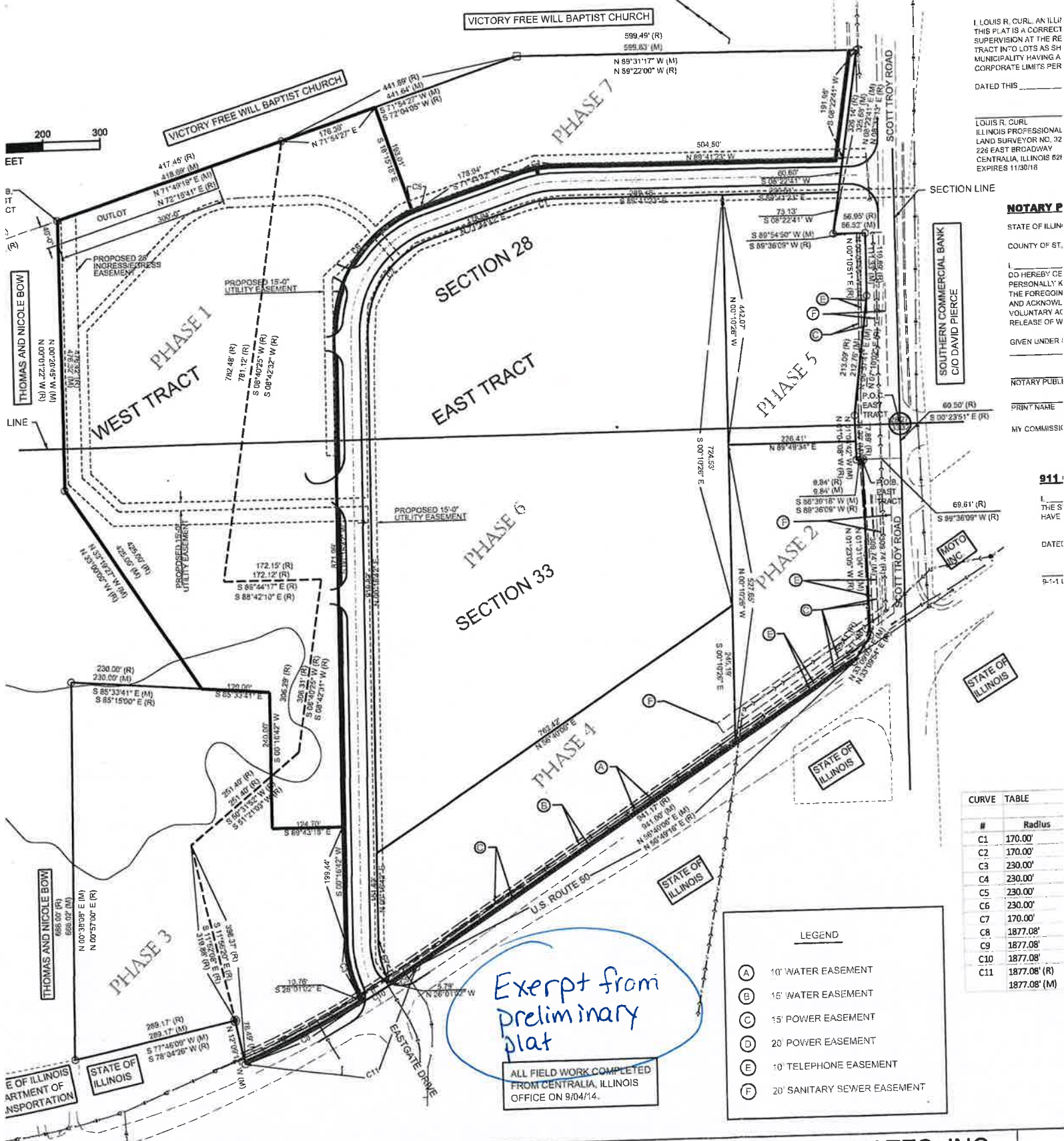
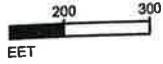
LOUIS R. CURL
ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 32
228 EAST BROADWAY
CENTRALIA, ILLINOIS 62801
EXPIRES 11/30/16

NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF ST. LOUIS
I, _____, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN THE STATE OF ILLINOIS, AND I HAVE BEEN COMMISSIONED BY THE STATE OF ILLINOIS. MY COMMISSION EXPIRES ON _____.

911

I, _____, THE SUBSCRIBER OF THIS PLAT, HAVE CAUSED THIS PLAT TO BE MADE BY _____, A LICENSED SURVEYOR IN THE STATE OF ILLINOIS, AND I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Excerpt from preliminary plat

ALL FIELD WORK COMPLETED FROM CENTRALIA, ILLINOIS OFFICE ON 9/04/14.

LEGEND

- (A) 10' WATER EASEMENT
- (B) 15' WATER EASEMENT
- (C) 15' POWER EASEMENT
- (D) 20' POWER EASEMENT
- (E) 10' TELEPHONE EASEMENT
- (F) 20' SANITARY SEWER EASEMENT

CURVE TABLE

#	Radius
C1	170.0'
C2	170.0'
C3	230.0'
C4	230.0'
C5	230.0'
C6	230.0'
C7	170.0'
C8	1877.08'
C9	1877.08'
C10	1877.08'
C11	1877.08' (R)
	1877.08' (M)

THIS PLAT IS A CORRECT REPRESENTATION OF THE TRACT INTO LOTS AS SHOWN HEREON, AND THAT I AM A MUNICIPALITY HAVING A CORPORATE LIMITS PER ORDER OF THE BOARD OF SUPERVISORS DATED THIS _____.

REVISIONS	DRAWN	DESIGNED
NEW PROPERTY FOR PHASE 1	LGS	LRC
	SURVEYED	CHEK APPROV
	LGS	LRC

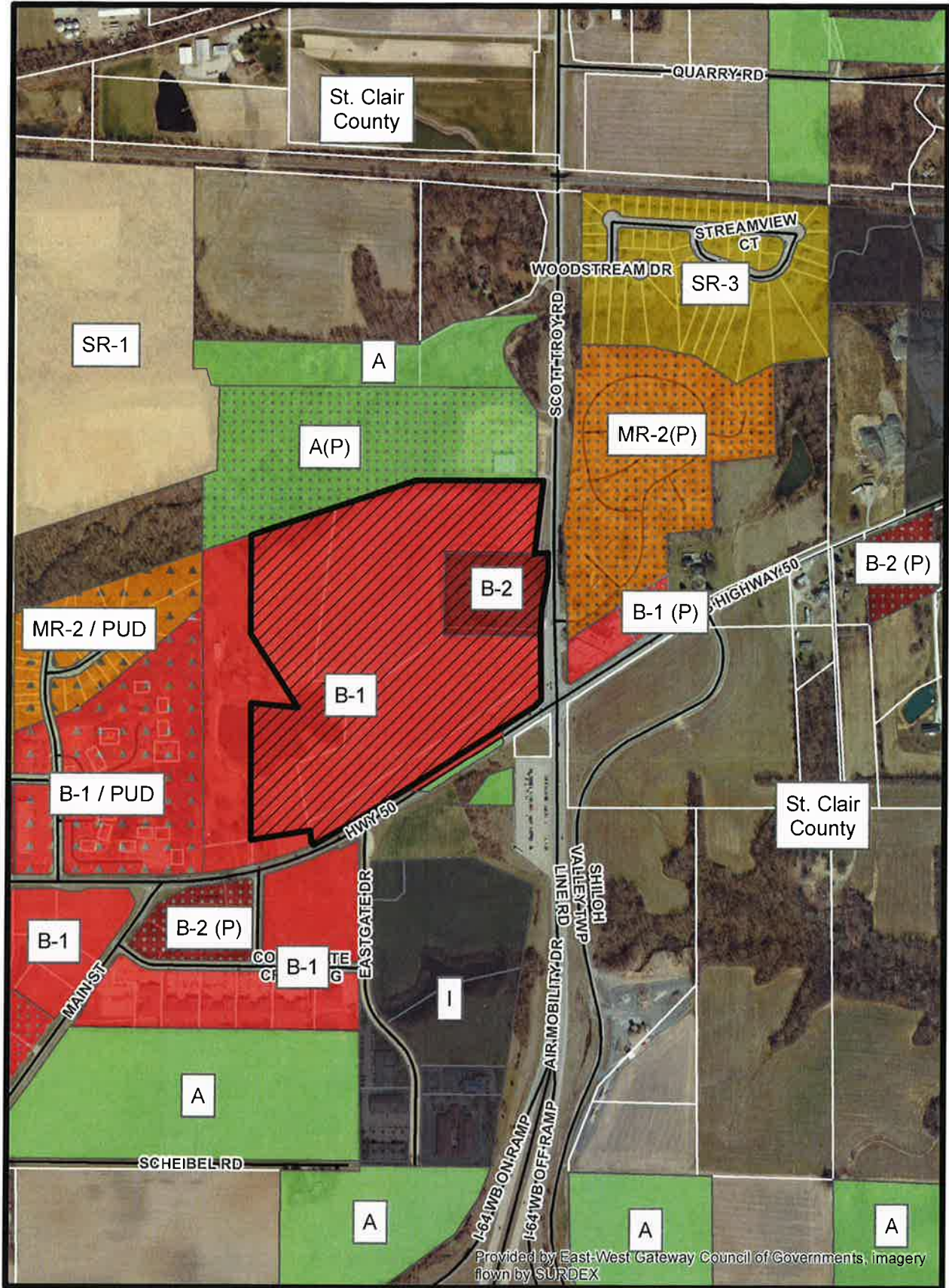


CURL & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

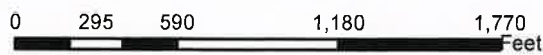
228 E. BROADWAY
P.O. BOX 1240
CENTRALIA, IL 62801
PH. 618-35-2156

ALL SURVEYS ARE DESIGNED FROM A 1984 POINT

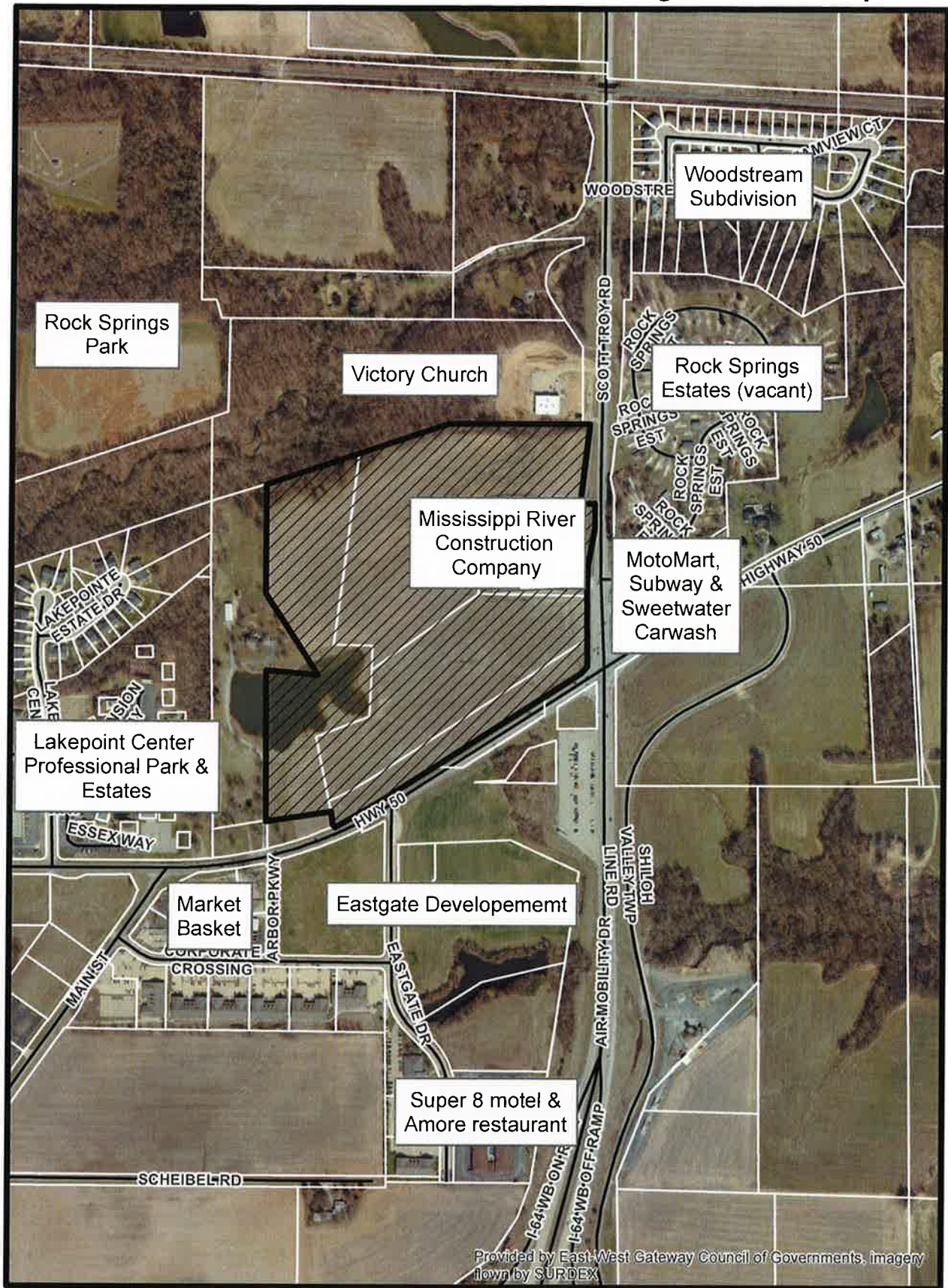
P2014-10: Four Point Center - Zoning Map



Provided by East-West Gateway Council of Governments, imagery flown by SURDEX



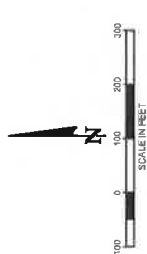
P2014-10: Four Point Center - Surrounding Land Use Map



Provided by East-West Gateway Council of Governments. Imagery from SURDEX

 Subject Property



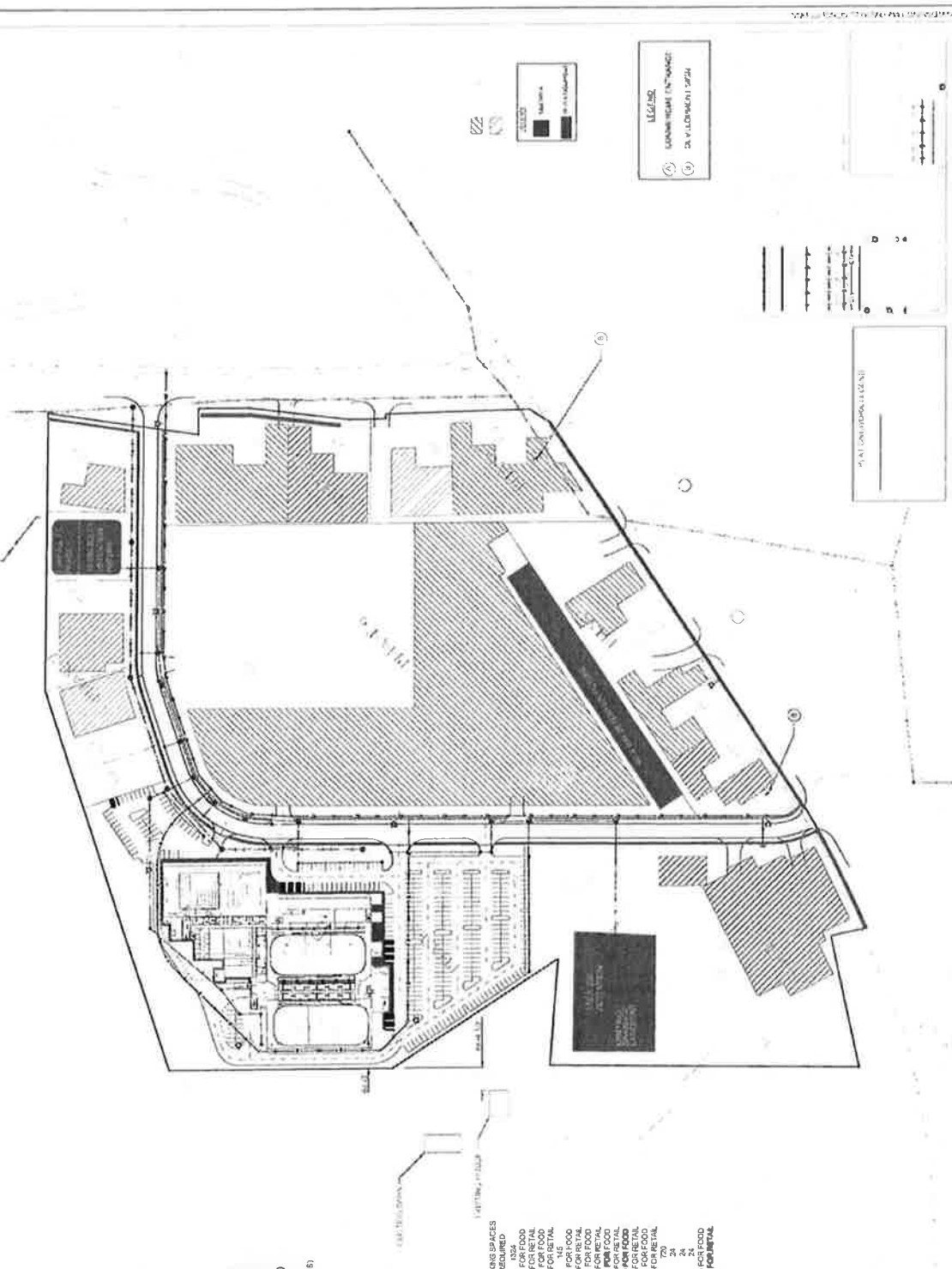


NUMBER OF PHASE

NUMBER OF PHASE	AREA OF PHASE (SQ. FT.)	AREA OF PHASE (ACRES)
PHASE 1	144,711.80	3.28
PHASE 2	102,232.50	2.34
PHASE 3	312,347.80	7.17
PHASE 4	188,177.80	4.29
PHASE 5	872,628.80	19.91
PHASE 6	177,890.50	4.03
PHASE 7	1,819,229.50	41.78

TOTAL AREA OF ALL PARCELS: 1,819,229.50 FT. (41.78 ACRES)

NUMBER ON/PHASE	PHASE	BUILDING USE	NET AREA (SQ. FT.)	PARKING SPACES PROVIDED	PARKING SPACES REQUIRED
1	1	ICE RINK	122,420.00	381	1324
2	2	FOOD/RETAIL	6,800.00	19	79 FOR FOOD 79 FOR RETAIL
3	3	FOOD/RETAIL	1,800.00	44	35 FOR FOOD 35 FOR RETAIL
4	4	PODIUM	20,000.00	519	79 FOR FOOD 35 FOR RETAIL
5	5	FOOD/RETAIL	6,800.00	26	35 FOR FOOD 35 FOR RETAIL
6	6	FOOD/RETAIL	6,800.00	26	35 FOR FOOD 35 FOR RETAIL
7	7	FOOD/RETAIL	6,800.00	18	35 FOR FOOD 35 FOR RETAIL
8	8	FOOD/RETAIL	6,800.00	17	35 FOR FOOD 35 FOR RETAIL
9	9	RETAIL	180,000.00	271	34 FOR FOOD 34 FOR RETAIL
10	10	OFFICE	6,000.00	24	
11	11	OFFICE	6,000.00	24	
12	12	OFFICE	6,000.00	24	
13	13	OFFICE	6,000.00	24	
14	14	FOOD/RETAIL	6,800.00	21	79 FOR FOOD 39 FOR RETAIL

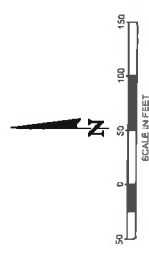
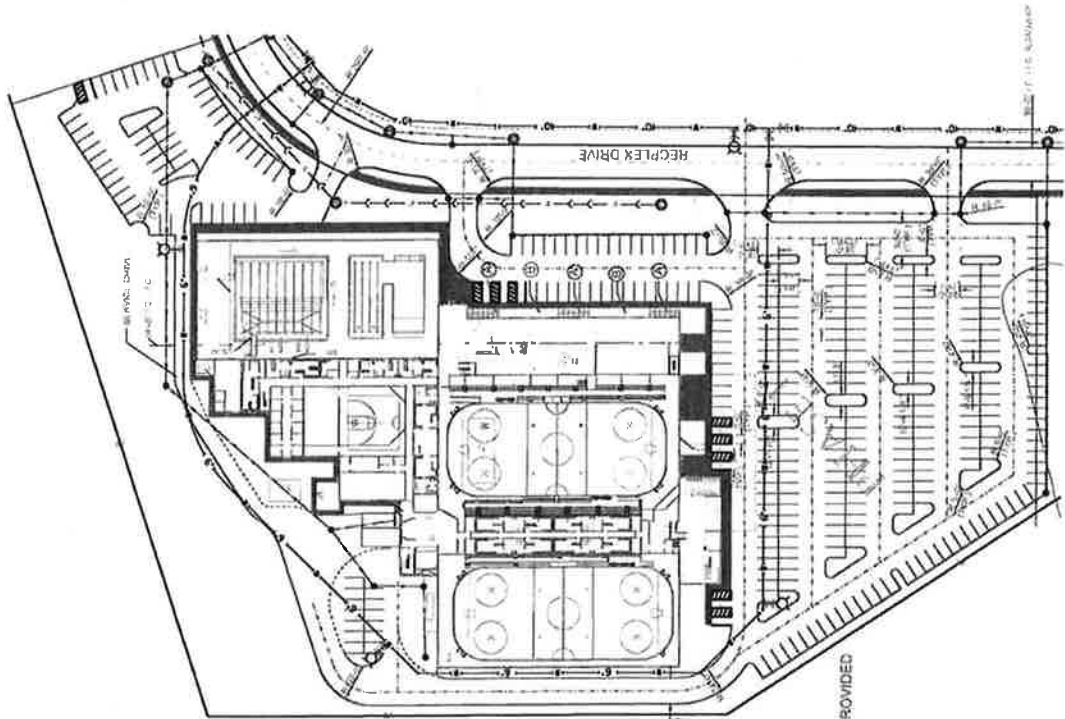


**OVERALL CONCEPT
PUD DEVELOPMENT OF
THE FOUR POINTS CENTER
O'FALLON, ILLINOIS
SI STRATEGY**

CURL & ASSOCIATES, INC.

1174 CHERRY STREET, O'FALLON, ILLINOIS 62456

DATE: 11/14/14
SHEET NO: 2
OF 6 SHEETS



351 STANDARD SPACES
 351 SPACES FOR 351 CARS
 TOTAL OF 360 SPACES PROVIDED
 360 SPACES REQUIRED

LEGEND
 (A) MEMORIAL SPONSOR BRICK PAVERS
 (B) LANDSCAPE AREA

LEGEND
 SIDEWALK

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	1/17/14	...
2
3
4

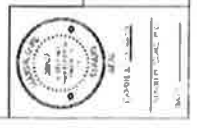
DATE REVISIONS

PROJECT NO. CH421
 DATE 1/17/14
 SHEET NO. 4
 OF 5 SHEETS

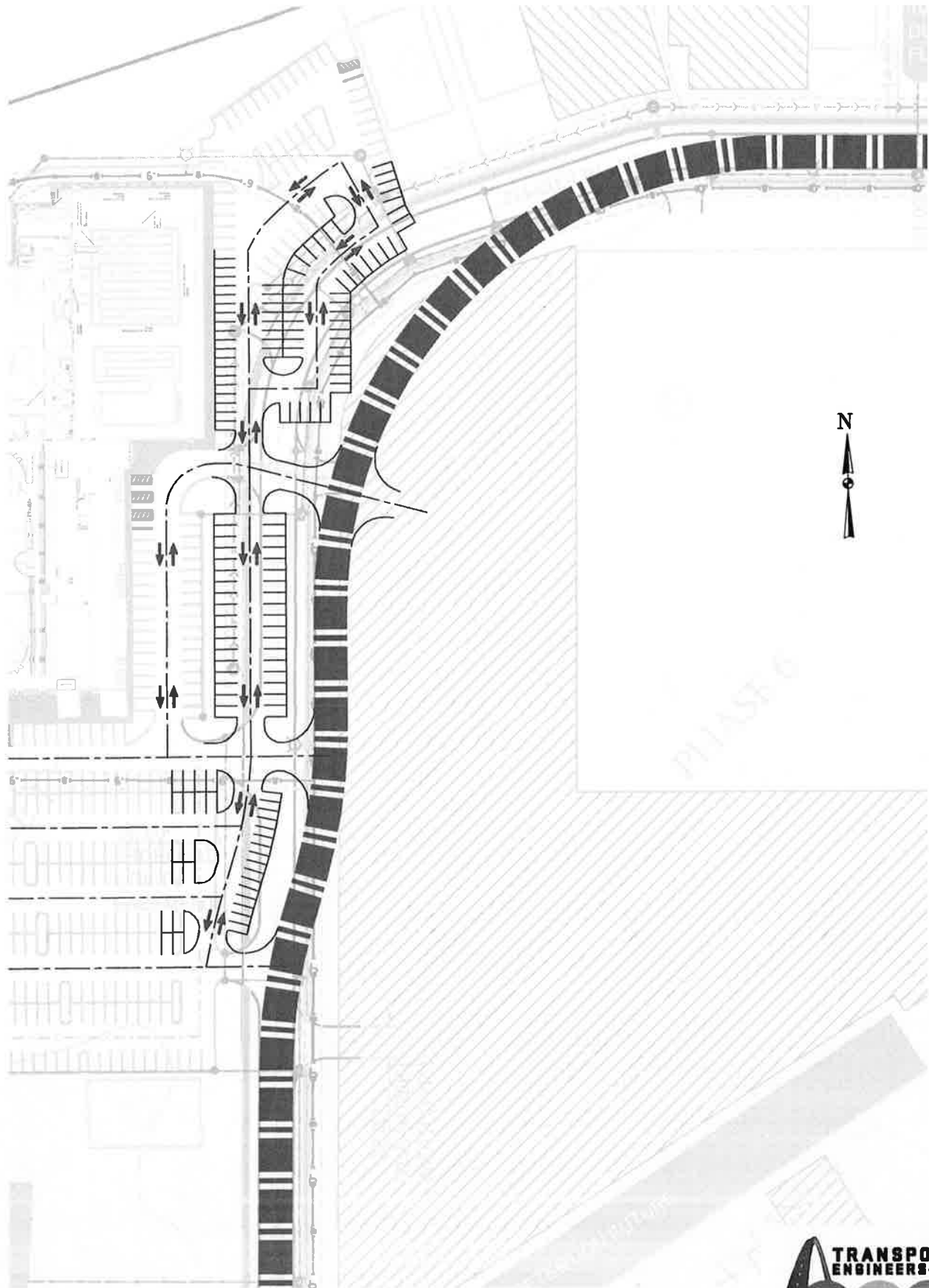
PHASE ONE PLAN
 PUB DEVELOPMENT OF
 THE FOUR POINTS CENTER
 O'FALLOON, ILLINOIS
 SI STRATEGY



CURT & ASSOCIATES, INC.
 1500 N. WASHINGTON ST. SUITE 200
 O'FALLOON, IL 62450
 TEL: 618-261-1100
 FAX: 618-261-1101
 WWW.CURTINC.COM









Summary of Findings and Conclusions

Based upon the preceding discussion, the following may be concluded regarding the traffic impacts of the proposed Four Points Center.

1. The existing signalized intersection at US 50 and Scott Troy Road currently functions at a poor level of service mainly due to the very high traffic volumes on westbound approach turning left to I-64 and the southbound through traffic to I-64.
2. Per the Major Thoroughfare Plan Upgrade for Northeast Quadrant of The City of O'Fallon, Illinois publication, sidewalk should be constructed along both frontages of the site. Pedestrian accommodations should be provided properly across the two Recplex Drive intersections. The sidewalk should connect to the existing sidewalk on the Victory Church site to the north. Any improvements to the US 50 and Scott Troy Road intersection should provide appropriate pedestrian accommodations from the site to the existing park-and-ride lot to the south and the existing gas station to the east. Pedestrian accommodations crossing US 50 at the Recplex Drive/Eastgate Drive intersection should also be considered.
3. No access points to site, besides Recplex Drive, were analyzed with this report. It is suggested to minimize access to Scott Troy Road and US 50 by providing access to Recplex Drive for the proposed internal lots. If additional access points are wanted, additional analysis would be required.
4. The two proposed Recplex Drive intersections should be acceptable as side-street stopped-controlled intersections in the 2015 Phase One Build condition assuming the following off-site improvements are implemented:
 - a. Each entrance should have separate left or left/thru and right turn exit lanes.
 - b. A southbound right turn-lane and northbound left-turn lane should be constructed at the intersection of Scott Troy Road and Recplex Drive.
 - c. The intersection of US 50 and Recplex Drive/Eastgate Drive should be constructed with separate eastbound left and right-turn lanes. Separate westbound left and right-turn lanes should also be constructed. The intersection should be constructed with the assumption that it will be signalized in a later phase.
 - d. No physical improvements are proposed to US 50 and Scott Troy Road for Phase One. The existing signal shall be retimed to mitigate the traffic generated by Phase One.



5. Given the above, the following improvements should be considered before the permitting of Phase Four as shown in the conceptual site plan included in this report:
 - a. The intersection of US 50 and Recplex Drive/Eastgate Drive should be signalized.
 - b. Interconnect should be provided between the three signalized intersections along US 50.
 - c. Excessive delay for the eastbound approach of Recplex Drive exiting onto Scott Troy Road should be expected. One solution would be to move this access to 1,000 feet or further from US 50 and signalize. The intersection will meet signal warrants. We acknowledge that this location may be off of the site.
 - d. The intersection of US 50 and Scott Troy Road should be reconstructed to accommodate the following which represent the maximum amount of capacity this at-grade intersection can reasonably be expected to provide:
 - i. The northbound approach should be reconstructed with dual left, two through lanes and a separate right-turn lane.
 - ii. The eastbound approach should be reconstructed with dual left, two through lanes and a separate right turn-lane.
 - iii. The southbound approach should be sufficient with the existing dual through lanes and separate single left and right-turn lanes.
 - iv. The westbound approach should be sufficient with the existing dual left-turn lanes; however, two through lanes and a separate right-turn lane should be provided.
6. When designing and constructing the off-site improvements in phases such as suggested, care should be taken to minimize the future impacts to items constructed in previous phases.
7. Given that the expected excessive delay for the eastbound approach of Recplex Drive at Scott Troy Road could create a safety hazard, the following are suggested revisions to the site plan which should be addressed before permitting of the development:
 - a. The intersection of Scott Troy Road and Recplex Drive could be converted to $\frac{3}{4}$ access restricting left-turn movements out of the site.

The left-out traffic will need to be reallocated to the intersection of US 50 and Recplex Drive and dual southbound left lanes created. These additional trips will then need to be redirected to the eastbound dual lefts turns at US 50 and Scott Troy Road.



- b. If a signalized intersection is wanted, Recplex Drive should be redesigned so that it intersects Scott Troy Road as far north as the available property allows so that the required spacing (1000' minimum and 0.25 miles preferred) is met. This may require that the northern side of Recplex Drive cannot be developed. This signalized intersection could also become the primary signalized access to future use of the property currently occupied by Rock Spring Estate Mobile Home Park.

8. Given the conceptual nature of the current site plan and the results of the above suggestions, it is recommended that this traffic study be updated prior to the permitting of Phase Four. By that time, the anticipated land uses and possible tenants should be better known, and the site generated traffic can be refined to better estimate the impacts of the ultimate development and recommend required mitigation requirements.

We trust that you will find this report useful in evaluating the traffic impacts associated with the proposed Four Points Center in O'Fallon, Illinois. Please contact our St. Louis office should you have any questions or comments concerning this material.

Sincerely,

Lee Cannon, P.E., PTOE
Principal – Traffic Engineer

ORDINANCE NO. _____

**ORDINANCE APPROVING THE
TAX INCREMENT REDEVELOPMENT
PLAN AND PROJECT FOR THE
ROUTE 50/SCOTT-TROY ROAD
REDEVELOPMENT PROJECT AREA**

WHEREAS, the City of O'Fallon, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (hereinafter referred to as the "Act") for the proposed Redevelopment Plan and Project (the "Plan") within the municipal boundaries of the City of O'Fallon and within the Route 50/Scott-Troy Road Redevelopment Project Area (the "Area") as described in Exhibit A attached to this Ordinance, which constitutes in the aggregate more than 1-1/2 acres; and

WHEREAS, the Plan was made available for public inspection at the City Clerk's office on **January 9, 2015**; and

WHEREAS, the City Council did on **January 20, 2015** pass **Resolution 2015-04**, setting **March 16, 2015** as the date for the public hearing on the Plan, with the time and place of such hearing identified in said Resolution; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, said notice being given to the taxing districts overlapping the Area and to the State of Illinois by certified mail on **January 22, 2015**; by publication on **February 26, 2015** and **March 5, 2015**; and by certified mail to property owners within the Area on **February 27, 2015**; and

WHEREAS, due notice with respect to the availability of the Plan, which contains an eligibility report, was given by mail on **January 21, 2015** pursuant to Section 11-74.4-5 of the Act, said notice being given to all interested parties that have registered with the City concerning the proposed Route 50/Scott-Troy Road Redevelopment Project Area; and

WHEREAS, due notice with respect to the availability of the Plan, which contains an eligibility report, was given by mail on **January 21, 2015** pursuant to Section 11-74.4-5 of the Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the Route 50/Scott-Troy Road Redevelopment Project Area; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City Council caused a public hearing to be held relative to the Redevelopment Plan and Redevelopment Project and the proposed designation of the Route 50/Scott-Troy Road Redevelopment Project Area on **March 16, 2015** at the O'Fallon City Hall; and

WHEREAS, the Redevelopment Plan and Project set forth the factors constituting the need for abatement of conditions in the proposed redevelopment project area that have led to blight or may lead to blight, and the City Council has reviewed testimony concerning such need presented at the public hearing and has reviewed the eligibility report, contained in the Plan, and is generally informed of the conditions in the Route 50/Scott-Troy Road Redevelopment Project Area as the terms “conservation area” and “blighted area” are defined in the Act; and

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the Route 50/Scott-Troy Road Redevelopment Project Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Tax Increment Redevelopment Plan and Project for said Area; and

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the Route 50/Scott-Troy Road Redevelopment Project Area to determine whether contiguous parcels of real property in said Project Area would be substantially benefited by the proposed redevelopment project improvements; and

WHEREAS, the City Council has reviewed the proposed Route 50/Scott-Troy Road Tax Increment Redevelopment Plan and Project and the Comprehensive Plan for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Project conforms to the Comprehensive Plan of the City.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF O’FALLON, ILLINOIS, that:

Section 1. The City Council of the City of O’Fallon makes the following findings:

- a. The area constituting the Route 50/Scott-Troy Road Redevelopment Project Area in the City of O’Fallon, Illinois is described in Exhibit A, attached hereto and made part of this Ordinance.
- b. There exist conditions that cause the area to be designated as a Redevelopment Project Area to be classified as a combination “blighted area” and “conservation area” as defined in Section 11-74.4-3 of the Act.
- c. The Route 50/Scott-Troy Road Redevelopment Project Area, on the whole, has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan.
- d. The Redevelopment Plan and Redevelopment Project for the Route 50/Scott-Troy Road Redevelopment Project Area conforms to the Comprehensive Plan for the development of the City as a whole.
- e. The parcels of real property in the proposed Redevelopment Project Area are contiguous and only those contiguous parcels of real property, which will be substantially benefited by the proposed redevelopment project, are included in the Route 50/Scott-Troy Road Redevelopment Project Area.

Exhibit A

Boundary Description Route 50 / Scott-Troy Road Redevelopment Project Area

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND PART OF THE NORTHEAST QUARTER OF SECTION 33 ALL IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "A" ON PAGE 263 IN THE RECORDER OF DEED'S OFFICE OF ST. CLAIR COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD ON THE EASTERLY LINE OF "LAKEPOINTE CENTRE PROFESSIONAL PARK" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "95" ON PAGE 18 IN SAID RECORDER OF DEED'S OFFICE, FROM WHICH A CONCRETE R/W MONUMENT MARKING THE SOUTHEAST CORNER OF SAID "LAKEPOINTE CENTRE PROFESSIONAL PARK", BEARS SOUTH 00 DEGREES 01 MINUTES 22 SECONDS EAST, 107.52 FEET; THENCE, NORTH 00 DEGREES 01 MINUTES 22 SECONDS WEST ON SAID EASTERLY LINE AND ITS EXTENSION, 1449.55 FEET TO A CONCRETE MONUMENT WHICH MARKS THE NORTHEAST CORNER OF "THE VILLAS AT LAKEPOINTE" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "97" ON PAGE 9 IN SAID RECORDER OF DEED'S OFFICE, SAID CONCRETE MONUMENT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO VICTORY FREE WILL BAPTIST CHURCH BY DOCUMENT NUMBER A02143243 IN SAID RECORDER OF DEED'S OFFICE; THENCE, NORTH 71 DEGREES 49 MINUTES 19 SECONDS EAST ON THE SOUTHEASTERLY LINE OF SAID VICTORY FREE WILL BAPTIST CHURCH TRACT OF LAND, 248.61 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE, CONTINUING NORTH 71 DEGREES 49 MINUTES 19 SECONDS EAST ON SAID SOUTHEASTERLY LINE, 418.69 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO WESTMORE DEVELOPMENT IN DEED BOOK 3083 ON PAGE 1042 IN SAID RECORDER OF DEED'S OFFICE; THENCE, NORTH 71 DEGREES 54 MINUTES 27 SECONDS EAST, 441.64 FEET; THENCE, SOUTH 89 DEGREES 31 MINUTES 17 SECONDS EAST, 599.83 FEET TO THE WEST R.O.W. LINE OF SCOTT-TROY ROAD; THENCE, CONTINUING SOUTH 89 DEGREES 31 MINUTES 17 SECONDS EAST, 120.00 FEET TO THE EAST R.O.W. LINE OF SCOTT-TROY ROAD; THENCE, SOUTHERLY FOLLOWING THE EAST R.O.W. LINE OF SCOTT-TROY ROAD UNTIL IT INTERSECTS THE NORTH R.O.W. LINE OF U.S. ROUTE 50; THENCE, SOUTHWESTERLY FOLLOWING THE NORTH R.O.W. LINE OF U.S. ROUTE 50, 157.00 FEET TO THE WEST R.O.W. LINE OF SCOTT-TROY ROAD; THENCE, CONTINUING ALONG SAID NORTH R.O.W. LINE OF U.S. ROUTE 50, SOUTH 56 DEGREES 40 MINUTES 06 SECONDS WEST, 941.00 FEET; THENCE, ALONG SAID NORTH R.O.W. LINE OF U.S. ROUTE 50 ALONG A CURVE HAVING A RADIUS POINT TO THE NORTH, A RADIAL DISTANCE OF 1877.08 FEET, A CHORD BEARING, SOUTH 57 DEGREES 11 MINUTES 53 SECONDS WEST, AND A CHORD DISTANCE OF 34.23 FEET; THENCE, NORTH 32 DEGREES 16 MINUTES 46 SECONDS WEST, 128.00 FEET; THENCE, ALONG A CURVE HAVING A RADIUS POINT TO THE NORTH, A RADIAL DISTANCE OF 1749.08 FEET, A CHORD BEARING, SOUTH 62 DEGREES 05 MINUTES 35 SECONDS WEST, AND A CHORD DISTANCE OF 266.70 FEET; THENCE, SOUTH 12 DEGREES 09 MINUTES 12 SECONDS EAST, 51.90 FEET; THENCE, SOUTH 77 DEGREES 46 MINUTES 09 SECONDS WEST ON THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS IN DEED BOOK 2680 ON PAGE 1156 IN SAID RECORDER OF DEED'S OFFICE, 289.17 FEET; THENCE, NORTH 00 DEGREES 38 MINUTES 08 SECONDS EAST, 666.02 FEET; THENCE, SOUTH 85 DEGREES 33 MINUTES 41 SECONDS EAST, 230.00 FEET; THENCE, NORTH 33 DEGREES 19 MINUTES 27 SECONDS WEST, 425.00 FEET; THENCE, NORTH 00 DEGREES 20 MINUTES 45 SECONDS WEST, 476.32 FEET TO THE POINT OF BEGINNING.

Parcel ID Numbers (PIN)

04-33.0-200-033
04-28.0-400-032
04-28.0-400-028
04-33.0-200-019
04-33.0-200-025
04-33.0-200-026 (part of)

Totalling approximately 47 acres, including existing public ROW (44 acres net of ROW).

ORDINANCE NO. _____

**ORDINANCE APPROVING THE 2015
AMENDMENT TO THE CITY OF
O’FALLON TIF REDEVELOPMENT
PROJECT AREA NO. 1**

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 5/11-74.4-1 et. seq., hereinafter referred to as the “Act”, the City of O’Fallon (the “City”) did on June 19, 1995 adopt Ordinances 1765, 1766 and 1767, which approved a Redevelopment Plan and Project (the “Plan”), designated a redevelopment project area and established tax increment financing for a specific area legally described therein and commonly referred to as the TIF No. 1 (the “Project Area”); and

WHEREAS, pursuant to the Act, the City amended the Plan and Project Area boundary by adding certain properties to the Project Area and making other such changes as deemed necessary; and

WHEREAS, it is now desirable and for the best interest of the citizens of the City to amend the Area boundaries by removing certain property and street rights-of-way from the Area in order to establish a new TIF redevelopment project area known as the Route 50/Scott-Troy Road Redevelopment Project Area; and

WHEREAS, subsection 11-74.4-5(c) of the Act provides that a redevelopment plan and redevelopment project area may be amended, provided that changes which do not:

- (1) add additional parcels of property to the proposed redevelopment project area;
- (2) substantially affect the general land uses proposed in the redevelopment plan;
- (3) substantially change the nature of the redevelopment project;
- (4) increase the total estimated redevelopment project costs set out in the re-development plan by more than 5% after adjustment for inflation from the date the plan was adopted;
- (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan; or,
- (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10,

Exhibit A

Area to be removed from City of O'Fallon TIF Redevelopment Project Area No. 1

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND PART OF THE NORTHEAST QUARTER OF SECTION 33 ALL IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "A" ON PAGE 263 IN THE RECORDER OF DEED'S OFFICE OF ST. CLAIR COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD ON THE EASTERLY LINE OF "LAKEPOINTE CENTRE PROFESSIONAL PARK" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "95" ON PAGE 18 IN SAID RECORDER OF DEED'S OFFICE, FROM WHICH A CONCRETE R/W MONUMENT MARKING THE SOUTHEAST CORNER OF SAID "LAKEPOINTE CENTRE PROFESSIONAL PARK", BEARS SOUTH 00 DEGREES 01 MINUTES 22 SECONDS EAST, 107.52 FEET; THENCE, NORTH 00 DEGREES 01 MINUTES 22 SECONDS WEST ON SAID EASTERLY LINE AND ITS EXTENSION, 1449.55 FEET TO A CONCRETE MONUMENT WHICH MARKS THE NORTHEAST CORNER OF "THE VILLAS AT LAKEPOINTE" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "97" ON PAGE 9 IN SAID RECORDER OF DEED'S OFFICE, SAID CONCRETE MONUMENT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO VICTORY FREE WILL BAPTIST CHURCH BY DOCUMENT NUMBER A02143243 IN SAID RECORDER OF DEED'S OFFICE; THENCE, NORTH 71 DEGREES 49 MINUTES 19 SECONDS EAST ON THE SOUTHEASTERLY LINE OF SAID VICTORY FREE WILL BAPTIST CHURCH TRACT OF LAND, 248.61 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE, CONTINUING NORTH 71 DEGREES 49 MINUTES 19 SECONDS EAST ON SAID SOUTHEASTERLY LINE, 418.69 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO WESTMORE DEVELOPMENT IN DEED BOOK 3083 ON PAGE 1042 IN SAID RECORDER OF DEED'S OFFICE; THENCE, NORTH 71 DEGREES 54 MINUTES 27 SECONDS EAST, 441.64 FEET; THENCE, SOUTH 89 DEGREES 31 MINUTES 17 SECONDS EAST, 599.83 FEET TO THE WEST R.O.W. LINE OF SCOTT-TROY ROAD; THENCE, CONTINUING SOUTH 89 DEGREES 31 MINUTES 17 SECONDS EAST, 120.00 FEET TO THE EAST R.O.W. LINE OF SCOTT-TROY ROAD; THENCE, SOUTHERLY FOLLOWING THE EAST R.O.W. LINE OF SCOTT-TROY ROAD UNTIL IT INTERSECTS THE NORTH R.O.W. LINE OF U.S. ROUTE 50; THENCE, SOUTHWESTERLY FOLLOWING THE NORTH R.O.W. LINE OF U.S. ROUTE 50, 157.00 FEET TO THE WEST R.O.W. LINE OF SCOTT-TROY ROAD; THENCE, CONTINUING ALONG SAID NORTH R.O.W. LINE OF U.S. ROUTE 50, SOUTH 56 DEGREES 40 MINUTES 06 SECONDS WEST, 941.00 FEET; THENCE, ALONG SAID NORTH R.O.W. LINE OF U.S. ROUTE 50 ALONG A CURVE HAVING A RADIUS POINT TO THE NORTH, A RADIAL DISTANCE OF 1877.08 FEET, A CHORD BEARING, SOUTH 57 DEGREES 11 MINUTES 53 SECONDS WEST, AND A CHORD DISTANCE OF 34.23 FEET; THENCE, NORTH 32 DEGREES 16 MINUTES 46 SECONDS WEST, 128.00 FEET; THENCE, ALONG A CURVE HAVING A RADIUS POINT TO THE NORTH, A RADIAL DISTANCE OF 1749.08 FEET, A CHORD BEARING, SOUTH 62 DEGREES 05 MINUTES 35 SECONDS WEST, AND A CHORD DISTANCE OF 266.70 FEET; THENCE, SOUTH 12 DEGREES 09 MINUTES 12 SECONDS EAST, 51.90 FEET; THENCE, SOUTH 77 DEGREES 46 MINUTES 09 SECONDS WEST ON THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS IN DEED BOOK 2680 ON PAGE 1156 IN SAID RECORDER OF DEED'S OFFICE, 289.17 FEET; THENCE, NORTH 00 DEGREES 38 MINUTES 08 SECONDS EAST, 666.02 FEET; THENCE, SOUTH 85 DEGREES 33 MINUTES 41 SECONDS EAST, 230.00 FEET; THENCE, NORTH 33 DEGREES 19 MINUTES 27 SECONDS WEST, 425.00 FEET; THENCE, NORTH 00 DEGREES 20 MINUTES 45 SECONDS WEST, 476.32 FEET TO THE POINT OF BEGINNING.

Parcel ID Numbers (PIN)

04-33.0-200-033
04-28.0-400-032
04-28.0-400-028
04-33.0-200-019
04-33.0-200-025
04-33.0-200-026 (partially removed from TIF 1)

Totaling approximately 47 acres, including existing public ROW (44 acres net of ROW).

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF
O’FALLON (“CITY”) WHICH
AUTHORIZES THE EXECUTION OF
AN INTERGOVERNMENTAL
AGREEMENT WITH O’FALLON
COMMUNITY SCHOOL DISTRICT
NO. 90 AND O’FALLON TOWNSHIP
HIGH SCHOOL DISTRICT NO. 203
 (“SCHOOL DISTRICTS”)**

WHEREAS, the City of O’Fallon, St. Clair County, Illinois (“City”) is a duly created, organized and validly existing municipality of the State of Illinois under the 1970 Illinois Constitution (“Constitution”) and the laws of the State of Illinois, including particularly the Illinois Municipal Code (the “Municipal Code”), and all laws amendatory thereof and supplementary thereto (Chapter 65, Act 5, Illinois Compiled Statutes (2006)); and

WHEREAS, the City and School Districts are authorized and empowered by Article VII, Section 10 of the Constitution of the State of Illinois (1970) and 5 ILCS 220/1, *et. seq.*, to enter into intergovernmental agreements for any purpose not prohibited by law; and

WHEREAS, the City adopted a certain Redevelopment Plan entitled “Route 50/Scott-Troy Road Tax Increment Financing Redevelopment Plan and Project” within established geographic boundaries and tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et. seq.* (hereinafter the “Act”); and

WHEREAS, the purpose of the plan is to foster economic development in the City and to attract business and new jobs to the City, thus providing increased tax revenues to the City and the taxing districts within its boundaries; and

WHEREAS, the Act allows a municipality to pledge all or a portion of incremental property tax revenues generated within a TIF Area to repayment of certain redevelopment project costs and/or bonds or notes issued to fund such costs, and provides that the portion of incremental property tax revenues not so pledged may be declared as surplus and distributed to all Taxing Districts; and

WHEREAS, the continued provision of quality education by the School Districts is important to the City and its citizens and is critical to attracting business and further economic development in the City, in that the existence of good public schools is an important factor in the location of commercial development and residential development; and

WHEREAS, the City wants to ensure that all of the Taxing Districts get a fair share of the tax increment revenue from the redevelopment project.

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT (hereinafter referred to as the “Agreement”) is made and entered into this ___ day of _____, 2015, by and between the City of O’Fallon, Illinois, an Illinois Municipal Corporation (hereinafter referred to as the “City”), O’Fallon Community School District No. 90 and O’Fallon Township High School District No. 203 (hereinafter referred to as “School Districts”).

RECITALS

1. The City and School Districts are authorized and empowered by Article VII, Section 10 of the Constitution of the State of Illinois (1970) and 5 ILCS 220/1, *et seq.*, to enter into intergovernmental agreements for any purpose not prohibited by law.

2. The City proposes to adopt a certain Redevelopment Plan (hereinafter the “Plan”), entitled Route 50/Scott-Troy Road Tax Increment Financing Redevelopment Plan and Project, within established geographic boundaries for a tax increment financing area (hereinafter the “TIF Area”) and Tax Increment Financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74,4-1, *et seq.* (hereinafter the “Act”).

3. The purpose of the Plan is to foster economic development in the City and to attract business and new jobs to the City, thus providing increased tax revenues for the City and the Taxing Districts within its boundaries.

4. The Act allows a municipality to pledge all or a portion of incremental property tax revenues generated within a TIF Area to payment of certain redevelopment project costs and / or bonds or notes issued to fund such costs, and provides that the portion of incremental property tax revenues not so pledged may be declared as surplus and distributed to the Taxing Districts.

5. The continued provision of quality education by the School Districts is important to the City and its citizens and is critical to attracting business and further economic development in the City, in that the existence of good public schools is an important factor in the location of commercial development and residential development.

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE RECITALS AND FOLLOWING AGREEMENTS, THE CITY AND SCHOOL DISTRICTS HEREBY AGREE AS FOLLOWS:

6. That the preceding recitations in the upper part of this Intergovernmental Agreement are restated, realleged, and adopted as paragraph six (6) of this Intergovernmental Agreement.

7. The TIF Area will generate tax increment revenues, and the City will provide for annual surplus declarations of a portion of said revenues as follows:

a. Rec-Plex property – 50% of all incremental revenue generated by these properties. The legal description for the Rec-Plex property is attached as Exhibit A and incorporated herein by reference.

b. All other properties in the TIF Area – 25% of all incremental revenue generated by these properties. The legal description for the entire TIF Area is attached as Exhibit B. The property in the TIF Area that will receive a 25% annual surplus declaration to all of the taxing districts is calculated by simply subtracting the property in Exhibit A from the property in Exhibit B.

8. The annual surplus declarations as described in the preceding paragraph will be distributed as surplus funds pursuant to the Act to the following taxing districts:

- a. O’Fallon Community School District No. 90
- b. Southwestern Illinois College
- c. City of O’Fallon
- d. O’Fallon Township
- e. O’Fallon Township High School #203
- f. O’Fallon Public Library
- g. St. Clair County

The remaining tax increment revenues generated each year within the TIF Area will remain in the Special Allocation Fund for allocation by the City as it deems appropriate pursuant to the provisions of the Plan

and the Act.

9. All surplus funds shall be distributed annually within 180 days after the close of the City's fiscal year by being paid by the Treasurer to the County Collector in direct proportion to the tax incremental revenue received as a result of an increase in the equalized assessed value of property in the TIF Area. The County Collector shall thereafter make distribution to the respective taxing districts in the same manner and proportion as the most recent distribution by the County Collector to the affected districts of real property taxes from real property in the redevelopment project area.

10. In consideration of the foregoing, the School Districts hereby covenant and agree to forego the commencement, institution or assertion of any claim or cause of action related thereto against the City and of any and all claims, challenges, demands, obligations or causes of action relating to: (i) the adoption of the Plan for the TIF Area; (ii) the designation of the TIF Area as a combination "blighted area and conservation area" and a "redevelopment project area" eligible for the benefits of the TIF Act; (iii) the adoption and implementation of the TIF Act in the TIF Area; (iv) the Project; or, (v) any obligations of the City or any other governmental entity in connection with the Project.

11. Each subscriber to this Agreement warrants to the other that he or she is authorized to execute, deliver and perform this Agreement in the name of the party on whose behalf he or she executes it.

12. Each subscriber further warrants to the other that execution, delivery and performance of this Agreement does not constitute a breach or violation of any agreement or undertaking by which the represented party is bound.

13. This Agreement shall be binding on the parties and their respective successors. It may be assigned only by written agreement of the parties.

14. Each party shall, at the request and expense of the other, have its representative execute and deliver any further documents and do all acts and things as that party may be reasonably required to do to carry out the true intent and meaning of this Agreement.

15. This Agreement is governed by and shall be interpreted and enforced in accordance with

the laws of the State of Illinois.

16. No waiver of any term or condition of this Agreement shall be binding or effective for any purpose unless expressed in writing and signed on behalf of the party making the waiver, and then shall be effective only in the specific instance and for the purpose given. This Agreement shall not in any other way be modified except in writing signed on behalf of both parties.

17. This Agreement expresses the complete and final understanding of the parties with respect to its subject matter.

18. This Agreement shall remain in effect for the entire duration of the Plan or until the Plan is terminated by the City in the manner provided in Section 5/11-74.4-8 of the Act. Obligations which have accrued prior to the termination date shall remain in effect until satisfied.

19. This Agreement shall be approved by appropriate action of the Board of Education of the School Districts and the Mayor and City Council of the City.

IN WITNESS WHEREOF, this Agreement is executed on the date set forth above.

CITY OF O’FALLON

By: _____
Gary Graham, Mayor
City of O’Fallon

BOARD OF EDUCATION OF O’FALLON COMMUNITY SCHOOL DISTRICT NO. 90

By: _____
Its President

BOARD OF EDUCATION OF O’FALLON TOWNSHIP HIGH SCHOOL DISTRICT NO. 203

By: _____
Its President

Tax Increment Financing Redevelopment Plan & Project

.....
Route 50/Scott-Troy Road
Redevelopment Project Area
.....

Prepared for

City of O'Fallon, Illinois

Prepared by

PGAV PLANNERS

January 8, 2015

Addendum A - February 25, 2015

ADDENDUM A

TIF Redevelopment Plan and Project Route 50/Scott-Troy Road Redevelopment Project Area

City of O'Fallon, Illinois

February 25, 2015

This Addendum forms a part of and modifies the Tax Increment Financing ("TIF") Redevelopment Plan and Project (the "Plan") for the Route 50/Scott-Troy Road Redevelopment Project Area (the "Project Area"), dated January 8, 2015.

A. General Background

The Plan was prepared pursuant to the provisions of the Illinois Tax Increment Allocation Redevelopment Act, *65 ILCS 5/11-74.4-1 et. seq.* (the "TIF Act"). The Plan has been available for public review since January 9, 2015, has been reviewed by the Joint Review Board. The public hearing on the Plan is scheduled for March 16, 2015.

The Joint Review Board recommended that the Plan be approved by the City Council subject to the condition making certain changes to the Plan regarding the percentage of tax increment revenue that is to be declared as surplus annually. This Addendum A contains the requested changes to the Plan.

B. Plan Revisions

Page 29: Section D of Section V of the Plan, in its entirety, is replaced with the following:

D. Assessment of Financial Impact

The City finds adoption of this Redevelopment Plan will not place significant additional demands on facilities or services for any local taxing body. Police and fire services and facilities appear to be adequate for the foreseeable future.

To offset any unforeseen taxing district costs directly resulting from the Redevelopment Projects, the City commits to pass-through to the taxing districts an annually declared surplus. The annual surplus declarations shall be as follows:

- Rec-Plex property: 50% annual surplus of the tax increment generated
- All other properties in Area: 25% annual surplus of tax increment generated

The City will return the annual surplus tax increment revenue to St. Clair County for distribution on a pro-rata basis back to the affected taxing bodies in accordance with the requirements of the TIF Act.

C. Authorization for Plan Changes

The TIF Act permits changes to the Plan at the public hearing or any time prior to the adoption of the ordinance approving the redevelopment plan, subject to certain limitations. Specifically, the Act states:

“At the public hearing or at any time prior to the adoption by the municipality of an ordinance approving a redevelopment plan, the municipality may make changes in the redevelopment plan... Changes which do not

- (1) add additional parcels of property to the proposed redevelopment project area,*
- (2) substantially affect the general land uses proposed in the redevelopment plan,*
- (3) substantially change the nature of or extend the life of the redevelopment project, or*
- (4) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10,*

may be made without further hearing, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing district. Such notice by mail and by publication shall each occur not later than 10 days following the adoption by ordinance of such changes.”

The change associated with this Addendum A does not result in any of the above listed conditions. Therefore, the changes to the Plan made by this Addendum A are permissible subject to the notification requirements of the Act.

CITY OF O'FALLON, ILLINOIS

MAYOR

Gary L. Graham

CITY COUNCIL

Gene McCoskey, Ward 1
Richie Meile, Ward 1
Ed True, Ward 2
Jerry Albrecht, Ward 2
Jerry Mouser, Ward 3
Kevin Hagarty, Ward 3
John Drolet, Ward 4

Herb Roach, Ward 4
Michael Bennett, Ward 5
Courtney Cardona, Ward 5
Jim Hursey, Ward 6
Ray Holden, Ward 6
David Cozad, Ward 7
Harlan Gerrish, Ward 7

CITY CLERK

Phil Goodwin

CITY ADMINISTRATOR

Walter Denton

COMMUNITY DEVELOPMENT DIRECTOR

Ted Shekell

FINANCE DIRECTOR

Sandy Evans

CITY ATTORNEY

Dale Funk

SPECIAL TIF COUNSEL

Terry Bruckert

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APPENDIX

- Attachment A – Resolution No. 2014-44
- Attachment B – Boundary Description
- Attachment C – Existing Conditions Photos
- Attachment D – Parcel Identification Numbers, Property Owner and 2013 EAV

SECTION I

INTRODUCTION

On October 6, 2014, the O'Fallon City Council passed **Resolution 2014-44** stating the City's intent to designate a portion of the City as a tax increment finance (TIF) Redevelopment Project Area and to induce development interest within such area (see **Attachment A** in the Appendix). The area being considered for designation as a TIF area generally includes parcels of property located northwest of the intersection of U.S. Route 50 and Scott-Troy Road. The area is referred to herein as the Route 50/Scott-Troy Road Redevelopment Project Area (the "Area"). The boundaries of the Area are as shown on **Exhibit A - Redevelopment Project Area Boundary**. Refer also to the **Boundary Description** contained in the **Appendix** as **Attachment B**.

The Area contains approximately 47 acres, including existing public rights-of-way (44 acres net of rights-of-way). There are five vacant parcels and one improved parcels located in the Area. The conditions that qualify both improved and vacant land for tax increment financing are documented in **Section III** of this Plan.

The City may consider the use of tax increment financing, as well as other economic development resources as available, to facilitate private investment within the Area. It is the intent of the City to induce the investment of significant private capital in the Area, which will also induce spillover investment in neighboring areas. A housing impact study need not be performed since there are no residential units within the Area (per Section 11-74.4-3(n) (5) of the Illinois Tax Increment Allocation Redevelopment Act).


The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area and a Redevelopment Plan. The following sections of this report present the findings of eligibility and the Redevelopment Plan and Project for the Area, as well as other findings, evidence, and documentation required by the Act.

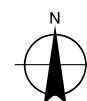
Exhibit A Redevelopment Project Area Boundary

Route 50 / Scott-Troy
Road Redevelopment Project Area



Legend

 Redevelopment Project Area Boundary



SECTION II

STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS

A. Introduction

Tax increment financing (TIF) is a local funding mechanism created by the "Tax Increment Allocation Redevelopment Act" (the "Act"). The Act is found at 65 ILCS 5/11-74.4-1 *et. seq.*

As used, herein, the term **Redevelopment Project** means any public and private development project in furtherance of the objectives of a Redevelopment Plan. The term **Redevelopment Project Area** means an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions that cause the area to be classified as an industrial park conservation area, a blighted area or a conservation area, or a combination of both blighted areas and conservation areas. **Redevelopment Plan** means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the Redevelopment Project Area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area.

The concept behind the tax increment law is straightforward and allows a municipality to carry out redevelopment activities on a local basis. Redevelopment that occurs in a designated Redevelopment Project Area results in an increase in the equalized assessed valuation (EAV) of the property and, thus, generates increased real property tax revenues. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, and other redevelopment project costs as permitted by the Act.

The Illinois General Assembly made various findings in adopting the Act; among them were:

1. That there exists in many municipalities within the State blighted, conservation and industrial park conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest and welfare.

These findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a Redevelopment Plan. One of these requirements is that the municipality must demonstrate that a Redevelopment Project Area qualifies under the provisions of the Act. With the definitions set forth in the Act, a Redevelopment Project Area may qualify either as a blighted area, a conservation area, or a combination of both blighted area and conservation area, or an industrial park conservation area.

B. Summary of Findings

The following findings and evidentiary documentation is made with respect to the proposed Redevelopment Project Area:

1. The Area as a whole meets the statutory requirements as a ***combination blighted area and conservation area***. Furthermore, the factors necessary to make these findings exist to a meaningful extent and are distributed throughout the Area.
2. The Area exceeds the statutory minimum size of 1-1/2 acres.
3. The Area contains contiguous parcels of real property.
4. If this Plan is adopted and implemented by the City, it is reasonable to say that all properties included in the Area would benefit substantially from being included in the Area.
5. The Redevelopment Project Area, as a whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to occur without public assistance. Further evidence of this is presented in **Section V** of this document.

SECTION III

BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS

A. Introduction

A Redevelopment Project Area, according to the Act, is that area designated by a municipality in which the finding is made that there exist conditions that cause the area to be classified as a blighted area, conservation area, or combination thereof, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the Act.

This Section documents the relevant statutory requirements and how the subject area meets the eligibility criteria.

B. Statutory Qualifications

The Act defines the factors that must be present in order for an area to qualify for TIF. The following provides the statutory definitions of the qualifying factors relating to a blighted area and a conservation area:

1. Eligibility of a Blighted Area

The following is taken from the Act wherein it states that a "...**blighted area**" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where."¹

- a. **"If improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area."

- (1) "Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed."

¹ Emphasis added with bold or underlined text.

- (2) “Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.”
- (3) “Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.”
- (4) “Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.”
- (5) “Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.”
- (6) “Excessive vacancies. The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.”
- (7) “Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.”
- (8) “Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area,

(ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.”

- (9) “Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.”
- (10) “Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.”
- (11) “Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.”
- (12) “Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area’s development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.”

- (13) “The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.”

- b. **“If vacant**, the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:”
 - (1) **“Obsolete platting** of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way, or that omitted easements for public utilities.”
 - (2) “Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.”
 - (3) “Tax and special assessment delinquencies exist, or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.”
 - (4) **“Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.”**
 - (5) “The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.”

- (6) **“The total equalized assessed value of the proposed Redevelopment Project Area has declined** for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.”
- c. If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:
- (1) The area consists of one or more unused quarries, mines, or strip mine ponds.
 - (2) The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
 - (3) The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
 - (4) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
 - (5) Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than 50, nor more than 100 acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (a) of this subsection, the area has been designated as a town or Village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

- (6) The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

2. Eligibility of a Conservation Area

The Act further states that a "... "conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which **50% or more of the structures in the area have an age of 35 years or more**. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the [13 factors applicable to the improved area] is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area." *[Bracketed text replaces "following factors" from the Act.]*

C. Investigation and Analysis of Blighting Factors

In determining whether or not the Area meets the eligibility requirements of the Act, research and field surveys were conducted by way of:

- Contacts with City of O'Fallon officials who are knowledgeable of Area conditions and history.
- On-site field examination of conditions within the Area by experienced staff of PGAV.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing, which became effective January 10, 1977.
- Examination of St. Clair County real property tax assessment records.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these is that the municipality must demonstrate that the Area qualifies. An analysis of the physical conditions and presence of blighting factors relating to the Area was commissioned by the City. The result and documentation of this effort are summarized below.

D. Analysis of Conditions in the Area

PGAV staff conducted field investigations to document existing conditions in the Area on October 13, 2014. This field work was supplemented with discussions with City staff and analysis of property assessment data from St. Clair County. **Exhibit B – Summary of Blighting and Conservation**

Area Factors provides a quantitative breakdown of the various factors. **Exhibit C – Existing Conditions** provides a map indicating certain blighting and conservation area factors that were determined to exist within the Area. A blighting factor that relates to property valuation trends is presented later in this Section.

1. Findings on Improved Area

- a. Summary of Findings on Age of Structures: Age is a prerequisite factor in determining if all or a portion of a redevelopment project area qualifies as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures in the redevelopment project area must have an age of 35 years or greater in order to meet this criteria. There is only one building in the Area. According to St. Clair County Assessor records shows that the building was built in 1965. Thus, this improved parcel meets the threshold as a conservation area.
- b. Summary of Findings on Deterioration: Deteriorated conditions were recorded on the aforementioned building. The field survey of exterior building condition found deteriorated wood siding and fascia boards and metal roofing. The parking and equipment storage surfaces areas were deteriorated as well. **Attachment C** in the **Appendix** provides **photos** of examples of the conditions found on this property.
- c. Summary of Findings on Structures Below Minimum Code Standards: The existing building located at 201 Scott-Troy Road was originally built in 1965 according to County records and is occupied by construction contractor. According to the City's Building & Zoning Supervisor, there are multiple code deficiencies associated with this building. Applicable codes adopted by City include:
 - 2012 Fire Prevention Code
 - 2012 International Existing Building Code
 - Illinois Plumbing Code (Part 890, Illinois Administrative Code)

The City also enforces the Illinois Accessibility Code within its municipal limits. What are currently known as code deficiencies, albeit they would be considered "grandfathered", includes:

- Plumbing Code: No plumbing permits have been issued and due to its current use, grease interceptors and slug drains would be required by code and none exist at this time.

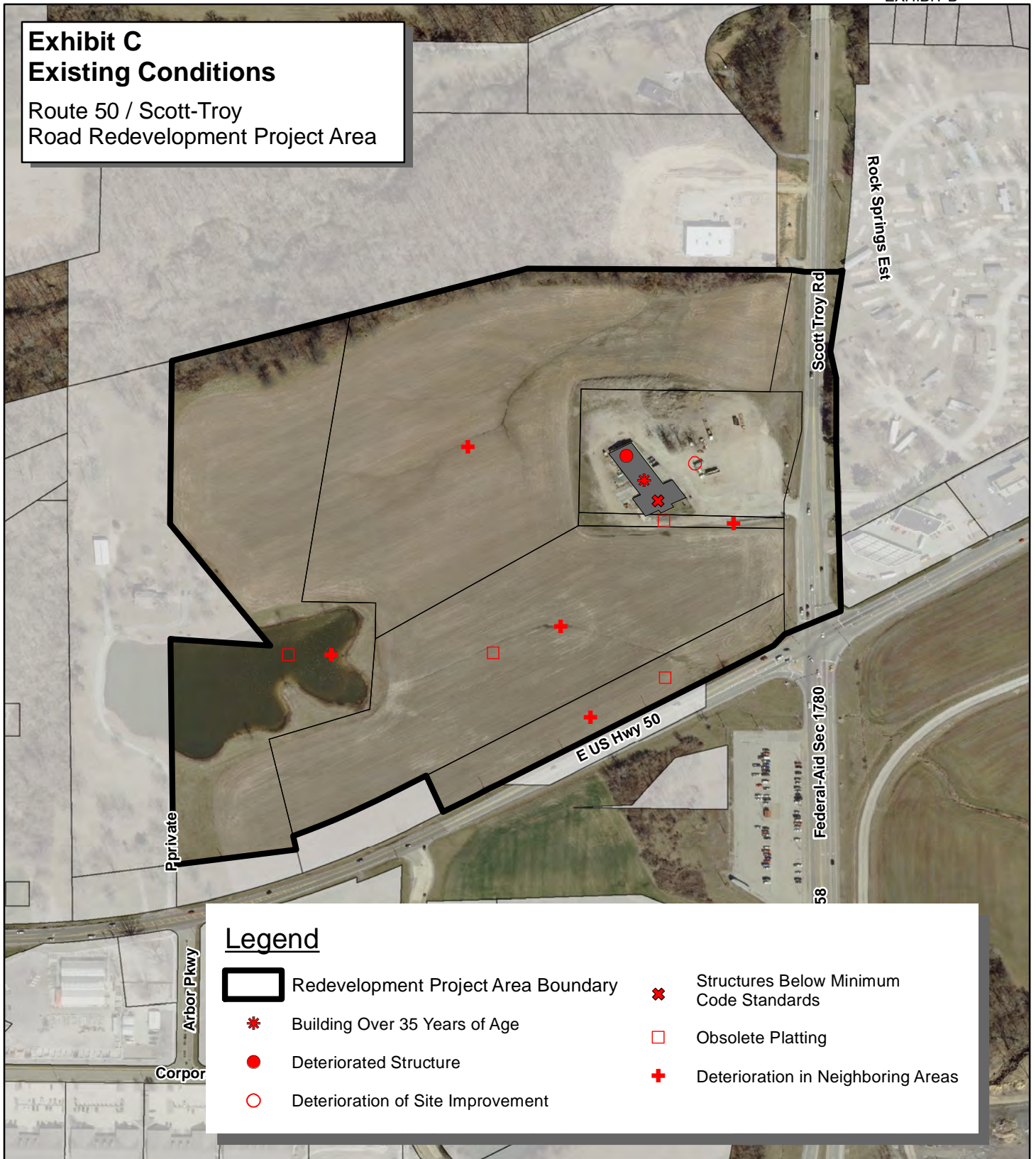
Exhibit B
SUMMARY OF BLIGHTING AND
CONSERVATION AREA FACTORS
Route 50 / Scott-Troy Road Redevelopment Project Area
City of O'Fallon, Illinois

	Total	%
No. of improved parcels	1	17%
No. of vacant parcels	5	83%
Total parcels	6	100%
No. of buildings	1	100%
No. of buildings 35 years or older	1	100%
No. housing units	0	
No. housing units occupied	0	
Sub-Area Count	1	100%
IMPROVED LAND FACTORS:		
No. of deteriorated buildings	1	100%
No. of parcels with site improvements that are deteriorated	1	100%
No. of dilapidated buildings	0	0%
No. of obsolete buildings	0	0%
No. of structures below minimum code	1	100%
No. of buildings lacking ventilation, light or sanitation facilities	0	0%
No. of building with illegal uses	0	0%
Number of buildings with vacancies ²	0	0%
No. of parcels with excessive land coverage or overcrowding of structures	0	0%
Inadequate utilities	0	0%
Deleterious land use or layout (by Sub-Area)	1	100%
Lack of community planning	0	0%
Declining or Sub-par EAV Growth	Yes	
VACANT LAND FACTORS (2 or More):		
Obsolete Platting	4	80%
Diversity of Ownership	0	0%
Tax Delinquencies	0	0%
Deterioration of Struct. Or Site Improvements in Neighboring Areas	5	100%
Environmental Clean-up	nd ¹	
Declining or Sub-par EAV Growth	Yes	
VACANT LAND FACTORS (1 or More):		
Unused Quarry, Mines, Rail, etc.	0	0%
Blighted Before Vacant	0	0%
Chronic Flooding	0	0%
Unused or Illegal Disposal Site	0	0%









¹ Not determined.

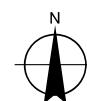
Exhibit C Existing Conditions

Route 50 / Scott-Troy
Road Redevelopment Project Area



Legend

-  Redevelopment Project Area Boundary
-  Building Over 35 Years of Age
-  Deteriorated Structure
-  Obsolete Platting
-  Structures Below Minimum Code Standards
-  Obsolete Platting
-  Deterioration in Neighboring Areas
-  Deterioration of Site Improvement



- **Building Code:** Additional uses and additions have been added over the years, without the benefit of permits or inspections. These are inconsistent with current codes and would be non-compliant. There is limited separation of uses, such as (B) business use and (S1) storage use, which would indicate that the structure would not meet building code requirements for the proper separation for the type construction (5B) wood frame, size of structure and of uses, such as firewalls or fire partitions.
 - **Fire Prevention Code:** The building is not currently protected with an automatic fire sprinkler system. A Building of this size, type construction and current use would require a sprinkler system under the current code.
 - **ADA Accessibility:** The building and the parking lot have no provisions for compliance with the Illinois Accessibility Code.
- d. Summary of Findings Regarding Deleterious Land Use or Layout: The heavy construction contracting company operations that is located within the Area, while a legal use of the property, is not compatible with the emerging residential and commercial development occurring around it. The building associated with this business is deteriorated and the site improvements (asphalt pavement) are deteriorated as well. Dump trucks and heavy construction equipment are stored outdoors and within view of neighboring areas. This business is more of an industrial use and detracts from the desirability of the real estate that surrounds it.
- e. Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation: This factor is applicable to the entire Area (vacant areas as well as improved areas in aggregate). The total equalized assessed valuation (EAV) for the Area has not kept pace with the Consumer Price Index for four (3) of the last five (5) calendar years. A comparison of EAV for the Area and the balance of the City are shown as **Exhibit D, Comparison of EAV Growth Rates (2008-2013)**. The property with the building on it declined in assessed value over the last 5 years by about \$1,100 or minus 2.4%. Oddly, all of the vacant tracts currently used largely for row crops increased in value but not to the degree to keep the aggregate value of the Area from declining during this period.

2. Findings on Vacant Land

There are 5 vacant parcels that constitute approximately 40 of the 44 net acres of land within the Area. Several blighting factors, as they are applied to vacant land, are present.

Before documenting the presence of these factors, the following is presented to show that the **Area can be considered vacant land pursuant to the definition of “vacant land”** in the Act, to wit:

“(v) As used in subsection (a) of Section 11-74.4-3 of this Act, “vacant land” means any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the Redevelopment Project Area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided;...”

Exhibit D
COMPARISON OF EAV GROWTH RATES (2008-2013)

Route 50/Scott-Troy Road Redevelopment Project Area

Tax Year	EAV of Redevelopment Project Area	CPI *	Area Growth Rate Less Than CPI?
2008	\$ 46,621	215.303	
2009	\$ 48,962	214.537	
Annual Percent Change	5.0%	-0.4%	NO
2010	\$ 49,336	218.056	
Annual Percent Change	0.8%	1.6%	YES
2011	\$ 49,746	224.939	
Annual Percent Change	0.8%	3.2%	YES
2012	\$ 43,523	229.594	
Annual Percent Change	-12.5%	2.1%	YES
2013	\$ 45,519	232.957	
Annual Percent Change	4.6%	1.5%	NO

* Consumer Price Index for All Urban Consumers. Source: U.S. Bureau of Labor Statistics

Clearly, the property has been used for agricultural purposes within the last 5 years. However, the developer who currently has options to purchase the properties located within the Area is in the process of platting the property. This subdivision plat is being designed to accommodate a mixed use development containing an indoor recreation complex (with ice hockey rinks, swimming pool and a half gymnasium court), restaurants, retail space, hotels and office space. The subdivision plat for what is currently referred to as “Four Points Cen-

ter” will have been reviewed and approved by the City, in accordance with its subdivision ordinance, prior to the adoption of this TIF Redevelopment Plan. With the subdivision plat being approved, the agricultural use restriction will have been removed.

The statutory definition of a “blighted area” is satisfied with respect to how this definition is applied to vacant land under two subsections of the Act.

First, subsection 11.74.4-4-3 (a) (2) of the Act states that “[i]f vacant, the sound growth of the Redevelopment Project Area is impaired by **2 or more of the following factors** each of which is (i) is present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains:...” (emphasis added).

The first factor present to a meaningful extent is **deterioration of structures or site improvements in neighboring areas adjacent to the vacant land**. With respect to the deteriorated structures or site improvements, all of the vacant parcels have a direct view of the heavy construction contracting company operation that is located within the Area. The building associated with this business is deteriorated and the site improvements (asphalt pavement). This business is more of an industrial use and detracts from the desirability of the real estate that surrounds it for development as commercial or residential use. In addition, three of the five vacant tracts have direct views to the Rock Springs Estates mobile home park across Scott-Troy Road. This mobile home park is now largely void of mobile homes. Several of remaining mobile homes that remain are old and deteriorated. The existing streets and remaining mobile home pads are in deteriorated condition as well. There are also building material and parts of mobile homes scattered throughout this obsolete mobile home park. These conditions detract from the desirability to develop the portion of the Area that fronts onto Scott-Troy Road. Photos of the above described conditions are located in **Attachment C** in the **Appendix**.

Another factor that is present is **obsolete platting**. Four of the five vacant parcels exhibit such conditions due to configurations of parcels of irregular size, shape, and lack of street access that would make it difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements. In fact the current parcel layout is being ignored with respect to the platting for the proposed redevelopment project.

The third factor present with respect to the vacant land is that **the total equalized assessed valuation (EAV) of the proposed Area has increased at a rate that is less than inflation for three (3) of the last five (5) years** (see Exhibit D).

E. Summary of Eligibility Factors for the Area

The study found that the Area contains conditions that qualify it as a ***combination blighted area and conservation area***. The following summarizes the existence of the most predominant blighting/conservation factors existing within the Area (conservation factors applying to the improved parcels and blighting factors applying to the vacant land):

- **Age** – The one building located in the Area is greater than 35 years old, which exceeds the statutory threshold of 50% (prerequisite for a “conservation area”).
- **Deterioration** – The single building and the site improvements exhibit signs of deterioration as defined in the Act.
- **Structures below minimum code** – The one existing structure does not meet the City’s current codes.
- **Deleterious land use or layout** – The heavy construction contracting company operations that is located within the Area, while a legal use of the property, is not suitable for the emerging residential and commercial development occurring around it.
- **Sub-par EAV growth** – The growth in the Area’s equalized assessed valuation has failed to keep pace with inflation for three (3) of the last five (5) years. In fact, the Area has declined in EAV, from 2008 to 2013, by \$1,100 or minus 2.4%. This factor applies to both improved and vacant land.
- **Deteriorated buildings or site improvements in neighboring areas** – The vacant tracts are negatively impacted by the presences of the adjoining deteriorated construction contractor’s building and site improvements and the Rock Springs mobile home park located across Scott-Troy Road.
- **Obsolete Platting** – Four of the five vacant tracts exhibit obsolete platting.

The eligibility analysis found that the Redevelopment Project Area contains conditions that qualify it as a combination blighted area and conservation area, as these terms are defined in the Act, and that these parcels will likely continue to exhibit blighted conditions or conditions that may lead to blight without a program of intervention to induce private investment in the Area. These findings were made considering the qualifying factors that are present to a meaningful extent and distributed throughout the Area. The qualifying conditions that exist in the Redevelopment Project Area are detrimental to the Area, as a whole, and the long-term interests of the taxing districts. The various

projects contemplated in this tax increment program will serve to eliminate these deficiencies and enhance the tax base of all overlapping taxing authorities.

Therefore, it is concluded that public intervention is necessary because of the conditions documented herein and the lack of private investment in the Area. The City Council should review this analysis and, if satisfied with the findings contained herein, proceed with the adoption of these findings in conjunction with the adoption of the Redevelopment Plan and establishment of the Redevelopment Project Area.

SECTION IV

REDEVELOPMENT PLAN

A. Introduction

This section presents the Redevelopment Plan and Project for the Route 50/Scott-Troy Road Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as a conservation, blighted, combination of conservation and blighted areas, or industrial park conservation area, a Redevelopment Plan must be prepared. A **Redevelopment Plan** is defined in the Act as "the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the Redevelopment Project Area as a 'blighted area' or 'conservation area' or combination thereof or 'industrial park conservation area', and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area".

B. General Land Uses to Apply

The proposed use for the Area is for the development of a planned commercial center, known as Four Points Center, to be anchored by a large privately-owned multifunction rec-plex facility not found in the St. Louis metropolitan area. The proposed uses include:

- 130,000+ square foot indoor Rec-Plex containing:
 - Two sheets of NHL regulation ice & spectator seating
 - Olympic size swimming pool and diving boards/platform
 - Half basketball court
 - Locker rooms
- Retail space
- Restaurants
- Hotels
- Office space.

C. Objectives

The objectives of the Redevelopment Plan are:

1. Eliminate those conditions that qualify the Area as eligible for tax increment financing by carrying out the Redevelopment Plan.

2. Enhance the real estate tax base for the City and all overlapping taxing districts through the implementation and completion of the activities identified herein.
3. Encourage and assist private investment in development within the Area through the provision of financial assistance as permitted by the Act.
4. Provide for safe and efficient traffic circulation within and adjoining the Area.
5. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner.

D. Program Policies to Accomplish Objectives

The City has determined that it is appropriate to provide limited financial incentives for private investment within the Area. It has been determined, through redevelopment strategies previously utilized by the City and communications between developer of the Four Points Center and the City, that tax increment financing constitutes a key component of leveraging private investment within the Area. It will be the policy of the City to incorporate appropriate provisions in a redevelopment agreement between the City and the developer to assure that redevelopment projects achieve the objectives stated herein and accomplish the various redevelopment projects described below.

E. Redevelopment Projects

To achieve the Plan objectives and the overall project proposed in the Plan, a number of public and private activities will need to be undertaken, including a combination of private developments and public investment in infrastructure improvements. Improvements and activities necessary to implement the Plan may include the following:

1. Private Redevelopment Activities:

- a. *Demolition of existing building.* Demolition and redevelopment of the existing improved property will be accomplished as part of the overall redevelopment plan.
- b. *Construction of private buildings.* New private buildings are proposed for the property consistent with the proposed used noted previously.

2. Public Redevelopment Activities:

Public improvements and support activities will be used to induce and complement private investment. These may include, but are not limited to, the following activities:

- a. *Site preparation.* In order to facilitate redevelopment, it may be necessary for TIF to help finance site preparation, including building demolition and other steps to prepare sites for development.
- b. *Public infrastructure improvements.* This would include using TIF funds to reimburse the developer for construction of public streets and installation of all necessary public utilities to serve the entire 44 acre tract.
- b. *Marketing of properties and promoting development opportunities.* The City will help to promote the opportunities available for new development within in the Area.
- d. *Other programs of financial assistance as may be provided by the City.* The Act defines eligible redevelopment project costs that are summarized in **Section F**. The City's involvement with redevelopment activities may include all those authorized by the Act, as needed.

3. Land Assembly, Displacement Certificate & Relocation Assistance:

Since there are no housing units within the Area, no displacement of inhabited housing units will be involved with this Redevelopment Plan.

F. Estimated Redevelopment Project Costs

The estimated costs associated with the eligible public redevelopment activities are presented in **Exhibit E**, on the following page, entitled **Estimated Redevelopment Project Costs**. This estimate includes reasonable or necessary costs incurred, or estimated to be incurred, in the implementation of this Redevelopment Plan. These estimated costs are subject to refinement as specific plans and designs are finalized and experience is gained in implementing this Redevelopment Plan and do not include financing costs or interest payments that may be incurred in conjunction with redevelopment projects.

In addition to the proposed TIF funding, the City may seek the assistance of various State of Illinois Departments (Department of Transportation, Department of Commerce and Economic Opportunity, etc.), or appropriate agencies of the Federal Government to assist in funding site preparation, infrastructure, or other required projects or improvements. To the extent additional funds can be secured from the State of Illinois, or any Federal program or other public or private sources, the City may use such funding sources in furtherance of the Redevelopment Plan and Project.

Exhibit E

ESTIMATED REDEVELOPMENT PROJECT COSTS
 Route 50/Scott-Troy Road Redevelopment Project Area
 City of O'Fallon, Illinois

Description	Estimated Cost
A. Public Works or Improvements <i>(Construction of streets, curb and gutters, utilities, and other public improvements)</i>	\$6,700,000
B. Property Assembly <i>(Acquisition of land and site preparation, including storm water detention)</i>	\$2,725,000
C. Building Rehabilitation/Retrofit	\$10,000
D. Taxing District Capital Costs	\$10,000
E. Job Training	\$10,000
F. Interest Costs Incurred by Developers <i>(30% of interest costs)</i>	\$500,000
G. Planning, Legal & Professional Services	\$300,000
H. General Administration	\$350,000
I. Financing Costs	See Note 3
J. Contingency	\$1,590,000
Total Estimated Costs	\$12,195,000

Notes:

1. All costs shown are in 2014 dollars.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Municipal financing costs such as interest expense, capitalized interest and cost of issuance of obligations are not quantified herein. These costs are subject to prevailing market conditions and will be considered part of the total redevelopment pro
4. Private redevelopment costs and investment are in addition to the above.
5. The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Plan adoption, per subsection 11-74.4.5 (c) of the Act.

G. Description of Redevelopment Project Costs

Costs that may be incurred by the City in implementing the Redevelopment Plan may include project costs and expenses as itemized in **Exhibit E**, subject to the definition of “redevelopment project costs” as contained in the Act, and any other costs that are eligible under said definition included in the “Contingency” line item. Itemized below is the statutory listing of “redevelopment project

costs” currently permitted by the Act [bold typeface added for emphasis]. Note that some of the following narrative has been paraphrased (see full definitions in the Act).

1. **Costs of studies, surveys, development of plans and specifications, wetland mitigation plans, implementation and administration** of the Redevelopment Plan, including but not limited to staff and professional service costs for architectural, engineering, legal, environmental, financial, planning or other services, subject to certain limitations:
 - a. There are limitations on contracts for certain professional services with respect to term, services, etc.
 - b. Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan.
 - c. Marketing costs are allowable if related to marketing sites within the Redevelopment Project Area to prospective businesses, developers and investors.
2. **Property assembly costs**, including but not limited to acquisition of land and other property, real or personal or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground level environmental contamination, including but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
3. **Costs of rehabilitation**, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building if, pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
4. **Costs of the construction of public works or improvements**, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11- 74.4- 3 of the Act unless either

- a. the construction of the new municipal building implements a redevelopment project that was included in a Redevelopment Plan that was adopted by the municipality prior to November 1, 1999; or
 - b. the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.
5. **Cost of job training and retraining projects**, including the cost of “welfare to work” programs implemented by businesses located within the Redevelopment Project Area.
6. **Financing costs**, including but not limited to, all necessary and incidental expenses **related to the issuance of obligations** (see definition of “obligations” in the Act), and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.
7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a **taxing district's capital costs** resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and project.
 - a. For Redevelopment Project Areas designated (or Redevelopment Project Areas amended to add or increase the number of tax-increment-financing assisted housing units), an elementary, secondary, or unit school district’s increased costs attributable to assisted housing units located within the Redevelopment Project Area for which the developer or redeveloper receives financial assistance through and agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvement projects within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, shall be paid by the municipality from the Special Tax Allocation Fund under certain conditions. For specific conditions and formulae used to determine payments due to a school district, see Subsection 11-74.4-3 (q) (7.5) of the Act.
8. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or it is required to make payment of relocation costs by Federal or State law or in order

to satisfy Subsection 11-74.4-3 (n) (7) of the Act (re: federal Uniform Relocation Assistance and Real Property Acquisition Policies Act requirements).

9. **Payments in lieu of taxes** (not common; see definition in Act).
10. **Costs of job training**, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, **incurred by one or more taxing districts**, provided that such costs:
 - a. are related to the establishment and maintenance of additional job training, advanced vocational education or career education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and
 - b. when incurred by a taxing district(s) other than the municipality, are set forth in a written agreement between the municipality and the taxing district or taxing districts, which agreement describes the programs to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and types of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the terms of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.
11. **Interest costs incurred by a redeveloper** related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - b. such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project, plus (ii)

redevelopment project costs, excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;

- e. the cost limits set forth in subparagraphs (b) and (d) above shall be modified for the financing of rehabilitation or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d) above;
 - f. Instead of the eligible costs provided by subparagraphs (b) and (d) above, as modified in this subparagraph, and notwithstanding any other provision of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. For further provisions on financing and eligible costs, see Subsection 11-74.4-3 (q) (11) of the Act.
12. Unless explicitly stated herein, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.
 13. None of the redevelopment project costs enumerated above shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the Redevelopment Project Area, while terminating operations at another Illinois location within 10 miles of the Redevelopment Project Area but outside the boundaries of the Redevelopment Project Area municipality. For purposes of this paragraph, termination means closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a Redevelopment Project Area; but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.
 14. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008 (the effective date of Public Act 95-934), unless no prudent and feasible alternative exists. "Historic resource" for the purpose of this item (14) means
 - a. place or structure that is included or eligible for inclusion on the National Register of Historic Places or
 - b. contributing structure in a district on the National Register of Historic Places.

This item (14) does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

SECTION V OTHER FINDINGS AND REQUIREMENTS

A. Conformance with Comprehensive Plan

Development projects proposed to be undertaken in implementing this Redevelopment Plan conform to the City of O'Fallon's 2006 Comprehensive Plan, which proposes "Regional Commercial" use for the Area. In addition, all development in the Area will comply with applicable codes and ordinances of the City.

B. Area, on the Whole, not Subject to Growth and Development

The fact that over 90 percent the real property in the Project Area is vacant land is sufficient enough to support the finding that the Project Area has not been subject to growth and development through investment by private enterprise. The only building in the Area was built in 1965 and later expanded. Given the existing condition of said building, it's apparent that there has been minimal investment in it. Property valuation trends further back up this finding. **Exhibit F, EAV Trends (2008-2013)** reveals that the entire Area has a 2013 assessed value that is \$1,101 less than it was in 2008. The Area hasn't even kept pace with inflation over this time period, which has been quite modest.

Exhibit F
EAV Trends (2008-2013)
 Route 50/Scott-Troy Road Redevelopment Project Area

	2008	2013	Change	Percent	Annual Percent Rate
EAV of Rte. 50/Scott-Troy Rd. RPA	\$ 46,621	\$ 45,519	\$ (1,101)	-2.4%	-0.5%
CPI ¹	215.303	232.957	17.654	8.2%	1.6%

¹ Consumer Price Index for All Urban Consumers. Source: U.S. Bureau of Labor Statistics.

Underscoring the above finding is that the assessed value of the entire Area for the 2013 tax year was only \$45,519, which translates to a market value of approximately \$136,600. This valuation equates to a market value of about \$3,100 per acre, which is considerably low.

C. Would Not be Developed "but for" Tax Increment Financing

The City has found that the Area would not reasonably be developed without the use of tax increment revenues. The City further commits that such incremental revenues will be utilized for the development and revitalization of the Area as provided in the Act. Underscoring the economic need for municipal financial assistance in the form of tax increment financing is the certainty that there will not be commitments for private development and revitalization without the City's commitment to provide such municipal financial assistance. The Developer proposing the project has demonstrated to the City's satisfaction that the return on investment in the Area is too small relative to the risk and does not make economic sense without TIF assistance to help underwrite some of the development costs.

D. Assessment of Financial Impact

The City finds adoption of this Redevelopment Plan will not place significant additional demands on facilities or services for any local taxing body. Police and fire services and facilities appear to be adequate for the foreseeable future.

To offset any unforeseen taxing district costs directly resulting from the Redevelopment Projects, the City commits to pass-through to the taxing districts an annually declared surplus. The annual surplus declarations shall be as follows:

- Rec-Plex property: No annual surplus
- Hotel properties: 25% annual surplus of tax increment generated
- All other properties in Area: 50% annual surplus of tax increment generated

After recovering the City's cost of preparing the TIF Plan and establishing the Project Area and accounting for annual implementation expenses (e.g., audit and related fees, annual notices, and annual reports to the Illinois Comptroller), the City will return, as surplus, the tax increment proceeds to identified above to St. Clair County for distribution on a pro-rata basis back to the affected local taxing bodies. Except for the initial TIF set up costs, it is anticipated that the annual costs of implementation will be relatively small and, therefore, the annual declared surplus will be close to, if not equal to, the property tax increment surpluses noted above.

The City and Joint Review Board will monitor the progress of the TIF program and its future impacts on all local taxing bodies. In the event significant adverse impediments are identified that increase demands for facilities or services in the future, the City will consider utilizing tax increment proceeds or other appropriate actions, to the extent possible, to assist in addressing the needs.

E. Estimated Date for Completion of the Redevelopment Projects

The estimated date for completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31st of the year in which the payment to the City Treasurer, as provided in subsection (b) of Section 11-74.4-8 of the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the Area is adopted.

F. Most Recent Equalized Assessed Valuation

The most recent total EAV for the Area has been estimated by the City to be \$45,519. A table with **Parcel Identification Numbers and 2013 EAV** is located in the **Appendix as Attachment D**. This is accompanied by a map showing the location of the parcels within the Redevelopment Project Area. The County Clerk of St. Clair County will verify the base EAV for each parcel after adoption of the City ordinances approving the Redevelopment Plan and establishing the Area.

G. Redevelopment Valuation

Contingent on the adoption of this Plan and commitment by the City to the redevelopment program described herein, the City anticipates that the private redevelopment investment in the Area will increase the EAV of the Area by \$17 to \$18 million (2014 dollars) upon completion of the redevelopment projects. Note however, that the redevelopment projects will likely occur over an extended time period. The initial phase will be the Rec-Plex, which is estimated to have an approximate EAV of \$2.6 million.² The phase two restaurant/retail space, totaling approximately 16,000 square feet of building space is estimated to have an EAV of \$870,000. The third phase of two hotels is estimated to have an approximate EAV of \$2.5 million. It may take the balance of the life of the TIF district or longer for the remaining land to be developed that would add an additional estimated EAV of \$11 to \$12 million (bringing the total potential value to \$17 to \$18 million).

H. Source of Funds

The primary source of funds to pay for redevelopment project costs associated with implementing this Plan shall be funds collected pursuant to tax increment financing to be adopted by the City. Under such financing, tax increment revenue resulting from an increase in the EAV of property in

² Based on and estimated appraised (or "fair market") value of \$60/square foot. The only approximately comparable taxable property in the region is the Hardees Iceplex facility located in Chesterfield, Missouri. This facility of approximately 116,000 square feet was built in 1995 and has two professional size and one Olympic size rinks along with locker rooms, a food service grill and meeting/party space. This property had a 2014 appraised value by St. Louis County of \$40.74/square foot.

the Area shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Tax Allocation Fund shall be used to pay redevelopment project costs and retire any obligations incurred to finance redevelopment project costs.

In order to expedite implementation of this Redevelopment Plan and construction of the public improvements, the City, pursuant to the authority granted to it under the Act, may issue bonds or other obligations to pay for the eligible redevelopment project costs. These obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund.

If available, revenues from other economic development funding sources, public or private, may be utilized. These may include State and Federal programs, local retail sales tax, applicable revenues from any adjoining tax increment financing areas, and land disposition proceeds from the sale of land in the Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made a part of a bond ordinance.

I. Nature and Term of Obligations

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into the Special Tax Allocation Fund of monies received from the taxes on the increased EAV (above the initial EAV) of real property in the Area. These monies may be used to reimburse private or public entities for the redevelopment project costs incurred or to amortize obligations issued pursuant to the Act for a term not to exceed 20 years bearing an annual interest rate as permitted by law. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for any other redevelopment project costs or early bond retirements shall be declared as surplus and become available for distribution to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the any projects. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan.

J. Fair Employment Practices and Affirmative Action

The City will insure that all private and public redevelopment activities are constructed in accordance with fair employment practices and affirmative action by any and all recipients of TIF assistance.

K. Reviewing and Amending the TIF Plan

This Redevelopment Plan may be amended in accordance with the provisions of the Act. Also, the City shall adhere to all reporting requirements and other statutory provisions.

APPENDIX

ATTACHMENT A

**O'Fallon City Council Resolution No. 2014-44
Route 50/Scott-Troy Road Redevelopment Project Area**

RESOLUTION 2014 - 44**RESOLUTION PROVIDING FOR A FEASIBILITY STUDY ON THE
DESIGNATION OF A PORTION OF THE CITY OF O'FALLON AS
A REDEVELOPMENT PROJECT AREA AND TO INDUCE
DEVELOPMENT INTEREST WITHIN SUCH AREA**

(Proposed Route 50/Scott Troy Road TIF Redevelopment Project Area)

WHEREAS, the City of O'Fallon (the "City") is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, *65 ILCS 11-74.4-1, et seq.* (the "Act"), to finance redevelopment project costs in connection with redevelopment project areas established in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, pursuant to the Act, to implement tax increment financing (TIF), it is necessary for the City to adopt a redevelopment plan and redevelopment project, designate a redevelopment project area on the basis of finding that the area qualifies pursuant to statutory requirements, and make a finding that the redevelopment project area on the whole has not been subjected to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan, which plan contains a commitment to use public funds; and

WHEREAS, the City desires to undertake a feasibility study to determine whether findings may be made with respect to an area of the City (referred to as the "Route 50/Scott Troy Road Redevelopment Project Area), which may be designated as a redevelopment project area, to qualify the area as a blighted area as defined in the Act and applied to vacant land, and other research necessary to document the lack of growth and development through private enterprise; and

WHEREAS, the exact extent and boundaries of the redevelopment project area are not precisely defined at this time but the area being considered is generally delineated on **Exhibit A** attached hereto, and that the actual redevelopment project area to be established may contain more less land than that shown on Exhibit A; and

WHEREAS, the City will be expending certain funds to determine eligibility of the proposed redevelopment project area and to prepare the required redevelopment plan if the City decides to implement tax increment financing for all or a portion of the proposed TIF area; and

WHEREAS, the City may expend other funds in furtherance of the objectives of the anticipated redevelopment plan; and

WHEREAS, it is the intent of the City to recover these expenditures from first proceeds of the TIF program, if established; and

WHEREAS, the City wishes to encourage developers and property owners to pursue plans for the redevelopment of the area and make such expenditures as are reasonably necessary in that regard with confidence that said expenditures may be allowable redevelopment project costs under the plan once adopted and subject to a redevelopment agreement between the City and the developers/property owners; and

WHEREAS, the purpose of the proposed redevelopment plan and project is to generate private investment in the targeted area, thereby eliminating or reducing blighted conditions and provides for the long-term sound growth of the community; and

WHEREAS, tax increment allocation financing utilizes the increase in real estate taxes (“tax increment”) resulting from the increase in value of properties located in a redevelopment project area to pay for certain redevelopment projects costs as provided for in the Act; and

WHEREAS, at this time none of the purposes of the proposed redevelopment plan or proposed redevelopment project area is to result in the displacement of residents from ten (10) or more inhabited residential units within the area, the feasibility study is not required to include the preparation of any housing impact study as described in Section 11-74.4-4.1 (b) of the Act; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of O’Fallon, Illinois as follows:

1. That the City Council has examined the proposed area and circumstances and at this time believe that it is reasonable to believe that a tax increment financing plan can be adopted for said area and expenditures of development costs in furtherance of the plan and potential development should be allowable project costs under the plan, provided that this resolution is not a guarantee that any such plan will be adopted, but rather an expression of the sense of the City at this time.

2. The person to contact for additional information about the proposed redevelopment project area and who should receive all comments and suggestions regarding the redevelopment of the area shall be:

Ted Shekell
Community Development Director
City of O’Fallon
255 South Lincoln Avenue
O’Fallon, IL 62269
Telephone: 618-624-4500 x 4

This Resolution shall become effective immediately upon its adoption by City Council.

Passed by the City Council this 6th day of October 2014.

ATTEST:

Approved by the Mayor this 6th day

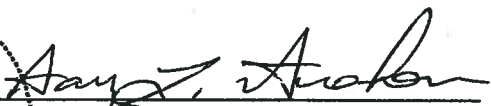
(seal)

of October 2014.



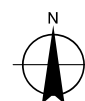
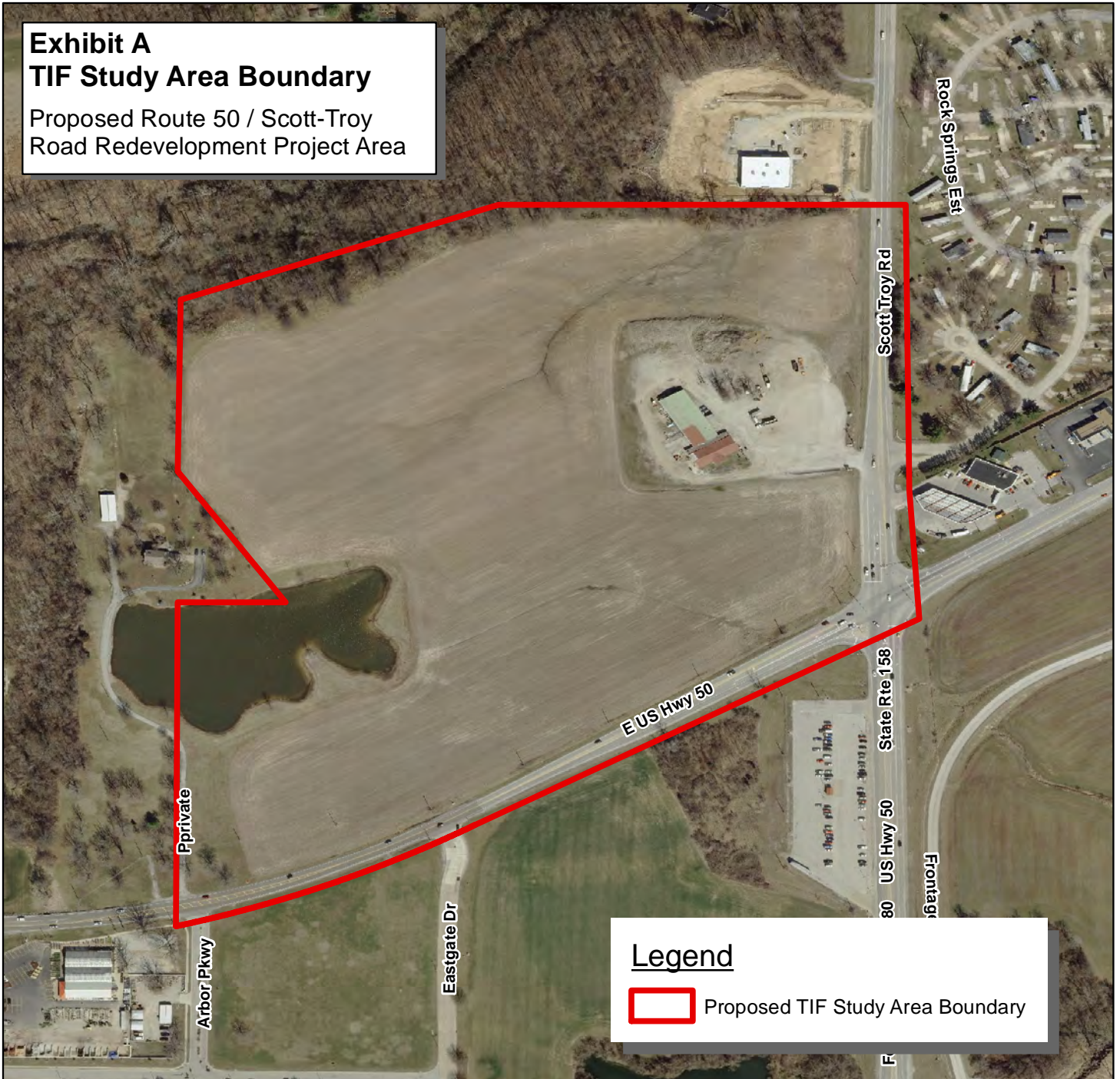
Philip A. Goodwin, City Clerk





Gary L. Graham, Mayor

Exhibit A
TIF Study Area Boundary
Proposed Route 50 / Scott-Troy
Road Redevelopment Project Area



ATTACHMENT B

**Boundary Description
Route 50/Scott-Troy Road Redevelopment Project Area**

LEGAL DESCRIPTION
TIF PARCEL

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND PART OF THE NORTHEAST QUARTER OF SECTION 33 ALL IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "A" ON PAGE 263 IN THE RECORDER OF DEED'S OFFICE OF ST. CLAIR COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD ON THE EASTERLY LINE OF "LAKEPOINTE CENTRE PROFESSIONAL PARK" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "95" ON PAGE 18 IN SAID RECORDER OF DEED'S OFFICE, FROM WHICH A CONCRETE R/W MONUMENT MARKING THE SOUTHEAST CORNER OF SAID "LAKEPOINTE CENTRE PROFESSIONAL PARK", BEARS SOUTH 00 DEGREES 01 MINUTES 22 SECONDS EAST, 107.52 FEET; THENCE, NORTH 00 DEGREES 01 MINUTES 22 SECONDS WEST ON SAID EASTERLY LINE AND ITS EXTENSION, 1449.55 FEET TO A CONCRETE MONUMENT WHICH MARKS THE NORTHEAST CORNER OF "THE VILLAS AT LAKEPOINTE" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "97" ON PAGE 9 IN SAID RECORDER OF DEED'S OFFICE, SAID CONCRETE MONUMENT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO VICTORY FREE WILL BAPTIST CHURCH BY DOCUMENT NUMBER A02143243 IN SAID RECORDER OF DEED'S OFFICE; THENCE, NORTH 71 DEGREES 49 MINUTES 19 SECONDS EAST ON THE SOUTHEASTERLY LINE OF SAID VICTORY FREE WILL BAPTIST CHURCH TRACT OF LAND, 248.61 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE, CONTINUING NORTH 71 DEGREES 49 MINUTES 19 SECONDS EAST ON SAID SOUTHEASTERLY LINE, 418.69 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO WESTMORE DEVELOPMENT IN DEED BOOK 3083 ON PAGE 1042 IN SAID RECORDER OF DEED'S OFFICE; THENCE, NORTH 71 DEGREES 54 MINUTES 27 SECONDS EAST, 441.64 FEET; THENCE, SOUTH 89 DEGREES 31 MINUTES 17 SECONDS EAST, 599.83 FEET TO THE WEST R.O.W. LINE OF SCOTT-TROY ROAD; THENCE, CONTINUING SOUTH 89 DEGREES 31 MINUTES 17 SECONDS EAST, 120.00 FEET TO THE EAST R.O.W. LINE OF SCOTT-TROY ROAD; THENCE, SOUTHERLY FOLLOWING THE EAST R.O.W. LINE OF SCOTT-TROY ROAD UNTIL IT INTERSECTS THE NORTH R.O.W. LINE OF U.S. ROUTE 50; THENCE, SOUTHWESTERLY FOLLOWING THE NORTH R.O.W. LINE OF U.S. ROUTE 50, 157.00 FEET TO THE WEST R.O.W. LINE OF SCOTT-TROY ROAD; THENCE, CONTINUING ALONG SAID NORTH R.O.W. LINE OF U.S. ROUTE 50, SOUTH 56 DEGREES 40 MINUTES 06 SECONDS WEST, 941.00 FEET; THENCE, ALONG SAID NORTH R.O.W. LINE OF U.S. ROUTE 50 ALONG A CURVE HAVING A RADIUS POINT TO THE NORTH, A RADIAL DISTANCE OF 1877.08 FEET, A CHORD BEARING, SOUTH 57 DEGREES 11 MINUTES 53 SECONDS WEST, AND A CHORD DISTANCE OF 34.23 FEET; THENCE, NORTH 32 DEGREES 16 MINUTES 46 SECONDS WEST, 128.00 FEET; THENCE, ALONG A CURVE HAVING A RADIUS POINT TO THE NORTH, A RADIAL DISTANCE OF 1749.08 FEET, A CHORD BEARING, SOUTH 62 DEGREES 05 MINUTES 35 SECONDS WEST, AND A CHORD DISTANCE OF 266.70 FEET; THENCE, SOUTH 12 DEGREES 09 MINUTES 12 SECONDS EAST, 51.90 FEET; THENCE, SOUTH 77 DEGREES 46 MINUTES 09 SECONDS WEST ON

THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS IN DEED BOOK 2680 ON PAGE 1156 IN SAID RECORDER OF DEED'S OFFICE, 289.17 FEET; THENCE, NORTH 00 DEGREES 38 MINUTES 08 SECONDS EAST, 666.02 FEET; THENCE, SOUTH 85 DEGREES 33 MINUTES 41 SECONDS EAST, 230.00 FEET; THENCE, NORTH 33 DEGREES 19 MINUTES 27 SECONDS WEST, 425.00 FEET; THENCE, NORTH 00 DEGREES 20 MINUTES 45 SECONDS WEST, 476.32 FEET TO THE POINT OF BEGINNING.

JOB\14\1442\1442 LEGAL DESCRIPTION TIF PARCEL

ATTACHMENT C
Existing Conditions Photos

PHOTOGRAPHS OF EXISTING CONDITIONS

Route 50 / Scott-Troy Road Redevelopment Project Area

On October 13th, 2014 PGAV PLANNERS staff conducted a field review of the properties and improvements located inside the Route 50 / Scott-Troy Road Redevelopment Project Area (the "Area"). The following pages contain a series of photographs taken on these dates, which PGAV PLANNERS believes to be representative of the exterior conditions of the Area.

201 Scott-Troy Road

This page contains pictures of the conditions found at 201 Scott-Troy Road.



Above: The siding at 201 Scott-Troy Road has rotted.



Above: The corrugated metal roof at 201 Scott-Troy Road is deteriorated.



Above: The parking lot at 201 Scott-Troy Road is deteriorated. Left: Tractor-trailers and other heavy equipment stored at 201 Scott-Troy Road. This property is directly adjacent to a residential subdivision located across the street to the east.



Above: The soffit and fascia at 201 Scott-Troy Road is rotted.

PHOTOGRAPHS OF EXISTING CONDITIONS

Route 50 / Scott-Troy Road Redevelopment Project Area

O'Fallon, Illinois

Properties adjacent to the Redevelopment Area



Left: A deteriorated mobile home located at Rock Springs Estates.



Right: Trash and debris located at Rock Springs Estates.



Above: Most of Rock Springs Estates is currently vacant.



Above: A rotted wood porch on the front of one of the mobile homes at Rock Springs Estates.

Below: Trash and debris piled on a lot next to a full construction dumpster.



Below: Building debris on a vacant lot at Rock Springs Estates.



Above: Wiring and building debris at a vacant mobile home pad.

ATTACHMENT D

**Parcel Identification Numbers,
Property Owner and 2013 EAV**

Property Identification Number (PIN) List & 2013 EAV

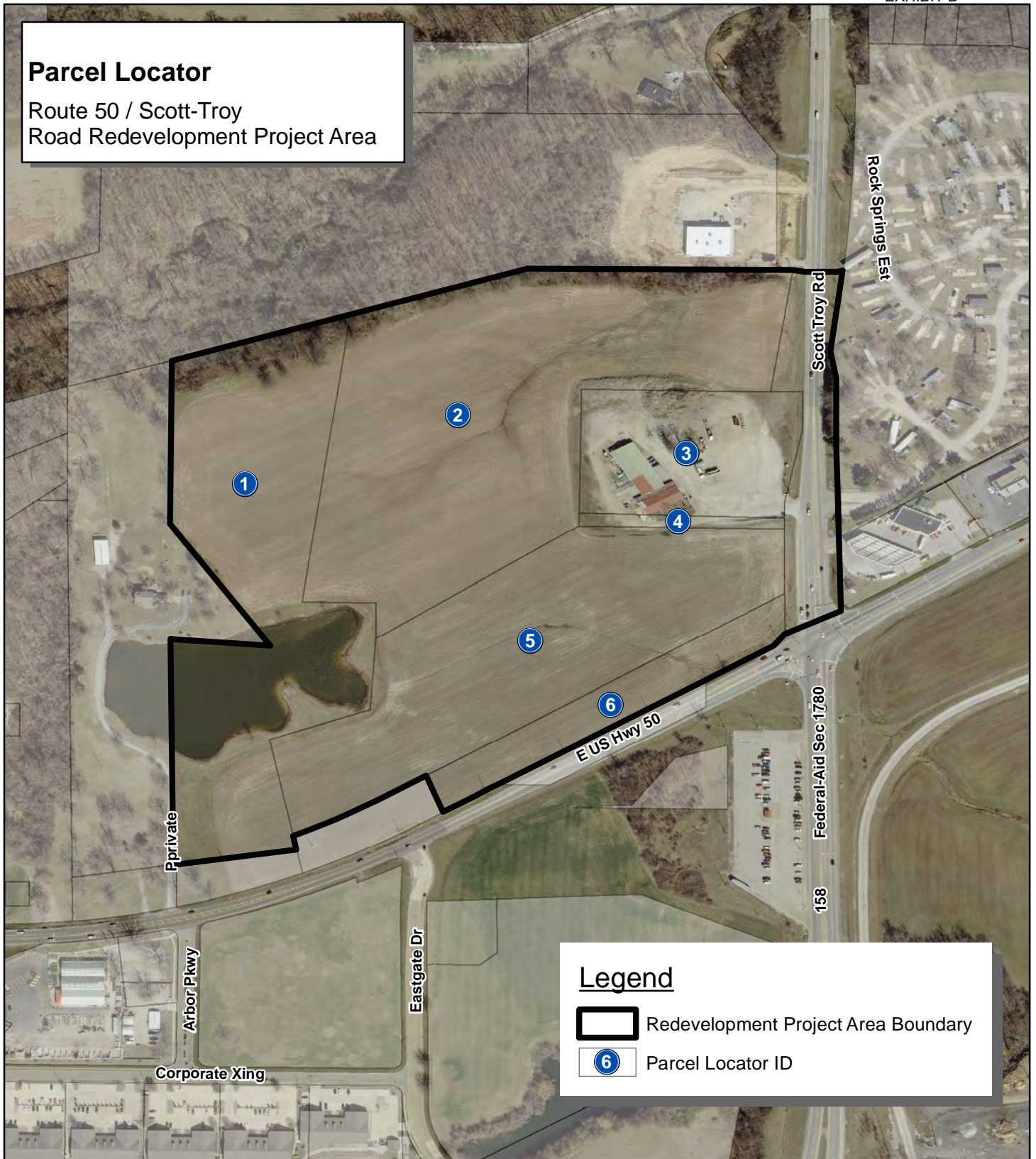
Route 50 / Scott-Troy Road Redevelopment Project Area
City of O'Fallon, Illinois

Locator No.	Parcel ID No. (PIN)	Property Owner	Mailing Address	City, State, Zip	2013 EAV
1	04-33.0-200-033	Robert G Schwarz	1818 Carrington Way	Swansea, IL 62226	\$ 985
2	04-28.0-400-032	Westmore Development Co.	1415 Elbridge Payne Road, Suite 285	Chesterfield, MO 63017	\$ 1,546
3	04-28.0-400-028	Westmore Development Co.	1415 Elbridge Payne Road, Suite 285	Chesterfield, MO 63017	\$ 39,974
4	04-33.0-200-019	Westmore Development Co.	1415 Elbridge Payne Road, Suite 285	Chesterfield, MO 63017	\$ 271
5	04-33.0-200-025	Westmore Development Co.	1415 Elbridge Payne Road, Suite 285	Chesterfield, MO 63017	\$ 2,276
6 *	04-33.0-200-026	Westmore Development Co.	1415 Elbridge Payne Road, Suite 285	Chesterfield, MO 63017	\$ 467
Total:					\$ 45,519



* Parcel split by the Redevelopment Project Area Boundary. Value apportioned based on 69.35% of the parcel being located within the Project Area boundary.

Parcel Locator

Route 50 / Scott-Troy
Road Redevelopment Project Area



Legend

-  Redevelopment Project Area Boundary
-  Parcel Locator ID



ORDINANCE NO. _____

**ORDINANCE DESIGNATING THE
ROUTE 50/SCOTT-TROY ROAD
REDEVELOPMENT PROJECT AREA**

WHEREAS, the City Council has heretofore in Ordinance No. _____ adopted and approved the Tax Increment Redevelopment Plan and Project for the proposed Route 50/Scott-Troy Road Redevelopment Project Area, with respect to which a public hearing was held on **March 16, 2015**, and it is now necessary and desirable to designate the area referred to in said plan as the Route 50/Scott-Troy Road Redevelopment Project Area;

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF O’FALLON, ILLINOIS, that

Section 1. The area described in the attached Exhibit A is hereby designated as the Route 50/Scott-Troy Road Redevelopment Project Area pursuant to Section 11-74.4.4 of the Tax Increment Allocation Redevelopment Act:

Section 2. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 3. This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

Passed by the City Council this _____ day of _____ 2015.

ATTEST:

(seal)

Approved by the Mayor this ____ day
of _____ 2015.

Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	McCoskey	Meile	True	Albrecht	Mouser	Hagarty	Drolet, J.	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Roach	Bennett	Cardona	Hursey	Holden	Cozad	Gerrish	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									

Exhibit A: Boundary Description - Route 50/Scott-Troy Road Redevelopment Project Area

Exhibit A

Boundary Description Route 50 / Scott-Troy Road Redevelopment Project Area

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND PART OF THE NORTHEAST QUARTER OF SECTION 33 ALL IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "A" ON PAGE 263 IN THE RECORDER OF DEED'S OFFICE OF ST. CLAIR COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Parcel ID Numbers (PIN)

04-33.0-200-033
04-28.0-400-032
04-28.0-400-028
04-33.0-200-019
04-33.0-200-025
04-33.0-200-026 (part of)

Totalling approximately 47 acres, including existing public ROW (44 acres net of ROW).

ORDINANCE NO. _____

**ADOPTING TAX INCREMENT
FINANCING
FOR THE ROUTE 50/SCOTT-TROY
ROAD REDEVELOPMENT
PROJECT AREA**

WHEREAS, the City of O’Fallon, Illinois desires to adopt tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended, hereinafter referred to as the "Act".

WHEREAS, the City of O’Fallon has adopted a Tax Increment Redevelopment Plan and Project, designated the Route 50/Scott-Troy Road Redevelopment Project Area pursuant to the provisions of the Act, and has otherwise complied with all other conditions precedent required by the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF O’FALLON, ILLINOIS, that:

Section 1. Tax increment financing is hereby adopted in respect to the Tax Increment Redevelopment Plan and Project for the Route 50/Scott-Troy Road Redevelopment Project Area (Area) approved and adopted pursuant to Ordinance No. [REDACTED] of the City of O’Fallon, which said Area was designated pursuant to Ordinance No. [REDACTED] and the boundaries thereof being legally described therein.

Section 2. After the total equalized assessed valuation of taxable real property in the Route 50/Scott-Troy Road Redevelopment Project Area exceeds the total initial equalized assessed value of all taxable real property in the Route 50/Scott-Troy Road Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Route 50/Scott-Troy Road Redevelopment Project Area by taxing districts and the rates determined in the manner provided in paragraph (c) of Section 11-74.4-9 of the Act each year after the effective date of this Ordinance until the redevelopment project costs and all municipal obligations issued in respect thereto have been paid shall be divided as follows:

- a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Route 50/Scott-Troy Road Redevelopment Project Area shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

CITY OF O’FALLON, ILLINOIS

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF
O’FALLON WHICH AUTHORIZES THE
EXECUTION OF THE
REDEVELOPMENT AGREEMENT
WITH S.I. STRATEGY, LLC**

WHEREAS, the City of O’Fallon, St. Clair County, Illinois (the “City”) has the authority to adopt tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment (“TIF”) Act, constituting Section 65 ILCS 5/11-74.4-1, et. seq., as amended (the “TIF Act”), to share a portion of the incremental tax revenue generated by the redevelopment project with the developer of such project to induce the developer’s undertaking and performance of such project; and

WHEREAS, the City authorized preparation of a redevelopment plan entitled “City of O’Fallon, Illinois Tax Increment Financing Redevelopment Plan – Route 50 / Scott-Troy Road Redevelopment Area” (“Redevelopment Plan”), with established geographic boundaries (hereinafter the “Redevelopment Project Area”) for the City of O’Fallon, St. Clair County, Illinois; and

WHEREAS, in accordance with the TIF Act, the City (i) convened a joint review board which performed all actions required under the TIF Act, and (ii) held and conducted a public hearing with respect to the Redevelopment Plan and Redevelopment Project Area described in such Redevelopment Plan at a meeting of the Mayor and City Council (the “Council”) held on March 16, 2015, notice of such hearing having been given in accordance with the TIF Act; and

WHEREAS, the Council, after giving all notices required by law, and after conducting all public hearings required by law, adopted the following ordinances:

- (1) Ordinance No. _____, approving the Redevelopment Plan and Project,
- (2) Ordinance No. _____, designating the Redevelopment Project Area, and
- (3) Ordinance No. _____, adopting Tax Increment Financing for the Redevelopment Project Area and establishing a special tax allocation fund therefore (“Special Tax Allocation Fund”); and

WHEREAS, S.I. Strategy, LLC (“Developer”) has submitted a Redevelopment Proposal providing for a redevelopment project to be undertaken by the Developer within a portion of the Redevelopment Project Area (the “Project Area”). The City and

Developer reasonably expect that completion of the redevelopment project (as defined in the Redevelopment Agreement to be approved by this Ordinance) will generate additional tax revenues and economic activity in furtherance of the goals of the Redevelopment Plan; and

WHEREAS, the Council desires to enter into an agreement (“Redevelopment Agreement”) with the developer to implement certain portions of the Redevelopment Plan and to enable the developer to carry out the development project; and

WHEREAS, the City is desirous of having the Project Area developed for such uses as identified in the Redevelopment Proposal in order to serve the needs of the community, to create jobs, to further the development of O’Fallon, and to produce increased tax revenues and enhance the tax base of the City and the various taxing districts which are authorized to levy taxes within the Redevelopment Area; and the City, in order to stimulate and induce the development of the Project, has agreed to apply TIF revenues under the TIF Act and the Redevelopment Plan to finance the reimbursable redevelopment project costs (as defined in the Redevelopment Agreement) with the Developer; and

WHEREAS, pursuant to the TIF Act, the City is authorized to enter into a Redevelopment Agreement with the Developer.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the City of O’Fallon, St. Clair County, Illinois, as follows:

1. That the preceding recitations in the upper part of this Ordinance are realleged, restated and adopted as paragraph one (1) of this Ordinance; and
2. The Council finds and determines that it is necessary and desirable to enter into an agreement with the Developer to implement certain portions of the Redevelopment Plan and to enable the Developer to carry out the Development Project; and
3. The Council hereby approves the Redevelopment Agreement in substantially the form attached hereto as Exhibit “A” (“Redevelopment Agreement”).
4. The Mayor is hereby authorized and directed to execute, on behalf of the City, the Redevelopment Agreement between the City and Developer, and the City Clerk is hereby authorized and directed to attest to the Redevelopment Agreement and to affix the seal of the City thereto. The Redevelopment Agreement shall be in substantially the form attached hereto as Exhibit A, with such changes therein as shall be approved by the officers of the City executing the same, such official signatures thereon being conclusive evidence of their approval and the City’s approval thereof; and
5. The City shall, and the officials, agents and employees of the City are hereby authorized and directed to, take such further action and execute such other documents, certificates and instruments as may be necessary

DRAFT

REDEVELOPMENT AGREEMENT

between

CITY OF O'FALLON, ILLINOIS

and

S. I. Strategy, LLC

dated as of

March 13, 2015

**CITY OF O'FALLON, ILLINOIS TAX INCREMENT FINANCING REDEVELOPMENT PLAN
AND BUSINESS DISTRICT PLAN FOR THE
ROUTE 50/SCOTT-TROY ROAD REDEVELOPMENT AREA**

REDEVELOPMENT AGREEMENT

This Redevelopment Agreement (this “**Agreement**”) is made and entered into as of the ____ day of _____, 2015 by and between the City of O’Fallon Illinois, an Illinois municipal home rule corporation (the “**City**”), and S. I. Strategy, LLC, an Illinois limited liability company located at P.O. Box 312, Nashville, IL 62263 (“**Developer**”).

RECITALS

The following Recitals are incorporated herein and made a part hereof.

A. The City has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the City and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base, to increase additional tax revenues realized by the City, foster increased economic activity within the City, to increase employment opportunities within the City, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise take action in the best interests of the City.

B. The City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the “**TIF Act**”), to finance redevelopment in accordance with the conditions and requirements set forth in the TIF Act.

C. Pursuant to the TIF Act, a plan for redevelopment known as the “City of O’Fallon, Illinois Tax Increment Financing Redevelopment Plan – Route 50/Scott-Troy Road” (the “**Redevelopment Plan**”) for an area designated therein (the “**Redevelopment Project Area**”), consisting of approximately 47 acres, as legally described in the Redevelopment Plan and on **Exhibit A** hereto, has been prepared and reviewed by the City. Within the Redevelopment Project Area is a parcel of land designated as the “Rec-Plex Parcel,” (defined below and legally described on **Exhibit B** hereto) which is the basis for this Agreement and described more fully within. Developer is the owner of the Rec-Plex Parcel.

D. In accordance with the TIF Act, the City (i) convened a Joint Review Board which performed all actions required under the TIF Act, and (ii) held and conducted a public hearing with respect to the Redevelopment Plan and the Redevelopment Project at a meeting of the City Council (the “**Corporate Authorities**”) of the City held on March 16, 2015, notice of such hearing having been given in accordance with the TIF Act.

E. The Corporate Authorities, after giving all notices required by law and after conducting all public hearings required by law, adopted the following ordinances: (1) Ordinance No. ____, approving the Redevelopment Plan, (2) Ordinance No. ____, designating the Redevelopment Project Area, and (3) Ordinance No. ____, adopting tax increment financing for the Redevelopment Project Area, which contains the Rec-Plex Parcel, and establishing a special tax allocation fund therefor (the “**Special Tax Allocation Fund**”).

F. The City is authorized pursuant to the provisions of the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1 *et seq.* as amended (the “**Business District Law**”) to designate an area within its boundaries as a business district for purposes of carrying out the development or redevelopment of such area pursuant to a specific plan.

G. The City’s exercise of the powers granted in the Business District Law is dedicated to the promotion of the public interest, the enhancement of the tax base within the City, the creation of employment and the eradication of blight, and the use of such powers for the creation, development, improvement, maintenance and redevelopment of business districts is hereby declared to be for the public

safety, benefit and welfare of the residents of the City and the State of Illinois, essential to the public interest and for public purposes; and

H. A business district plan has been prepared by the consulting firm of PGAV Planners, dated March 11, 2015, entitled "*Route 50/Scott-Troy Road Business District, Business District Plan*" (the "Business District Plan"), which sets forth a plan for the development and redevelopment of an area which encompasses approximately 51.8 acres of land, the boundaries of the area to be addressed in this Plan are delineated on Exhibit ____ (the "Business District").

I. The City on _____, 2015, published a notice of public hearing to be held with respect to the approval of the Business District Plan and the designation of the Business District, and the City held a public hearing as provided in such notice on _____, 2015, at which members of the public were allowed to comment with respect to the provisions of the Business District Plan.

J. On _____, 2015, the Mayor and the City Council of the City adopted Ordinance _____ making all findings required under the Business District Law to and did cause the adoption of the Business District Plan (as hereinafter defined), the creation of the Business District (as hereinafter defined), the levy a retailers' occupation tax and service occupation tax and a hotel operators' occupation tax within such Business District, to expend the revenues from such district sales tax to facilitate the financing of the Redevelopment Project, and to enter into this Agreement and to share its Business District Revenues as contemplated herein.

K. Developer has presented a Development Project to the City, to be undertaken by Developer and the City, in accordance with the terms and conditions of this Agreement.

L. Developer agrees to complete the Developer Improvements (as defined herein) in connection with the Developer's Development Project, subject to the conditions herein and the City's performance of its obligations under this Agreement.

M. The City strongly supports increased economic development to provide additional jobs for residents of the City, to expand retail business and commercial activity within the City and to develop a healthy economy and stronger tax base. The City and Developer reasonably expect that completion of the Developer's Development Project will generate additional tax revenues and economic activity in furtherance of the goals of the Redevelopment Plan.

N. It is necessary for the successful completion of the Developer's Development Project that the City enter into this Agreement with the Developer to provide for the redevelopment of the Redevelopment Project Area, which includes the Rec-Plex Parcel, thereby implementing the Redevelopment Plan.

O. Developer is unable and unwilling to undertake the redevelopment of the Redevelopment Project Area but for Business District Revenues (as hereinafter defined) and certain tax increment financing ("TIF") incentives to be provided by the City in accordance with the Business District Law, the TIF Act and the home rule powers of the City, which the City is willing to provide under the terms and conditions contained herein. The parties acknowledge and agree that but for the Business District Revenues and TIF incentives to be provided by the City, Developer cannot successfully and economically develop the Rec-Plex Parcel and the remaining Redevelopment Project Area in a manner satisfactory to the City. The City has determined that it is desirable and in the City's best interests to assist Developer in the manner set forth herein, and as this Agreement may be supplemented and amended.

P. Developer proposes to construct the Developer Improvements in connection with the Developer's Development Project in the Redevelopment Project Area and has demonstrated to the City's satisfaction that Developer has the experience and capacity to complete the Developer Improvements.

Q. The City, in order to stimulate and induce development of the Redevelopment Project Area, has determined that it is in the best interests of the City to finance certain Developer's Development Project Costs through Business District Revenues and Incremental Property Taxes, all in accordance with the terms and provisions of the constitution and statutes of the State of Illinois, including the Business District Law, the TIF Act and this Agreement.

R. The Corporate Authorities hereby determine that the implementation of the Developer's Development Project and the fulfillment generally of the Redevelopment Plan are in the best interests of the City, and the health, safety, morals and welfare of its residents, and in accord with the public purposes specified in the Redevelopment Plan.

S. Pursuant to the provisions of the Business District Law and the TIF Act, the City is authorized to enter into this Agreement to evidence the City's obligation to pay certain Developer's Development Project Costs incurred in furtherance of the Redevelopment Plan and the Developer's Development Project, and to pledge the Business District Revenues and Incremental Property Taxes to the payment of the Reimbursable Developer's Development Project Costs to assist in financing of the Developer's Development Project.

T. This Agreement has been submitted to the Corporate Authorities of the City for consideration and review, the Corporate Authorities have taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon the City according to the terms hereof, and any and all actions of the Corporate Authorities of the City precedent to the execution of this Agreement have been undertaken and performed in the manner required by law.

U. Developer is a duly formed and validly existing limited liability company under the laws of Illinois. The execution, delivery and performance of this Agreement by Developer has been duly and validly authorized by all necessary action on the part of Developer.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

ARTICLE ONE

INCORPORATION OF

RECITALS

The findings, representations and agreements set forth in the above recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though fully set out in this Article One, and constitute findings, representations and agreements of the City and of Developer according to the tenor and import of the statements in such recitals.

ARTICLE TWO

DEFINITIONS

For the purposes of this Agreement, unless the context clearly requires otherwise, words and terms used in this Agreement shall have the meanings provided from place to place herein, including above in the recitals hereto and as follows:

“Agreement” means this Redevelopment Agreement, as the same may be from time to time modified, amended or supplemented in writing by the parties hereto.

“Agreement Term” means the period beginning as of the effective date of the Redevelopment Plan and concluding within 23 years, or, if earlier, after all Reimbursable Developer’s Development Project Costs (described below) have been paid by the City to Developer.

“Approving Ordinance” means the ordinance(s) of the City to be adopted by the Corporate Authorities, from time to time, authorizing Business District Revenues and tax increment financing for the Redevelopment Project Area, and all related ordinances, resolutions and proceedings.

“Authorized City Representative” means the Mayor of the City, the City Administrator or designees or assigns.

“Business Day” means a day which is not a Saturday, Sunday or any other day on which banking institutions in New York, New York, or the city or cities in which the administrative offices or payment office of the Trustee is located, are required or authorized to close.

“Business District” means a district within a City created pursuant to the Business District Law and consisting of the Business District Area.

“Business District Area” means the area of the City legally described in **Exhibit ____** attached hereto and incorporated by reference herein.

“Business District Law” means the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1 et seq.

“Business District Ordinance” means Ordinance No. adopted by the City Council on _____, 2015, Establishing the Route 50/Scott-Troy Road Business District; Approving a Business District Plan; Authorizing the Imposition and Collection of a Sales Tax within such Business District.

“Business District Revenues” means all tax revenues received by the City from the retailers’ occupation tax and service occupation tax and the hotel operators’ occupation tax levied by the City within the Business District, the rate of such tax shall be such rate permitted by law.

“Business District Tax Allocation Fund” means the fund to be created by the City pursuant to the Business District Law in to which are to be deposited the Business District Revenues.

“Certificate of Substantial Completion” means a document substantially in the form of **Exhibit D** attached hereto and incorporated by reference herein, delivered by Developer to the City, in accordance with this Agreement in connection with and evidencing the substantial completion of the Developer Improvements as identified on **Exhibit F** attached hereto.

“Certificate of Reimbursable Developer’s Development Project Costs” means a document, substantially in the form of **Exhibit E** attached hereto and incorporated by reference herein, provided by Developer to the City evidencing Reimbursable Developer’s Development Project Costs incurred by Developer with respect to the Developer Improvements as identified on **Exhibit F** attached hereto, which Developer may submit to pay for Reimbursable Developer’s Development Project Costs associated with the Developer Improvements.

“City” means the City of O’Fallon, St. Clair County, Illinois, an Illinois home rule municipality.

“City Attorney” means an attorney at law or firm of attorneys acceptable to the City and serving in such capacity at any time on behalf of the City, duly admitted to the practice of law before the highest court of the State of Illinois.

“City Council” means the City Council of the City of O’Fallon, Illinois.

“Concept Plan” means the plans for the Developer’s Development Project, together with all supplements, amendments or corrections submitted by Developer and approved by the City in accordance with this Agreement, as set forth in **Exhibit C** hereto, as amended from time to time in accordance with this Agreement.

“Corporate Authorities” means the Mayor and the City Council.

“Developer” means S. I. Strategy, LLC, an Illinois limited liability company.

“Developer’s Development Project” means the development project for the Redevelopment Project Area described in the Concept Plan attached hereto as **Exhibit C**, and consistent with the Redevelopment Plan.

“Developer’s Development Project Costs” means the sum total of all reasonable or necessary costs actually incurred in performing the Developer’s Development Project and any such costs incidental to the Developer’s Development Project which are authorized for reimbursement under the Business District Law, the TIF Act and the Redevelopment Plan. **Exhibit G** provides an itemized list of such costs, which are available for reimbursement under the Business District Law and the TIF Act and are included in the Reimbursable Redevelopment Project Costs under the Redevelopment Plan.

“Developer Improvements” and “Work” mean all work necessary to prepare the Redevelopment Project Area and to construct the improvements for the Developer’s Development Project as more fully described on **Exhibit F** hereto, the completion of which shall be evidenced as set forth in the Certificate of Substantial Completion, and all other work reasonably necessary to effectuate the intent of this Agreement.

“Governmental Approvals” means all plat approvals, re-zonings, text amendments or other zoning changes, site or development plan approvals, planned unit development approvals, conditional use permits, re-subdivisions or other subdivision approvals, variances, sign approvals, building permits, grading permits, occupancy permits or similar approvals, utility regulatory approvals, and other approvals pertaining to the roadway widenings and reconfigurations and intersection and other street improvements from the City, St. Clair County, the State of Illinois, the appropriate sewer and other utility authorities, the U.S. Army Corps of Engineers, the Illinois Department of Natural Resources, and other or similar approvals required for the implementation of the Developer’s Development Project.

“Incremental Property Taxes” means that portion of the ad valorem taxes, if any, arising from the taxes levied upon the Redevelopment Project Area by any and all taxing districts or municipal corporations having the power to tax real property in the Redevelopment Project Area, which taxes are attributable to the increases in the then current equalized assessed valuation of the Redevelopment Project Area over and above the Total Initial Equalized Assessed Valuation of each such pieces of property, all as determined by the County Clerk of the County of St. Clair, Illinois, pursuant to and in accordance with the TIF Act, and includes any replacement, substitute or amended taxes.

“Intergovernmental Agreement” means collectively any agreements and/or settlements entered into by and between the City and any taxing districts, including but not limited to the O’Fallon Community District No. 90 and O’Fallon High School District No. 203, pursuant to which the City may

agree to pledge any portion of the Incremental Property Taxes generated each year within the Redevelopment Project Area to such taxing districts. The City shall furnish to the Developer a fully signed copy of each Intergovernmental Agreement within fifteen (15) days after the date of full execution thereof.

“**Phase**” means any of Phases I through VII, inclusive, depicted on the Concept Plan as amended from time to time in accordance with this Agreement.

“**Person**” means any individual, corporation, partnership, limited liability company, joint venture, association, trust, or government or any agency or political subdivision thereof.

“**Rec-Plex Parcel**” means a parcel of real property located within the Redevelopment Project Area (defined below) that is approximately ____ acres, more or less, located on _____ of the plat of _____, in the City of O’Fallon, County of St. Clair and State of Illinois, and is depicted and more fully described in **Exhibit B**, upon which the first phase of the Developer Improvements will be constructed by Developer.

“**Redevelopment Plan**” means a plan entitled “City of O’Fallon, Illinois Tax Increment Financing Redevelopment Plan – Route 50/Scott-Troy Road” dated January 8, 2015, approved by the Corporate Authorities on _____, 2015 pursuant to Ordinance No. _____, as such plan may be amended from time to time, and a plan entitled “Route 50/Scott-Troy Road Business District, Business District Plan.

“**Redevelopment Project Area**” means a certain area of the City known as the City of O’Fallon, St. Clair County, Illinois Tax Increment Finance District and Business District, and includes the Rec-Plex Parcel upon which the first phase of Developer’s Development Project will be implemented and constructed. The Area consists of approximately 47 acres and is more particularly described in **Exhibit A** attached hereto and incorporated by reference herein.

“**Reimbursable Developer’s Development Project Costs**” means those Developer’s Development Project Costs that are eligible for reimbursement to Developer from Business District Revenues under the Business District Law and Incremental Property Taxes under the TIF Act and the Redevelopment Plan in accordance with this Agreement. Such costs shall include, but not be limited to, all site development and land improvements necessary to implement the Developer’s Development Project, including but not limited to grading and site preparation, demolition, construction and/or relocation of streets, roads, sidewalks, sanitary sewers, water mains, drainage and storm water control and detention facilities, legal, engineering and similar design costs provided in conjunction with constructing the eligible improvements.

“**Related Party**” means any party or entity related to Developer by one of the relationships described in Section 267(b) of the Internal Revenue Code of 1986, as amended.

“**Special Tax Allocation Fund**” means the Special Tax Allocation Fund created pursuant to the TIF Act and Ordinance No. ____ adopted by the City Council on _____, 20____, and includes a Developer Subaccount and any other subaccounts into which the Incremental Property Taxes are from time to time deposited in accordance with the TIF Act, any Approving Ordinance, and this Agreement.

“**State**” means the State of Illinois.

“**Substantial Completion**” or “**Substantially Complete**” or “**Substantially Completed**” means the date on which the Developer delivers the Certificate of Substantial Completion with respect to a phase of the Developer Improvements component of the Developer’s Development Project to the City.

“**TIF Act**” means the Tax Increment Allocation Redevelopment Act found at 65 ILCS 5-11-

74.4- 1, *et seq.*, as amended.

“TIF Administration Set-Aside” means a portion of tax increment revenue which shall be set-aside each year for the City to administer the tax increment financing program for the Route 50/Scott-Troy Road Redevelopment Project Area, including compliance with the terms of this Agreement, annual reporting to the State of Illinois and Joint Review Board (JRB), annual meetings of the JRB and similar matters. The amount of the set-aside shall be 5% of tax increment revenue not to exceed \$15,000.00 annually. Nothing herein shall be construed to prevent any additional City administration costs from being reimbursed as part of Redevelopment Project Costs. City shall furnish to Developer back-up and supporting documentation evidencing the amount of the annual TIF Administration Set-Aside in form and substance reasonably satisfactory to Developer.

“TIF Ordinance” means Ordinance No. ____ adopted by the City Council on ____, 20__, adopting tax increment financing for the Redevelopment Project Area, including the Rec-Plex Parcel.

“Total Initial Equalized Assessed Valuation” means the total initial equalized assessed value of the taxable real property within the Redevelopment Project Area as determined by the County Clerk of the County of St. Clair, Illinois, for the calendar year 2014, in accordance with the provisions of Section 11-74.4-9 of the TIF Act.

ARTICLE THREE

CONSTRUCTION

This Agreement, except where the context by clear implication shall otherwise require, shall be construed and applied as follows:

- (a) Definitions include both singular and plural.
- (b) Pronouns include both singular and plural and cover all genders.
- (c) The word “include”, “includes” and “including” shall be deemed to be followed by the phrase “without limitation”.
- (d) Headings of Articles and Sections herein are solely for convenience of reference and do not constitute a part hereof and shall not affect the meaning, construction or effect hereof.
- (e) All exhibits attached to this Agreement shall be and are operative provisions of this Agreement and shall be and are incorporated by reference in the context of use where mentioned and referenced in this Agreement. In the event of a conflict between any exhibit and the terms of this Agreement, the Agreement shall control.
- (f) Any certificate, letter or opinion required to be given pursuant to this Agreement means a signed document attesting to or acknowledging the circumstances, representations, opinions of law or other matters therein stated or set forth. Reference herein to supplemental agreements, certificates, demands, requests, approvals, consents, notices and the like means that such shall be in writing whether or not a writing is specifically mentioned in the context of use.
- (g) The Mayor, unless applicable law requires action by the Corporate Authorities, shall have the power and authority to make or grant or do those things, certificates, requests, demands, notices and other actions required that are ministerial in nature or described in

this Agreement for and on behalf of the City and with the effect of binding the City as limited by and provided for in this Agreement. Developer is entitled to rely on the full power and authority of the Persons executing this Agreement on behalf of the City as having been properly and legally given by the City.

- (h) In connection with the foregoing and other actions to be taken under this Agreement, and unless applicable documents require action by Developer in a different manner, Developer hereby designates its Dean Oelze, as its authorized representative who shall individually have the power and authority to make or grant or do all things, supplemental agreements, certificates, requests, demands, approvals, consents, notices and other actions required or described in this Agreement for and on behalf of Developer and with the effect of binding Developer in that connection (such individual being an **“Authorized Developer Representative”**). Developer shall have the right to change its Authorized Developer Representative by providing the City with written notice of such change which notice shall be sent in accordance with **Section 8.6** of this Agreement.

ARTICLE FOUR

DEVELOPER DESIGNATION AND REDEVELOPMENT PLAN

Section 4.1. Developer Designation. The City hereby selects Developer to perform or cause to be performed the Work related to the Developer Improvements and to construct or cause to be constructed the Developer Improvements as provided in this Agreement.

Section 4.2. Redevelopment Plan. The City and Developer agree to cooperate in implementing the Developer’s Development Project in accordance with the Redevelopment Plan and the parties’ respective obligations set forth in this Agreement.

ARTICLE FIVE

CONSTRUCTION OF DEVELOPER’S DEVELOPMENT PROJECT

Section 5.1. Performance of the Work.

(a) Construction Schedule – Phase I

(i) Commencement – The Developer shall start construction of the Developer Improvements within one (1) year of the execution of this Agreement.

(ii) Completion – The Developer shall complete the Developer Improvements as more fully described in Exhibit F within three (3) years of the commencement of same. The Developer may petition the City for an extension of this completion date for good cause shown.

(b) Construction Schedule - Phase II through Phase VII

The Commencement and Completion Dates for all Phases of the Developer Project beyond Phase I shall be negotiated in good faith between the City and Developer.

(c) Developer Performance Contingent on City Approvals. The performance of Developer as set forth in this section is premised on Developer receiving timely approval by the City Council of all planning approvals required to accommodate the Concept Plan, including uses requested by Developer for the Developer’s Development Project and the timely review and issuance by the City of all Governmental Approvals within its control. Performance hereunder is also premised on the receipt by Developer, with a copy to the City, of an opinion of the City Attorney as to the validity and

enforceability under Illinois law of this Agreement.

Section 5.2. Governmental Approvals; Extension of Time.

(a) Parties to Cooperate. The City agrees to cooperate with Developer and to expeditiously process and timely consider all applications for Governmental Approvals as received, all in accordance with the applicable City ordinances and laws of the State, and this Agreement. The parties specifically agree to use their best efforts to cooperate with each other to obtain all necessary permits and approvals by the Illinois Department of Transportation and other public entities necessary to carry out the Developer's Development Project. The City agrees to cooperate with Developer in the Developer's attempts to obtain all necessary approvals from any governmental or quasi-governmental entity other than the City, and upon request of Developer, will promptly execute any applications or other documents (upon their approval by the City) which Developer intends to file with such other governmental or quasi-governmental entities in connection with the Developer's Development Project. The City shall further promptly respond to, or process, and consider reasonable requests of Developer for: applicable demolition permits, building permits; driveway permits; curb cut permits, or other permits necessary for the construction of the Developer's Development Project.

Extension of Time. Notwithstanding any provision of this Agreement to the contrary, Developer may, upon reasonable cause shown, request the Mayor or his designee to extend or waive times for performance. The Mayor or his designee may, but is not required to, consent to such extensions or waivers for a period not exceeding one year without further action by the Corporate Authorities. In the event that the Mayor or his designee extends or waives time for Developer's performance under **Section 5.1(a)** of this Agreement, the City's time for performance under **Section 5.1(b)** shall be extended to conform to Developer's extended time for performance.

Section 5.3. Concept Plan.

(a) Approval of Concept Plan. The Concept Plan, attached hereto as **Exhibit C** has been approved by the Corporate Authorities.

(b) Changes. Developer may make changes to the Concept Plan or any aspect thereof as site conditions or other issues of feasibility may dictate, as may be necessary or desirable to address the acquisition of additional real property to be included in the Rec-Plex Parcel or alterations in the description of the real property to be included in the Redevelopment Project Area or Rec-Plex Parcel, or as may be necessary or desirable in the determination of the Developer to enhance the economic viability of the Developer's Development Project, in a manner consistent with applicable City ordinance. The Concept Plan shall also be deemed to be modified from time to time to reflect changes to the locations and configurations of the improvements which comprise the Developer's Development Project to the extent such changes are initiated by Developer or are accepted by Developer in connection with the processing and approval of a concept plan, a site/improvement plan or other Governmental Approvals for Developer's Development Project.

(c) Changes in Land Use. Except as provided herein, all changes in land use or related activity in the Redevelopment Project Area shall be subject to the applicable ordinances and laws authorizing or regulating such change or activity, including the Planned Use zoning and Subdivision approvals governing the Redevelopment Project Area.

Section 5.4. Construction of Developer Improvements.

(a) Contracts-Developer to Control Construction. Developer may enter into one or more construction contracts to complete the Developer Improvements. Developer shall have discretion and control, free from interference, interruption or disturbance, in all matters relating to the

management, development, redevelopment, and construction of the Developer Improvements, provided that the same shall, in any event, conform to and comply with the terms and conditions of the Redevelopment Plan and this Agreement, and all applicable state and local laws, ordinances and regulations (including, without limitation, applicable zoning, subdivision, building and fire codes), subject to any variances and other Governmental Approvals.

(b) Modification of Construction. Subject to the provisions set forth in **Section 5.1(a)** regarding Developer Improvements, during the progress of the Developer's Development Project, Developer may make such reasonable changes, including, without limitation, modification of the construction schedule, modification of the areas in which the Developer's Development Project is to be performed or on which buildings or other improvements are to be situated, expansion or deletion of items, revisions to the locations and configurations of improvements, revisions to the areas and scope of the Developer's Development Project, and any and all such other changes as site conditions or orderly development may dictate or as may be required to meet any reasonable requests of prospective tenants or purchasers of any portion of the Redevelopment Project Area or as may be necessary or desirable, in the discretion of Developer, to enhance the economic viability of the Developer's Development Project and as may be in furtherance of the general objectives of the Redevelopment Plan; provided, however, that the Developer's Development Project as modified shall generally conform to the development concept shown on the Concept Plan, with the Redevelopment Plan and Agreement, and shall comply with applicable law and code, subject to any variances and other Governmental Approvals.

(c) Modifications After Substantial Completion. After Substantial Completion of the Developer Improvements, the remaining portion of the Redevelopment Project Area may be regraded, reconfigured, redeveloped or otherwise modified as approved by the City and in a manner conforming to all applicable law and code and consistent with the Redevelopment Plan and this Agreement. New improvements may be added to the remaining portion of the Redevelopment Project Area in connection therewith, from time to time and in such manner as Developer (or its successor(s) in interest, as owner or owners of the affected portion(s) of the Redevelopment Project Area) may determine, provided that any such modifications shall comply with applicable law and code, subject to any variances and other Governmental Approvals, and consistent with the Redevelopment Plan and this Agreement.

Section 5.5. Certificate of Substantial Completion.

(a) Developer Improvements. To establish the completion date of the Developer Improvements, Developer shall furnish to the City a Certificate of Substantial Completion upon completion of the Developer Improvements as described in **Exhibit F** attached hereto.

(b) City Review. The City shall, within thirty (30) days following delivery of the Certificate of Substantial Completion with respect to the Developer Improvements, carry out such inspections as it deems necessary to verify to its reasonable satisfaction the accuracy of the certifications contained in the Certificate of Substantial Completion. The certificates shall be deemed verified and the Certificate of Substantial Completion shall be deemed accepted by the City unless, prior to the end of such thirty (30)-day period after delivery to the City of the Certificate of Substantial Completion, the City furnishes Developer with specific written objections to the status of performance based on failure of the construction to be in accordance with Governmental Approvals issued by the City, describing such objections and the measures required to correct such objections in reasonable detail. Developer shall use reasonable efforts to cure such objections. The City shall have no basis to object to the Certificate of Substantial Completion with respect to any aspect of the construction that was previously inspected and approved.

(c) Recording Certificates of Substantial Completion. Upon acceptance of the Certificate of Substantial Completion of the Developer Improvements by the City, or upon the lapse of thirty (30) days after delivery thereof to the City without any written objections by the City or request by

the City for additional time for review, not to exceed an additional ten (10) days, Developer may record the Certificate of Substantial Completion with respect to each phase of the Developer Improvements with the St. Clair County Recorder, and the same shall constitute evidence of the satisfaction of the Developer agreements and covenants to perform the Work with respect to such phase (as applicable) of the Developer Improvements pursuant to this Agreement.

ARTICLE SIX

REIMBURSEMENT OF DEVELOPMENT COSTS

Section 6.1. Pledge of Incremental Property Taxes and Business District Revenues. In consideration of the Developer undertaking the Developer's Development Project and construction of the Developer Improvements, including the incurring of Reimbursable Redevelopment Project Costs under the Redevelopment Plan, the City hereby pledges and agrees to apply the Incremental Property Taxes and Business District Revenues generated from Redevelopment Project Area and deposited into the Special Tax Allocation Fund and Business District Tax Allocation Fund, respectively, in accordance with this Agreement to pay Reimbursable Developer's Development Project Costs incurred by Developer. Except for (a) the TIF Administration Set-Aside, and (b) a total of up to fifty percent (50%) of Incremental Property Taxes from the Rec-Plex Parcel and up to 25% of Incremental Property Taxes from the remaining Redevelopment Project Area which will be designated as "surplus funds" and/or distributed to the affected taxing bodies pursuant to the Intergovernmental Agreement, the City agrees that during the Agreement Term, the City shall not further encumber or pledge any portion of the Incremental Property Taxes or Business District Revenues generated from the Redevelopment Project Area to any other project or obligation or take any action inconsistent with the terms and intent of this Agreement.

Section 6.2. Reimbursable Developer's Development Project Costs. Upon completion of each Phase of the Developer Improvements, Developer may deliver to the City a Certificate of Reimbursable Developer's Development Project Costs in substantially the same form as **Exhibit E** attached hereto for all Reimbursable Developer's Development Project Costs incurred for the applicable Phase. Developer shall, at the City's request, provide itemized invoices, receipts or other information, if any, requested by the City to confirm that any such costs are so incurred and do so qualify. Developer shall also certify that such costs are eligible for reimbursement under the Business District Law and the TIF Act. The City shall promptly approve or disapprove such Certificate, but in any event no later than thirty (30) days of the submittal thereof. If the City disapproves of the Certificate, it shall state in writing the reasons therefor, identifying the ineligible costs and the basis for determining the costs to be ineligible, whereupon Developer shall have the right to identify and substitute other Developer's Development Project Costs as Reimbursable Developer's Development Project Costs with a supplemental application for payment. If the City fails to approve or disapprove the Certificate within thirty (30) days of the submittal thereof, the Certificate shall be deemed approved.

Upon approving each Certificate, or the Certificate being deemed approved, the City shall issue Developer a non-recourse note ("Developer TIF Note") which identifies the total amount City will pay Developer for Reimbursable Developer's Development Project Costs. As funds become available in the Special Tax Allocation Fund and Business District Tax Allocation Fund, the City will remit payment to Developer within thirty (30) days from the time those funds first become available for distribution.

Section 6.3. Reimbursement from Business District Revenues and Incremental Property Taxes Limited to Reimbursable Developer's Development Project Costs. The parties agree that each of the categories of costs set forth in the Redevelopment Plan constitute Reimbursable Developer's Development Project Costs which are eligible for reimbursement in accordance with the Business District Law, the TIF Act and this Agreement. Subject to the provisions of the Business District Law and the TIF Act, Developer shall be entitled to reimbursement for Developer's Development Project Costs from any

of the categories set forth therein and as agreed to within this Redevelopment Agreement.

Section 6.4. Annual Accounting and Adjustments. After the close of each calendar year during the Agreement Term (in any event not later than February 15th of the February immediately following the close of the calendar year), the City shall cause its Treasurer or other financial officer charged with responsibility for the Special Tax Allocation Fund and Business District Tax Allocation Fund to provide to Developer an accounting of the receipts and expenditures from the Special Tax Allocation Fund and Business District Tax Allocation Fund at the close of the calendar year.

ARTICLE SEVEN

SPECIAL TAX ALLOCATION FUND AND BUSINESS DISTRICT TAX ALLOCATION FUND; COLLECTION AND USE OF INCREMENTAL PROPERTY TAXES AND BUSINESS DISTRICT REVENUES

Section 7.1. Certificate of Total Initial Equalized Assessed Value. The City will provide to Developer, simultaneous with the execution of this Agreement, a true, correct and complete copy of the calculation by the County Clerk of The County of St. Clair, Illinois, of the Total Initial Equalized Assessed Value of all taxable property within the Redevelopment Project Area, determined pursuant to the TIF Act, which calculation shall include a separate calculation of the Total Initial Equalized Assessed Value of the Rec-Plex Parcel and the remaining Redevelopment Project Area upon which the Developer Improvements are to be constructed.

Section 7.2 Special Tax Allocation Fund and Business District Tax Allocation Fund.

(a) Establishment of the Special Tax Allocation Fund, the Business District Tax Allocation Fund, and Other Funds and Accounts. The City hereby agrees to cause its Treasurer to establish and maintain funds in a City of O'Fallon, Illinois Special Tax Allocation Fund ("Special Tax Allocation Fund"), City of O'Fallon, Illinois Business District Tax Allocation Fund ("Business District Tax Allocation Fund"), as well as a Developer Subaccount and any other accounts or subaccounts as required by the TIF Ordinance and this Agreement.

The Special Tax Allocation Fund and Business District Tax Allocation Fund shall be maintained by the City as separate and distinct trusts and the moneys therein shall be held, managed, invested, disbursed, and administered by the City. Except for the amounts of Incremental Property Taxes or Business District Revenues to be distributed pursuant to any Intergovernmental Agreement and/or applied by the City in accordance with the Redevelopment Plan, all moneys deposited in the Special Tax Allocation Fund and Business District Tax Allocation Fund shall be used solely for the purposes set forth in the applicable Approving Ordinance and as provided herein. The City's Treasurer shall keep and maintain adequate records pertaining to the Special Tax Allocation Fund and Business District Tax Allocation Fund and any accounts required by the Approving Ordinance and all disbursements therefrom.

(b) Deposits into the Special Tax Allocation Fund. All Incremental Property Taxes generated from the Redevelopment Project Area and any taxes, fees, or assessments subsequently enacted and imposed in substitution therefor and allocable to such accounts to the extent authorized by law shall be deposited into the Special Tax Allocation Fund as soon as they become available; provided, however, that Developer's Reimbursable Development Project Costs are limited to fifty percent (50%) of the Incremental Property Taxes generated from the Rec-Plex Parcel and seventy-five percent (75%) of the Incremental Property Taxes generated from the remaining Redevelopment Project Area net of the TIF Administration Set-Aside. Any and all interest earnings from moneys on deposit in the Special Tax Allocation Fund shall become part of the Special Tax Allocation Fund to be applied as provided in **Section 7.3** of this Agreement.

(c) **Deposits into the Business District Tax Allocation Fund.** Business District Revenues generated from the Redevelopment Project Area shall be deposited into the Business District Tax Allocation Fund as soon as they become available. Any and all interest earnings from moneys on deposit in the Business District Tax Allocation Fund shall become part of the Business District Tax Allocation Fund to be applied as provided in Section 7.3 of this Agreement.

(d) Except for the amounts of the Incremental Property Taxes to be distributed pursuant to the Intergovernmental Agreement and/or applied by the City in accordance with the Redevelopment Plan, the City agrees that during the Agreement Term, the City shall not further encumber or pledge, on a superior or parity lien basis, any portion of the Incremental Property Taxes or Business District Revenues to be deposited in or on deposit in and to the credit of the Special Tax Allocation Fund or Business District Tax Allocation Fund or take any action inconsistent with the terms and intent of this Agreement.

Section 7.3. Application of Incremental Property Taxes and Business District Revenues. The City hereby agrees to apply fifty percent (50%) of all Incremental Property Taxes generated from the Rec-Plex Parcel and 75% of all Incremental Property Taxes generated from the remaining Redevelopment Project Area as well as the Business District Revenues from the Redevelopment Project Area as provided in this Agreement as follows:

(a) first, transfer to City an amount sufficient to reimburse the City for the annual TIF Administration Set-Aside; and

(b) second, transfer to Developer an amount sufficient to pay the outstanding amount due to Developer for all Reimbursable Developer's Development Project Costs and Developer Improvements, up to but not to exceed Developer's Development Project Costs identified in Exhibit G; and

(c) third, transfer any remaining amount to the City of application in accordance with this Agreement.

Section 7.4. Cooperation in Determining Incremental Property Taxes and Business District Revenues. The City and Developer (or its successors in interest) agree to cooperate and take all reasonable actions necessary to cause the Incremental Property Taxes to be paid into the Special Tax Allocation Fund, and the Business District Revenues into the Business District Tax Allocation Fund, and other accounts pursuant to this Agreement, including the City's enforcement and collection of all such payments through all reasonable and ordinary legal means of enforcement.

ARTICLE EIGHT

GENERAL PROVISIONS

Section 8.1. Successors and Assigns.

(a) **Agreement Binding on Successors.** This Agreement shall be binding on and shall inure to the benefit of the parties named herein and their respective heirs, administrators, executors, personal representatives, successors and assigns.

(b) **Assignment.** Until Substantial Completion of the Developer Improvements, the rights, duties and obligations of Developer under this Agreement may not be assigned in whole or in part without the prior written approval of the City, which approval shall not be unreasonably withheld or delayed and shall be given upon a reasonable demonstration by Developer of the proposed assignee's

experience and financial capability to undertake and complete such portions of the Work or any component thereof proposed to be assigned, all in accordance with this Agreement. All or any part of the Redevelopment Project Area or any interest therein may be sold, transferred, encumbered, leased, or otherwise disposed of at any time following Substantial Completion of the Developer Improvements, and the rights of Developer named herein or any successors in interest under this Agreement or any part hereof may be assigned. Upon Developer's transfer or conveyance of any part of or interest in the Redevelopment Project Area or assignment of any interest under this Agreement, as authorized by and pursuant to the provisions of this subparagraph, Developer shall be released from further obligation under this Agreement with respect to such Redevelopment Project Area interest conveyed or rights assigned, and such Redevelopment Project Area interest conveyed shall be released from further obligation under this Agreement.

(c) City Consent to Assignment. Notwithstanding any provision herein to the contrary, the City hereby approves, and no prior consent shall be required in connection with, (a) the right of Developer to encumber or collaterally assign its interest in the Redevelopment Project Area or any portion thereof to secure loans, advances or extensions of credit to finance or from time to time refinance all or any part of Developer's Development Project Costs, or the right of the holder of any such encumbrance or transferee of any such collateral assignment (or trustee or agent on its behalf) to transfer such interest by foreclosure or transfer in lieu of foreclosure under such encumbrance or collateral assignment; and (b) the right of Developer to assign Developer's rights, duties and obligations under this Agreement to a Related Party or among entities comprising Developer or the transferee of any Phase or portion thereof the proposed development of which has been approved by the City. Notwithstanding any provision hereof to the contrary, the City hereby approves, and no prior consent shall be required in connection with Developer's sale or lease of individual portions of the Redevelopment Project Area or subdivided lots in the course of the development of Developer's Development Project and any Redevelopment Project Area interest conveyed shall be released from further obligation under this Agreement.

Section 8.2. Remedies. Except as otherwise provided in this Agreement and subject to Developer's and the City's respective rights of termination hereof as set forth in **Sections 10.2 and 10.3**, in the event of any default in or breach of any term or condition of this Agreement by either party, or any successor, the defaulting or breaching party (or successor) shall, upon written notice from the other party (or successor), proceed immediately to cure or remedy such default or breach, and, shall, in any event, within sixty (60) days after receipt of notice, commence to cure or remedy such default. If such cure or remedy is not taken or not diligently pursued, or the default or breach is not cured or remedied within a reasonable time, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach, provided that such legal proceedings shall only affect property as to which such default or breach exists and shall not affect any other rights established in connection with this Agreement or any other property in the Redevelopment Project Area which has been or is being developed or used in accordance with the provisions of this Agreement.

Section 8.3. Force Majeure and Other Extensions of Time for Performance.

(a) Force Majeure. Neither the City nor Developer nor any successor in interest shall be considered in breach or default of their respective obligations under this Agreement, and times for performance of obligations hereunder shall be extended, in the event of any delay in Developer's construction of any phase of the Developer's Development Project caused by force majeure, including, without limitation, for purposes of this Agreement, legal proceedings which restrict or impair the orderly development of any phase of Developer's Development Project (including, but not limited to, condemnation or eminent domain proceedings), orders of any kind of any court or governmental body which restrict or impair the orderly development of any phase of Developer's Development Project, strikes, lockouts, labor disputes, labor shortages, riots, acts of God, epidemics, landslides, lightning, earthquake, fire or other casualties, breakage, explosions, storms, washouts, droughts, tornadoes,

cyclones, floods, adverse weather conditions, unusually wet soil conditions, mine subsidence, war, invasion or acts of a public enemy, serious accidents, arrests, failure of utilities, governmental restrictions or priorities, failure to timely process or issue any permits and/or legal authorization by necessary governmental entity, including Governmental Approvals, failure of utilities to timely extend service to the site, shortage or delay in shipment of material or fuel, any actual or threatened litigation relating to the validity of this Agreement, the designation of the Redevelopment Project Area, the Redevelopment Plan, Developer's Development Project, the adoption of tax increment financing under the TIF Act within the Redevelopment Project Area, the City's use and pledge of the Incremental Property Taxes pursuant to this Agreement, the creation of the Business District pursuant to the Business District Law, the City's use and pledge of the Business District Revenues pursuant to this Agreement, or any of the ordinances approving the same, or other causes beyond the responsible party's reasonable control.

The party claiming any extension caused by force majeure shall have the burden of proof in establishing such cause.

(b) Extension of Time for Performance. In addition to the foregoing, periods provided herein for commencement or Substantial Completion of any phase of the Developer Improvements shall be automatically extended for periods of delay in obtaining required planning approvals with respect to the Redevelopment Project Area or Governmental Approvals, and may also be extended, for reasonable cause, from time to time, upon application of the Developer to the City Council and upon finding by the City Council that the requested delay is reasonably justified, does not materially affect the ultimate completion of any phase of the Developer Improvements.

Section 8.4. Actions Contesting the Validity and Enforceability of the Development Plan, the Agreement and Related Matters. If a third party brings an action against the City or the City's officials, agents, employees or representatives contesting the validity or legality of the Redevelopment Project Area, any portion thereof, this Agreement, the designation of the Redevelopment Project Area, the Redevelopment Plan, Developer's Development Project, the adoption of tax increment financing under the TIF Act within the Redevelopment Project Area, the City's use and pledge of the Incremental Property Taxes pursuant to this Agreement, the creation of the Business District pursuant to the Business District Law, the City's use and pledge of the Business District Revenues pursuant to this Agreement, or any of the ordinances approving the same, the City shall promptly, and in any event prior to filing any responsive pleadings, notify Developer in writing of such claim or action. Developer may, at its option, assume the defense of such claim or action (including, without limitation, to settle or compromise any claim or action for which Developer has assumed the defense and as to which Developer will pay the costs and amounts of any such settlement or compromise) with counsel of Developer's choosing, and the parties expressly agree that so long as no conflicts of interest exist between them, the same attorney or attorneys may simultaneously represent the City and Developer in any such proceeding. Subject to the provisions of the TIF Act, Business District Law, and this Agreement, all costs incurred by Developer and the City, as authorized by the Redevelopment Plan and this Redevelopment Agreement, shall be deemed to be Reimbursable Developer's Development Project Costs and reimbursable from moneys in the Special Tax Allocation Fund and Business District Tax Allocation Fund, subject to **Article VI and Article VII** hereof. In the event Developer does not elect to assume the defense of such claim or action, the City shall undertake such defense, shall copy Developer and its counsel on all correspondence relating to any such action, shall consult with Developer and its counsel throughout the course of any such action, and shall not settle or compromise any claim or action without Developer's prior written consent.

Section 8.5. Insurance. Prior to the commencement of construction of any buildings that are part of the Developer Improvements, Developer shall obtain workers' compensation and comprehensive general liability insurance coverage in amounts customary in the industry for similar type projects; provided, the City shall not be named as an "additional insured" with respect to any insurance policies and shall not have any rights or claims under any such insurance policies.

Section 8.6. Notice. Any notice, demand, or other communication required by this Agreement to be given by either party hereto to the other shall be in writing and shall be sufficiently given or delivered if dispatched by certified United States first class mail, postage prepaid, or delivered personally, or if deposited with a nationally recognized overnight courier service prepaid and specifying the overnight delivery and addressed to the party at its address as provided herein:

If to City: City Clerk
 City of O'Fallon
 255 South Lincoln
 O'Fallon, Illinois 62269

And: Terry I. Bruckert
 Special TIF Counsel
 Bruckert, Gruenke & Long, P.C.
 1002 East Wesley Drive
 Suite 100
 O'Fallon, IL 62269

If to Dean Oelze
 S. I. Strategy, LLC
 P.O. Box 312
 Nashville, IL 62263

And: Kevin Vick
 Greensfelder, Hemker & Gale, P.C.
 12 Wolf Creek Drive, Suite 100
 Belleville, IL 62226

or to such other address with respect to either party as that party may, from time to time, designate in writing and forward to the other as provided in this paragraph.

Section 8.7. Conflict of Interest. No member of the Corporate Authorities, the Joint Review Board, or any branch of the City's government who has any power of review or approval of any of Developer's undertakings, or of the City's contracting for goods or services for the Redevelopment Project Area, shall participate in any decisions relating thereto which affect that member's personal interests or the interests of any corporation or partnership in which that member is directly or indirectly interested. As provided in the TIF Act and Business District Law, any person having such interest shall immediately, upon knowledge of such possible conflict, disclose, in writing, to the City Council the nature of such interest and seek a determination by the City Council with respect to such interest and, in the meantime, shall not participate in any actions or discussions relating to the activities herein proscribed.

Section 8.8. Choice of Law. This Agreement shall be taken and deemed to have been fully executed, made by the parties in, and governed by the laws of the State of Illinois for all purposes and intents.

Section 8.9. Entire Agreement; Amendment. The parties agree that this Agreement constitutes the entire agreement between the parties and that no other agreements or representations other than those contained in this Agreement have been made by the parties. This Agreement shall be amended only in writing and effective when signed by the authorized representatives of both parties.

Section 8.10. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall constitute one and the same instrument.

Section 8.11. Severability. If any term or provision of this Agreement is held to be unenforceable by a court of competent jurisdiction, the remainder shall continue in full force and effect, to the extent the remainder can be given effect without the invalid provision.

Section 8.12. Representatives Not Personally Liable. No official, agent, employee, City Attorney, or representative of the City (the “**City Representatives**”) shall be personally liable to Developer, and no member, manager, shareholder, director, officer, agent, employee, consultant or representative of Developer shall be personally liable to the City or the City Representatives in the event of any default or breach by any party under this Agreement, or for any amount which may become due to any party under the terms of this Agreement.

Section 8.13. Recordation of Agreement. The parties agree to record a memorandum of this Agreement with the St. Clair County Recorder of Deeds. The City shall pay the recording fees for same.

Section 8.14. Third Parties. Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any other person other than the City and Developer, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third persons to either the City or Developer, nor shall any provision give any third parties any rights of subrogation or action over or against either the City or Developer. This Agreement is not intended to and does not create any third party beneficiary rights whatsoever.

Section 8.15. No Joint Venture, Agency or Partnership. Nothing in this Agreement, or any actions of the parties to this Agreement, shall be construed by the parties or any third person to create the relationship of a partnership, agency or joint venture between or among such parties.

Section 8.16. Repealer. To the extent that any ordinance, resolution, rule, order or provision of the City’s code of ordinances, or any part thereof, is in conflict with the provisions of this Agreement, the provisions of this Agreement shall be controlling, to the extent lawful.

ARTICLE NINE

RELEASE AND INDEMNIFICATION

Section 9.1. City. The City and its governing body members, officers, agents and employees and the City Attorney shall not be liable to Developer for damages or otherwise in the event that all or any part of the TIF Act, the Business District Law, the Redevelopment Plan, Developer’s Development Project or this Agreement is declared invalid or unconstitutional in whole or in part by the final (as to which all rights of appeal have expired or have been exhausted) judgment of any court of competent jurisdiction, and by reason thereof either the City is prevented from performing any of the covenants and agreements herein, or Developer is prevented from enjoying the rights and privileges herein; provided that nothing in this paragraph shall limit: (i) Claims by Developer to Incremental Property Taxes and Business District Revenues pledged to payment of Reimbursable Developer’s Development Project Costs pursuant to this Agreement, or (ii) Actions by Developer seeking specific performance of this Agreement, other relevant contracts, or of zoning or planning approvals or Governmental Approvals issued by the City.

All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any of its governing body members, officers, agents, servants or employees in their individual

capacities. No elected or appointed official, employee or representative of the City shall be personally liable to Developer in the event of a default or breach by any party under this Agreement.

The City releases from, and covenants and agrees that Developer, its members, managers, officers, agents, and employees shall not be liable for any and all claims, suits, damages, expenses or liabilities arising out of (1) the acquisition of the portion of the Redevelopment Project Area owned by Developer, (2) the operation of all or any part of the Rec-Plex Parcel, or the condition of the Rec-Plex, including, without limitation, any environmental cost or liability, (3) negotiations, inspections, acquisitions, preparations, construction, leasing, operations, and other activities of the City or its agents in connection with or relating to Developer's Development Project or the Redevelopment Project Area, except for matters arising out of the negligence or malfeasance, misfeasance or nonfeasance of Developer or any official, agent, employee, consultant, contractor or representative of Developer.

Section 9.2. Developer. Developer releases from, and covenants and agrees that the City and its governing body members, officers, agents, and employees and the City Attorney shall not be liable for any and all claims, suits, damages, expenses or liabilities arising out of (1) the acquisition of the portion of the Redevelopment Project Area owned by Developer, (2) the operation of all or any part of the Rec-Plex Parcel, or the condition of the Rec-Plex Parcel, including, without limitation, any environmental cost or liability, (3) negotiations, inspections, acquisitions, preparations, construction, leasing, operations, and other activities of Developer or its agents in connection with or relating to Developer's Development Project or the Redevelopment Project Area, and (4) any loss or damage to the Redevelopment Project Area, or any injury to or death of any person occurring at or about or resulting from any defect in the performance of the Developer Improvements, except for matters arising out of the negligence or malfeasance, misfeasance or nonfeasance of the City or any official, agent, employee, consultant, contractor or representative of the City.

ARTICLE TEN

TERM

Section 10.1. Term of Agreement. This Agreement, and all of the rights and obligations of the parties hereunder, shall terminate on expiration of the Agreement Term; provided that this Agreement may terminate sooner upon the earlier of the delivery of a written notice by Developer or the City (and recordation of a copy of such notice with the St. Clair County Recorder) that this Agreement has been terminated pursuant to **Section 10.2, 10.3 or 10.4** hereof.

Section 10.2. Developer's Right of Termination. Developer has the right to terminate this Agreement at any time upon not less than sixty (60) days written notice to the City.

Section 10.3. City's Right of Termination. The City may only terminate this Agreement if Developer fails to satisfy the provisions of **Section 5.1(a)** within the times specified therein and on such termination all rights and obligations of Developer and the City hereunder shall terminate.

Section 10.4. Cancellation. In the event Developer or the City shall be prohibited, in any material respect, from performing covenants and agreements or enjoying the rights and privileges herein contained, or contained in the Redevelopment Plan, including Developer's duty to construct Developer Improvements, by the order of any court of competent jurisdiction, or in the event that all or any part of the TIF Act or Business District Law or any ordinance or resolution adopted by the City in connection with Developer's Development Project, shall be declared invalid or unconstitutional, in whole or in part, by a final decision of a court of competent jurisdiction and such declaration shall materially affect the Redevelopment Plan or the covenants and agreements or rights and privileges of Developer or the City, then and in any such event, the party so materially affected may, at its election, cancel or terminate this

Agreement in whole (or in part with respect to that portion of the Developer's Development Project materially affected) by giving written notice thereof to the other within thirty (30) days after such final decision or amendment. If the City terminates this Agreement pursuant to this **Section 10.4**, the cancellation or termination of this Agreement shall have no effect on the authorizations granted to Developer for buildings permitted and under construction to the extent permitted by said court order; and the cancellation or termination of this Agreement shall have no effect on perpetual easements contained in any recorded, properly executed document.

Section 10.5. Obligations Remain Outstanding. On termination of this Agreement pursuant to **Sections 10.2, 10.3 or 10.4**, all outstanding obligations of the City to reimburse Developer for Business District Revenues, Incremental Property Taxes, and its outstanding Developer TIF Notes, as the case may be, shall remain outstanding and the City shall continue to process payments to Developer in accordance with the terms of this Agreement. If Developer has submitted to the City, within 60 days after the termination of this Agreement pursuant to this section, a Certificate of Reimbursable Developer's Development Project Costs, but the City has not yet approved such certificate, the City shall review and process such Certificates and related Developer TIF Notes in accordance with **Section 6.2** hereof which shall become part of the outstanding obligations surviving the termination of this Agreement in accordance with this **Section 10.5**.

ARTICLE ELEVEN

REPRESENTATIONS OF THE PARTIES

Section 11.1. Representations of the City. The City hereby represents and warrants that (a) the City has full constitutional and lawful right, power and authority, under current applicable law, to execute and deliver this Agreement and to perform all terms and obligations of this Agreement, and (b) this Agreement constitutes the legal, valid and binding obligation of the City, enforceable in accordance with its terms.

Section 11.2. Representations of Developer. Developer hereby represents and warrants that (a) it has full power to execute and deliver and perform the terms and obligations of this Agreement and all of the foregoing has been duly and validly authorized by all necessary corporate proceedings, and (b) this Agreement constitutes the legal, valid and binding obligation of Developer, enforceable in accordance with its terms.

ARTICLE TWELVE

EFFECTIVENESS

The Effective Date for this Agreement shall be the day on which this Agreement is approved by the City, with said date being inserted on page 1 hereof.

IN WITNESS WHEREOF, the City and Developer have caused this Agreement to be executed in their respective names and caused their respective seals to be affixed thereto, and attested as to the date first above written.

(SEAL)

CITY OF O’FALLON, ILLINOIS

By: _____
Name: _____
Title: Mayor

Attest:

By: _____
Name: _____
Title: City Clerk

Approved as to Form:

By: _____
Name: _____
Title: City Attorney

S. I. STRATEGY, LLC

By: _____
Name: _____
Title: _____

STATE OF ILLINOIS)
)
COUNTY OF ST. CLAIR)

On this ____ day of _____, 2015, before me appeared _____, who being, by me duly sworn, did say that he is the Mayor, City of O'Fallon, Illinois, a home rule unit of government of the State of Illinois, and did say that the seal affixed to the foregoing instrument is the seal of said City, and that said instrument was signed and sealed on behalf of said City, by authority of the City Council of the City; and said Mayor acknowledged said instrument to be the free act and deed of said City.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My term expires:

STATE OF _____)
)
COUNTY OF ST. CLAIR)

On this ____ day of _____, 2015, before me appeared _____, to me personally known, who being, by me duly sworn, did say that he is the _____ of S. I. Strategy, LLC, an Illinois limited liability company in the State of Illinois, and that the foregoing instrument was signed on behalf of said company, and he further acknowledged said instrument to be the free act and deed of said partnership.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My Commission expires:

EXHIBIT A

LEGAL DESCRIPTION

ROUTE 50/SCOTT-TROY ROAD
REDEVELOPMENT PROJECT AREA
LEGAL DESCRIPTION
TIF PARCEL

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND PART OF THE NORTHEAST QUARTER OF SECTION 33 ALL IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "A" ON PAGE 263 IN THE RECORDER OF DEED'S OFFICE OF ST. CLAIR COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD ON THE EASTERLY LINE OF "LAKEPOINTE CENTRE PROFESSIONAL PARK" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "95" ON PAGE 18 IN SAID RECORDER OF DEED'S OFFICE, FROM WHICH A CONCRETE R/W MONUMENT MARKING THE SOUTHEAST CORNER OF SAID "LAKEPOINTE CENTRE PROFESSIONAL PARK", BEARS SOUTH 00 DEGREES 01 MINUTES 22 SECONDS EAST, 107.52 FEET; THENCE, NORTH 00 DEGREES 01 MINUTES 22 SECONDS WEST ON SAID EASTERLY LINE AND ITS EXTENSION, 1449.55 FEET TO A CONCRETE MONUMENT WHICH MARKS THE NORTHEAST CORNER OF "THE VILLAS AT LAKEPOINTE" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "97" ON PAGE 9 IN SAID RECORDER OF DEED'S OFFICE, SAID CONCRETE MONUMENT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO VICTORY FREE WILL BAPTIST CHURCH BY DOCUMENT NUMBER A02143243 IN SAID RECORDER OF DEED'S OFFICE; THENCE, NORTH 71 DEGREES 49 MINUTES 19 SECONDS EAST ON THE SOUTHEASTERLY LINE OF SAID VICTORY FREE WILL BAPTIST CHURCH TRACT OF LAND, 248.61 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE, CONTINUING NORTH 71 DEGREES 49 MINUTES 19 SECONDS EAST ON SAID SOUTHEASTERLY LINE, 418.69 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO WESTMORE DEVELOPMENT IN DEED BOOK 3083 ON PAGE 1042 IN SAID RECORDER OF DEED'S OFFICE; THENCE, NORTH 71 DEGREES 54 MINUTES 27 SECONDS EAST, 441.64 FEET; THENCE, SOUTH 89 DEGREES 31 MINUTES 17 SECONDS EAST, 599.83 FEET TO THE WEST R.O.W. LINE OF SCOTT-TROY ROAD; THENCE, CONTINUING SOUTH 89 DEGREES 31 MINUTES 17 SECONDS EAST, 120.00 FEET TO THE EAST R.O.W. LINE OF SCOTT-TROY ROAD; THENCE, SOUTHERLY FOLLOWING THE EAST R.O.W. LINE OF SCOTT-TROY ROAD UNTIL IT INTERSECTS THE NORTH R.O.W. LINE OF U.S. ROUTE 50; THENCE, SOUTHWESTERLY FOLLOWING THE NORTH R.O.W. LINE OF U.S. ROUTE 50, 157.00 FEET TO THE WEST R.O.W. LINE OF SCOTT-TROY ROAD; THENCE, CONTINUING ALONG SAID NORTH R.O.W. LINE OF U.S. ROUTE 50, SOUTH 56 DEGREES 40 MINUTES 06 SECONDS WEST, 941.00 FEET; THENCE, ALONG SAID

NORTH R.O.W. LINE OF U.S. ROUTE 50 ALONG A CURVE HAVING A RADIUS POINT TO THE NORTH, A RADIAL DISTANCE OF 1877.08 FEET, A CHORD BEARING, SOUTH 57 DEGREES 11 MINUTES 53 SECONDS WEST, AND A CHORD DISTANCE OF 34.23 FEET; THENCE, NORTH 32 DEGREES 16 MINUTES 46 SECONDS WEST, 128.00 FEET; THENCE, ALONG A CURVE HAVING A RADIUS POINT TO THE NORTH, A RADIAL DISTANCE OF 1749.08 FEET, A CHORD BEARING, SOUTH 62 DEGREES 05 MINUTES 35 SECONDS WEST, AND A CHORD DISTANCE OF 266.70 FEET; THENCE, SOUTH 12 DEGREES 09 MINUTES 12 SECONDS EAST , 51.90 FEET; THENCE, SOUTH 77 DEGREES 46 MINUTES 09 SECONDS WEST ON THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS IN DEED BOOK 2680 ON PAGE 1156 IN SAID RECORDER OF DEED'S OFFICE, 289.17 FEET; THENCE, NORTH 00 DEGREES 38 MINUTES 08 SECONDS EAST, 666.02 FEET; THENCE, SOUTH 85 DEGREES 33 MINUTES 41 SECONDS EAST, 230.00 FEET; THENCE, NORTH 33 DEGREES 19 MINUTES 27 SECONDS WEST, 425.00 FEET; THENCE, NORTH 00 DEGREES 20 MINUTES 45 SECONDS WEST, 476.32 FEET TO THE POINT OF BEGINNING.

Parcel ID Numbers (PIN)

04-33.0-200-033
04-28.0-400-032
04-28.0-400-028
04-33.0-200-019
04-33.0-200-025
04-33.0-200-026

Totaling approximately 47 acres, including existing public ROW (44 acres net of ROW).

EXHIBIT B

LEGAL DESCRIPTION OF REC-PLEX PROPERTY AND REC-PLEX DRIVE

LEGAL DESCRIPTION PHASE 1 ONLY

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND PART OF THE NORTHEAST QUARTER OF SECTION 33 ALL IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "A" ON PAGE 263 IN THE RECORDER OF DEED'S OFFICE OF ST. CLAIR COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD ON THE EASTERLY LINE OF "LAKEPOINTE CENTRE PROFESSIONAL PARK" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "95" ON PAGE 18 IN SAID RECORDER OF DEED'S OFFICE, FROM WHICH A CONCRETE R/W MONUMENT MARKING THE SOUTHEAST CORNER OF SAID "LAKEPOINTE CENTRE PROFESSIONAL PARK", BEARS SOUTH 00 DEGREES 01 MINUTES 22 SECONDS EAST, 107.52 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 22 SECONDS WEST ON SAID EASTERLY LINE AND ITS EXTENSION, A DISTANCE OF 1449.55 FEET TO A CONCRETE MONUMENT WHICH MARKS THE NORTHEAST CORNER OF "THE VILLAS AT LAKEPOINTE" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "97" ON PAGE 9 IN SAID RECORDER OF DEED'S OFFICE, SAID CONCRETE MONUMENT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO VICTORY FREE WILL BAPTIST CHURCH BY DOCUMENT NUMBER A02143243 IN SAID RECORDER OF DEED'S OFFICE; THENCE NORTH 72 DEGREES 15 MINUTES 41 SECONDS EAST ON THE SOUTHEASTERLY LINE OF SAID VICTORY FREE WILL BAPTIST CHURCH TRACT OF LAND, A DISTANCE OF 248.61 FEET, TO THE WEST LINE OF THE PARENT TRACT AND AN IRON PIN FOUND; THENCE NORTH 71 DEGREES 49 MINUTES 19 SECONDS EAST (NORTH 72 DEGREES 15 MINUTES 41 SECONDS EAST RECORD) ON SAID SOUTHEASTERLY LINE, A DISTANCE OF 280.00 FEET, TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID SOUTHEASTERLY LINE HAVING A BEARING OF NORTH 71 DEGREES 49 MINUTES 19 SECONDS EAST (NORTH 72 DEGREES 15 MINUTES 41 SECONDS EAST RECORD), A DISTANCE OF 138.69 FEET, TO AN IRON PIN FOUND; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE HAVING A BEARING OF NORTH 71 DEGREES 54 MINUTES 27 SECONDS EAST (NORTH 72 DEGREES 04 MINUTES 05 SECONDS EAST RECORD), A DISTANCE OF 441.64 FEET (441.89 FEET RECORD), TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 16 DEGREES 13 MINUTES 18 SECONDS EAST, A DISTANCE OF 200.38 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, A DELTA OF 15 DEGREES 43 MINUTES 48 SECONDS, AN ARC LENGTH OF 63.14 FEET, AND A CHORD WHICH BEARS SOUTH 79 DEGREES 36 MINUTES 35 SECONDS WEST HAVING A CHORD DISTANCE OF 62.95 FEET; THENCE SOUTH 71 DEGREES 44 MINUTES 42 SECONDS WEST, A DISTANCE OF 113.55 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, A DELTA OF 71 DEGREES 27 MINUTES 59 SECONDS, AN ARC LENGTH OF 286.88 FEET, AND A CHORD WHICH BEARS SOUTH 36 DEGREES 00 MINUTES 42 SECONDS WEST HAVING A CHORD DISTANCE OF 268.65 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 573.91 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET, A DELTA OF 20 DEGREES 54 MINUTES 06 SECONDS, AN ARC LENGTH OF 62.02 FEET, AND A CHORD WHICH BEARS SOUTH 10 DEGREES 43 MINUTES 46 SECONDS WEST HAVING A CHORD DISTANCE OF 61.67 FEET; THENCE SOUTH 21 DEGREES 10 MINUTES 49 SECONDS WEST, A DISTANCE OF 100.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, A DELTA OF 20 DEGREES 54 MINUTES 07 SECONDS, AN ARC LENGTH OF 83.91 FEET, AND A CHORD WHICH BEARS SOUTH 10 DEGREES 43 MINUTES 46 SECONDS WEST HAVING A CHORD DISTANCE OF 83.44 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 82.74 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 18 SECONDS WEST, A DISTANCE OF 124.70 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 42 SECONDS EAST, A DISTANCE OF 240.00 FEET; THENCE NORTH 85 DEGREES 33 MINUTES 41 SECONDS WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 33 DEGREES 19 MINUTES 27 SECONDS WEST (NORTH 33 DEGREES 00 MINUTES 00 SECONDS WEST RECORD), A DISTANCE OF 425.00 FEET (MEASURED AND RECORDED), TO THE WEST LINE OF PARENT TRACT; THENCE ALONG SAID WEST LINE OF PARENT TRACT HAVING A BEARING OF NORTH 00 DEGREES 20 MINUTES 45 SECONDS WEST (NORTH 00 DEGREES 01 MINUTES 22 SECONDS WEST RECORD), A DISTANCE OF 416.32 FEET; THENCE ALONG A LINE PARALLEL TO THE SOUTHEASTERLY LINE OF SAID VICTORY FREE WILL BAPTIST CHURCH HAVING A BEARING OF NORTH 71 DEGREES 49 MINUTES 19 SECONDS EAST, A DISTANCE OF 280.00 FEET; THENCE ALONG A LINE PARALLEL TO SAID WEST LINE OF PARENT TRACT HAVING A BEARING OF NORTH 00 DEGREES 20 MINUTES 45 SECONDS WEST, A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 12.46 ACRES, MORE OR LESS.

LEGAL DESCRIPTION
PHASE 1 ROAD ONLY

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND PART OF THE NORTHEAST QUARTER OF SECTION 33 ALL IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "A" ON PAGE 263 IN THE RECORDER OF DEED'S OFFICE OF ST. CLAIR COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD ON THE EASTERLY LINE OF "LAKEPOINTE CENTRE PROFESSIONAL PARK" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "95" ON PAGE 18 IN SAID RECORDER OF DEED'S OFFICE, FROM WHICH A CONCRETE R/W MONUMENT MARKING THE SOUTHEAST CORNER OF SAID "LAKEPOINTE CENTRE PROFESSIONAL PARK", BEARS SOUTH 00 DEGREES 01

MINUTES 22 SECONDS EAST, 107.52 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 22 SECONDS WEST ON SAID EASTERLY LINE AND ITS EXTENSION, A DISTANCE OF 1449.55 FEET TO A CONCRETE MONUMENT WHICH MARKS THE NORTHEAST CORNER OF "THE VILLAS AT LAKEPOINTE" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "97" ON PAGE 9 IN SAID RECORDER OF DEED'S OFFICE, SAID CONCRETE MONUMENT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO VICTORY FREE WILL BAPTIST CHURCH BY DOCUMENT NUMBER A02143243 IN SAID RECORDER OF DEED'S OFFICE; THENCE NORTH 72 DEGREES 15 MINUTES 41 SECONDS EAST ON THE SOUTHEASTERLY LINE OF SAID VICTORY FREE WILL BAPTIST CHURCH TRACT OF LAND, A DISTANCE OF 248.61 FEET, TO THE WEST LINE OF THE PARENT TRACT AND AN IRON PIN FOUND; THENCE NORTH 71 DEGREES 49 MINUTES 19 SECONDS EAST (NORTH 72 DEGREES 15 MINUTES 41 SECONDS EAST RECORD) ON SAID SOUTHEASTERLY LINE, A DISTANCE OF 418.69 FEET (417.45 FEET RECORD), TO AN IRON PIN FOUND; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE HAVING A BEARING OF NORTH 71 DEGREES 54 MINUTES 27 SECONDS EAST (NORTH 72 DEGREES 04 MINUTES 05 SECONDS EAST RECORD), A DISTANCE OF 441.64 FEET (441.89 FEET RECORD), TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 89 DEGREES 31 MINUTES 17 SECONDS EAST (SOUTH 89 DEGREES 22 MINUTES 00 SECONDS EAST RECORD), A DISTANCE OF 599.83 FEET (599.49 FEET RECORD), TO THE WESTERLY ROW LINE OF SCOTT-TROY ROAD, TO AN IRON PIN FOUND; THENCE ALONG SAID WESTERLY ROW LINE OF SCOTT-TROY ROAD HAVING A BEARING OF SOUTH 08 DEGREES 22 MINUTES 41 SECONDS WEST (SOUTH 08 DEGREES 33 MINUTES 13 SECONDS WEST RECORD), A DISTANCE OF 191.95 FEET, TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID WESTERLY ROW LINE OF SCOTT-TROY ROAD HAVING A BEARING OF SOUTH 08 DEGREES 22 MINUTES 41 SECONDS WEST (SOUTH 08 DEGREES 33 MINUTES 13 SECONDS WEST RECORD), A DISTANCE OF 60.60 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 23 SECONDS WEST, A DISTANCE OF 495.99; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, A DELTA OF 18 DEGREES 33 MINUTES 55 SECONDS, AN ARC LENGTH OF 55.08 FEET, AND A CHORD WHICH BEARS SOUTH 81 DEGREES 01 MINUTES 39 SECONDS WEST HAVING A CHORD DISTANCE OF 54.84 FEET; THENCE SOUTH 71 DEGREES 44 MINUTES 42 SECONDS WEST, A DISTANCE OF 113.55 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, A DELTA OF 71 DEGREES 27 MINUTES 59 SECONDS, AN ARC LENGTH OF 212.05 FEET, AND A CHORD WHICH BEARS SOUTH 36 DEGREES 00 MINUTES 42 SECONDS WEST HAVING A CHORD DISTANCE OF 198.56 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 573.91 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, A DELTA OF 20 DEGREES 54 MINUTES 07 SECONDS, AN ARC LENGTH OF 83.91 FEET, AND A CHORD WHICH BEARS SOUTH 10 DEGREES 43 MINUTES 46 SECONDS WEST HAVING A CHORD DISTANCE OF 83.44 FEET; THENCE SOUTH 21 DEGREES 10 MINUTES 49 SECONDS WEST, A DISTANCE OF 100.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, A DELTA OF 20 DEGREES 54 MINUTES 07 SECONDS, AN ARC LENGTH OF 62.02 FEET, AND A CHORD WHICH BEARS SOUTH 10 DEGREES 43 MINUTES 46 SECONDS WEST HAVING A CHORD DISTANCE OF 61.67 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 301.80 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 170.00F

FEET, A DELTA OF 22 DEGREES 35 MINUTES 26 SECONDS , AN ARC LENGTH OF 67.03 FEET, AND A CHORD WHICH BEARS SOUTH 11 DEGREES 01 MINUTES 01 SECONDS EAST HAVING A CHORD DISTANCE OF 66.59 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1877.08 FEET, A DELTA OF 01 DEGREES 50 MINUTES 43 SECONDS , AN ARC LENGTH OF 60.46 FEET, AND A CHORD WHICH BEARS SOUTH 59 DEGREES 30 MINUTES 47 SECONDS WEST HAVING A CHORD DISTANCE OF 60.45 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, A DELTA OF 24 DEGREES 43 MINUTES 57 SECONDS, AN ARC LENGTH OF 99.28 FEET, AND A CHORD WHICH BEARS NORTH 12 DEGREES 05 MINUTES 16 SECONDS WEST HAVING A CHORD DISTANCE OF 98.51 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 219.05 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 42 SECONDS EAST, A DISTANCE OF 82.74 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, A DELTA OF 20 DEGREES 54 MINUTES 07 SECONDS, AN ARC LENGTH OF 83.91 FEET, AND A CHORD WHICH BEARS NORTH 10 DEGREES 43 MINUTES 46 SECONDS EAST HAVING A CHORD DISTANCE OF 83.44 FEET; THENCE NORTH 21 DEGREES 10 MINUTES 49 SECONDS EAST, A DISTANCE OF 100.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, A DELTA OF 20 DEGREES 54 MINUTES 06 SECONDS, AN ARC LENGTH OF 62.02 FEET, AND A CHORD WHICH BEARS NORTH 10 DEGREES 43 MINUTES 46 SECONDS EAST HAVING A CHORD DISTANCE OF 61.67 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 42 SECONDS EAST, A DISTANCE OF 573.91 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, A DELTA OF 71 DEGREES 27 MINUTES 59 SECONDS, AN ARC LENGTH OF 286.88 FEET, AND A CHORD WHICH BEARS NORTH 36 DEGREES 00 MINUTES 42 SECONDS EAST HAVING A CHORD DISTANCE OF 268.65 FEET; THENCE NORTH 71 DEGREES 44 MINUTES 42 SECONDS EAST, A DISTANCE OF 113.55 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, A DELTA OF 18 DEGREES 33 MINUTES 55 SECONDS, AN ARC LENGTH OF 74.53 FEET, AND A CHORD WHICH BEARS NORTH 81 DEGREES 01 MINUTES 39 SECONDS EAST HAVING A CHORD DISTANCE OF 74.20 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 23 SECONDS WEST, A DISTANCE OF 504.50 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2.94 ACRES, MORE OR LESS.

EXHIBIT C
CONCEPT PLAN

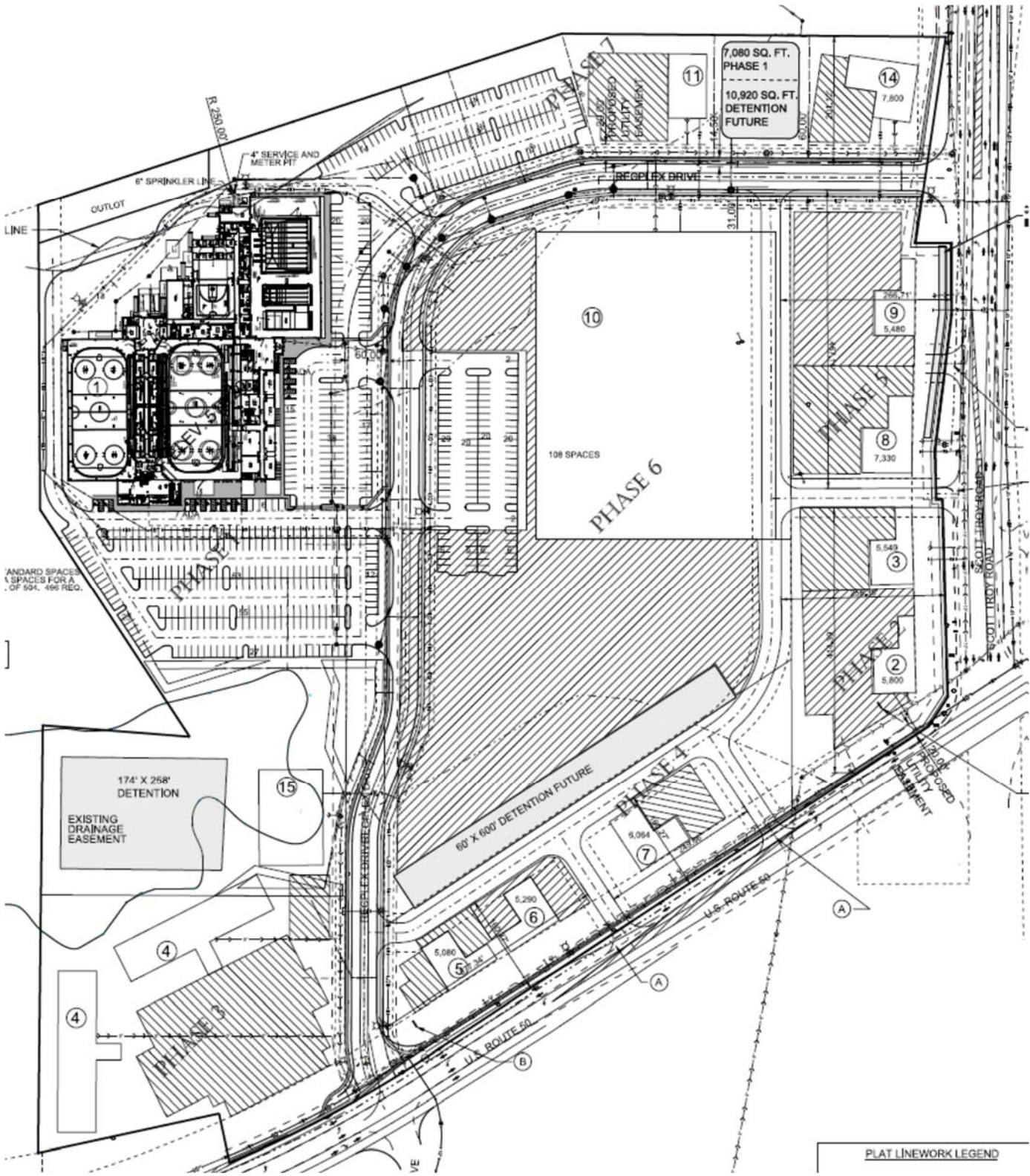


EXHIBIT D

FORM OF CERTIFICATE OF SUBSTANTIAL COMPLETION

The undersigned, S. I. Strategy, LLC, (“Developer”), pursuant to that certain Redevelopment Agreement dated as of _____, 2015, between the City of O’Fallon, Illinois (the “City”) and Developer (the “Agreement”), hereby certifies to the City as follows:

- 1. That as of _____, _____, the construction and installation of the Developer Improvements in connection with Developer’s Development Project (as such term is defined in the Agreement) has been substantially completed in accordance with the Agreement.
- 2. Such Developer Improvements have been performed in a workmanlike manner.
- 3. This Certificate of Substantial Completion is being issued by Developer to the City in accordance with the Agreement to evidence Developer’s satisfaction of all obligations and covenants with respect to the Developer Improvements.
- 4. The City’s acceptance (below) or the City’s failure to object in writing to this Certificate within 30 days of the date of delivery of this Certificate to the City (which written objection, if any, must be delivered to Developer prior to the end of such thirty (30) day period), shall evidence the satisfaction of Developer’s agreements and covenants to perform the Work related to the Developer Improvements.

This Certificate may be recorded in the office of the St. Clair County Recorder. This Certificate is given without prejudice to any rights against third parties which exist as of the date hereof or which may subsequently come into being. Terms not otherwise defined herein shall have the meaning ascribed to such terms in the Agreement.

Dated this _____ day of _____, _____.

S. I. STRATEGY, LLC, (“DEVELOPER”)

By: _____
Name: _____
Title: _____

Accepted by:
CITY OF O’FALLON, ILLINOIS

By: _____
Name: _____
Title: _____

EXHIBIT E

FORM OF CERTIFICATE OF REIMBURSABLE DEVELOPER REDEVELOPMENT PROJECT COSTS

Certificate of Reimbursable Developer Redevelopment Project Costs

TO: City of O’Fallon, Illinois
Attention:

Re: City of O’Fallon, Illinois Tax Increment Finance District (Route 50/Scott-Troy Road)
City of O’Fallon, Illinois Business District (Route 50/Scott-Troy Road)

Terms not otherwise defined herein shall have the meaning ascribed to such terms in the Redevelopment Agreement dated as of _____, 2015 (the “Agreement”) between the City and Developer. In connection with said Agreement, the undersigned hereby states and certifies that:

1. Each item listed on **Schedule 1** hereto is a Reimbursable Redevelopment Project Cost and was incurred in connection with the construction of the Developer Improvements in connection with the Developer’s Development Project.

2. These Developer Redevelopment Project Costs have been paid by Developer and are reimbursable under the Approving Ordinance and the Agreement.

3. Each item listed on **Schedule 1** has not previously been paid or reimbursed from Incremental Property Taxes or Business District Revenues and no part thereof has been included in any other certificate previously filed with the City.

4. There has not been filed with or served upon Developer any notice of any lien, right of lien or attachment upon or claim affecting the right of any person, firm or corporation to receive payment of the amounts stated in this request, except to the extent any such lien is being contested in good faith.

5. All necessary permits and approvals required for the component of the work for which this certificate relates have been issued and are in full force and effect.

6. All work for which payment or reimbursement is requested has been performed in a good and workmanlike manner and in accordance with the Agreement.

Dated this _____ day of _____, _____.

S. I. Strategy, LLC

By: _____
Name: _____
Title: _____

EXHIBIT F

DEVELOPER IMPROVEMENTS

The Improvements involve the development of a planned commercial center, known as Four Points Center, to be anchored by a large privately-owned multifunction rec-plex facility not found in the St. Louis metropolitan area. The proposed uses include:

- 130,000+ square foot indoor Rec-Plex containing:
 - Two sheets of NHL regulation ice & spectator seating
 - Olympic size swimming pool and diving boards/platform
 - Half basketball court
 - Locker rooms

- Retail space

- Restaurants

- Hotels

- Office space

The Improvements also include, but are not limited to, all necessary support facilities such as:

- (1) utilities, including construction, reconstruction and/or relocation of utilities;
- (2) a parking lot and all parking lot improvements;
- (3) demolition of existing buildings and other site preparation;
- (4) street improvements and landscaping;
- (5) water detention, water lines, sewer lines, Route 50/Scott Troy Road Improvements per the traffic study.

Exhibit G
Eligible Redevelopment Project Costs
Route 50/Scott-Troy Road Redevelopment Project Area
City of O'Fallon, Illinois

<u>Description</u>	<u>Estimated Cost</u>
A. Public Works or Improvements <i>(Construction of streets, curb and gutters, utilities, and other public improvements)</i>	\$ 6,700,000.00
B. Property Assembly <i>(Acquisition of land and site preparation, including storm water detention)</i>	\$ 2,725,000.00
C. Building Rehabilitation/Retrofit	\$ 10,000.00
D. Taxing District Capital Costs	\$ 10,000.00
E. Job Training	\$ 10,000.00
F. Interest Costs Incurred by Developers <i>(30% of interest costs)</i>	\$ 500,000.00
G. Planning, Legal & Professional Services	\$ 300,000.00
H. General Administration	\$ 350,000.00
I. Financing Costs	\$ See Note 3
J. Contingency	\$ 1,590,000.00
 Total Estimated Eligible Costs	 <u>\$ 12,195,000.00</u>

Notes:

1. All costs shown are in 2014 dollars.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Municipal financing costs such as interest expense, capitalized interest and cost of issuance of obligations are not quantified herein. These costs are subject to prevailing market conditions and will be considered part of the total redevelopment project.
4. Private redevelopment costs and investment are in addition to the above.
5. The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Plan adoption, per subsection 11-74.4.5 (c) of the Act.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF
O’FALLON THAT PROPOSES THE
APPROVAL OF A BUSINESS
DISTRICT PLAN FOR THE PROPOSED
ROUTE 50/SCOTT-TROY ROAD
BUSINESS DISTRICT AND FIXING A
TIME AND PLACE FOR A PUBLIC
HEARING DATE ON THE PLAN AND
DESIGNATING THE BUSINESS
DISTRICT**

WHEREAS, the City of O’Fallon, St. Clair County, Illinois (the “City”) has the authority to designate certain areas of the City as a Business District pursuant to the Illinois Business District Development and Redevelopment Law, Section 65 ILCS 5/11-74.3-1, et seq., as amended (the “Law”); and

WHEREAS, pursuant to the Law, the City has prepared a Business District Plan (the “Plan”) for properties located within the proposed Route 50/Scott-Troy Road Business District (the “Business District”); and

WHEREAS, because of a lack of streets within the proposed District, it constitutes an economic liability to the community; and

WHEREAS, the purpose of the Plan and the designation of the Business District is to eradicate the blighting conditions that exist and to assure opportunities for development or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth to the Business District; and

WHEREAS, the Law requires that the City hold a public hearing to take testimony from the public regarding the proposed Plan and designation of the Business District.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF O’FALLON, ILLINOIS, that

Section 1. That the preceding recitations in the upper part of this Resolution are realleged, restated and adopted as Section 1 of this Resolution; and

Section 2. That the public hearing shall be held before the City Council on May 4, 2015, beginning at 7:00 p.m., at the O’Fallon City Hall.

Section 3. That the City Clerk is hereby authorized and directed to publish notices of this public hearing as required under the Law.

Section 4. That this Ordinance shall become effective immediately upon its passage.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING
ORDINANCE 623, ZONING DISTRICTS
OF THE CITY OF O’FALLON,
ILLINOIS (DEVELOPMENT KNOWN AS
“RESERVES OF TIMBER RIDGE”
SUBDIVISION**

WHEREAS, the applicant, Huntington Chase Homes, Corp., proposes to Subdivide 102.37 acres of land into Single-Family residential lots west of Simmons Road and has requested and heretofore filed a petition with the City of O’Fallon for a zoning change of the property currently located in St. Clair County, zoned Agriculture, A and Rural Residential, RR3, and is proposed for annexation into the City of O’Fallon as “SR-1B” Single Family Residence Dwelling District, pursuant to the proposed development shown on the attached Preliminary Plat (Exhibit A); and

WHEREAS, the developer will be responsible for paying to the City of O’Fallon a fee in lieu of 2.66 acres of park land dedication in the amount \$135,864; and

WHEREAS, the applicant has filed an application with the City of O’Fallon, Illinois pursuant to the requirements of all applicable laws; and

WHEREAS, the developer has requested that a variance be granted by the City Council to allow for a variance to exceed the 800 foot maximum length requirement for dead-end streets as shown in the attached preliminary plat (Exhibit A) and the requirement of a berm at the entrance to Simmons Road, and the City Council has determined that such variances to the dead-end street and berm is reasonable; and

WHEREAS, said Planning Commission of the City of O’Fallon, Illinois held a public hearing on February 28, 2006, in accordance with state statute, and recommended to approve the petitioner’s request to obtain SR-1B Single Family Residence Dwelling District zoning for the property with a vote of 5-ayes to 1-nayes; and

WHEREAS, on March 23, 2015 the Community Development Committee of the City Council reviewed the preliminary plat and recommended approval with a vote of 6-0.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O’FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:

Section 1. Approval of the Zoning Amendment. That upon the effective date of this

Ordinance, the described property, known as "Illini Trails" Subdivision, be henceforth classified as zoning district SR-1B Single Family Residence Dwelling District as shown on the attached Exhibit A.

Section 2. Filing. A Certified Copy of this ordinance, with all referenced attachments, shall be filed with the City Clerk's office of the City of O'Fallon, Illinois.

Section 3. Passage. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council this _____ day of _____ 2015.

ATTEST:

Approved by the Mayor this _____ day

(seal)

of _____ 2015.

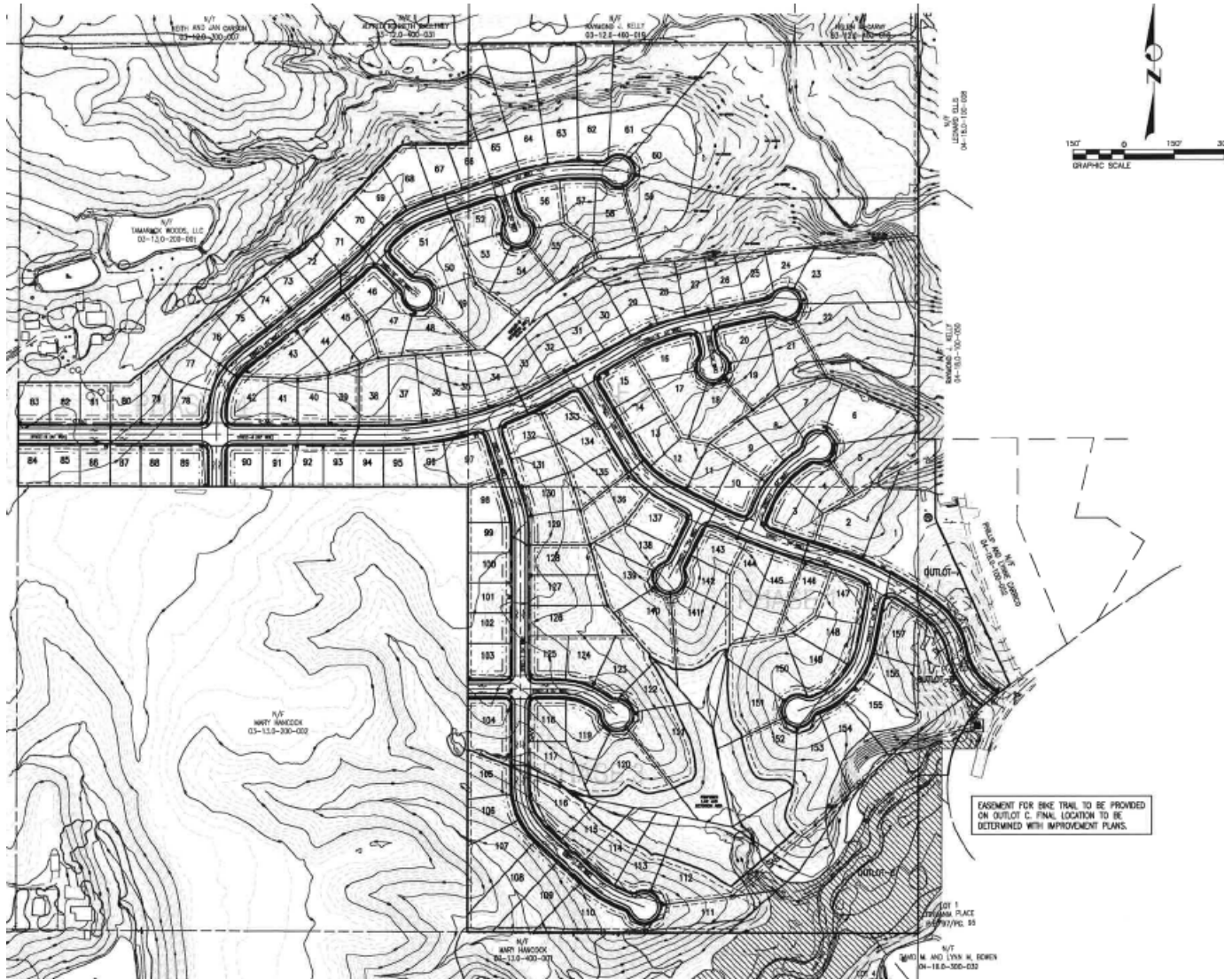
Philip A. Goodwin, City Clerk

Gary L. Graham, Mayor

ROLL CALL:	McCoskey	Meile	True	Albrecht	Mouser	Hagarty	Drolet, J.	SUB TOTALS
Aye								
Nay								
Absent								

ROLL CALL:	Roach	Bennett	Cardona	Hursey	Holden	Cozad	Gerrish	SUB TOTALS	SUM OF TOTALS
Aye									
Nay									
Absent									

EXHIBIT "A"
PRELIMINARY PLAT



ORDINANCE NO. _____

**AN ORDINANCE APPROVING THE TRANSFER
OF VOLUME CAP IN CONNECTION WITH
PRIVATE ACTIVITY BOND ISSUES, AND
RELATED MATTERS**

WHEREAS, O'Fallon, Illinois (the "*Municipality*") is a municipality and a home rule unit of government under Section 6 of Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, Section 146 of the Internal Revenue Code of 1986, as amended (the "*Code*"), provides that the Municipality has volume cap equal to \$95 per resident of the Municipality in each calendar year, which volume cap may be allocated to certain tax-exempt private activity bonds; and

WHEREAS, the Illinois Private Activity Bond Allocation Act, 30 *Illinois Compiled Statutes 2008*, 345/1 *et seq.*, as supplemented and amended (the "*Act*"), provides that a home rule unit of government may transfer its allocation of volume cap to any other home rule unit of government, the State of Illinois or any agency thereof or any non-home rule unit of government; and

WHEREAS, it is now deemed necessary and desirable by the Municipality to transfer its entire volume cap allocation for calendar year 2015 to the Southwestern Illinois Development Authority (the "*Issuer*") to be applied toward the issuance of private activity bonds by the Issuer (the "*Bonds*") or for such other purpose permitted by this Ordinance;

NOW, THEREFORE, Be It Ordained by the City Council of the City of O'Fallon, Illinois, as follows:

SECTION 1. That, pursuant to Section 146 of the Code and the Act, the entire volume cap of the Municipality for calendar year 2015 is hereby transferred to the Issuer, which shall issue the Bonds using such transfer of volume cap, without any further action required on the part of the Municipality, and the adoption of this Ordinance shall be deemed to be an allocation of such volume cap to the issuance of the Bonds or such other bonds.



CITY COUNCIL AGENDA ITEMS

To: Mayor and City Council
From: Sandy Evans, Director of Finance
Walter Denton, City Administrator
Date: April 6, 2015
Subject: Ordinance Approving Transfer of Bond Cap to SWIDA

List of committees that have reviewed: Finance and Administration

Background: The Southwestern Illinois Development Authority (SWIDA) requests the City transfer unused Illinois Private Activity Bond Allocation. This is an industrial bond authority granted to Home Rule municipalities for a very limited area of Industrial Economic Authority. If the city does not use or transfer the bond authority by May 1, it reverts back to the state. As the City does not have a qualifying use for the authority in 2015, staff recommends it be transferred to SWIDA for use in our area. This is the eighth transfer we have processed, and should the City have a use of this authority in the future, we would be in a better position to request help from SWIDA.

Legal Considerations, if any: None

Budget Impact: This is a very limited authority to issue a set dollar amount of industrial economic development bonds and has no affect on our financial status.

Staff recommendation: Recommend approval

CITY OF O'FALLON, ILLINOIS
ORDINANCE NO. _____

**AN ORDINANCE BUDGETING FOR
ALL CORPORATE PURPOSES OF
THE CITY OF O'FALLON, ST. CLAIR
COUNTY, ILLINOIS FOR THE
FISCAL YEAR BEGINNING
MAY 1, 2015 AND
ENDING APRIL 30, 2016**

WHEREAS, the City of O'Fallon, St. Clair County, Illinois by Ordinance 1945 dated September, 1997 established a Budget Officer as provided for in the Illinois Compiled Statutes (ILS) Section 8-2-9.1 and Section 8-2-9.2 through 8-2-9.10 and referenced ILS require an annual budget passed by the corporate authorities in lieu of the annual appropriation ordinance; and

WHEREAS, the City of O'Fallon anticipates expenditures for departments as shown by Exhibit A, attached hereto and incorporated by reference herein; and

WHEREAS, the City of O'Fallon has prepared a 2015/2016 Annual Budget showing expense and revenues for the fiscal years 2012, 2013, 2014, 2015 and budget for 2016, as shown by Exhibit B, attached hereto and incorporated by reference herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:**

Section 1. That the amounts hereinafter set forth, or so much thereof as may be necessary to defray all expenses and liabilities of this municipality be and the same hereby appropriated and budget for the corporate purposes of the City of O'Fallon, Illinois as hereinafter specified for the fiscal year beginning May 1, 2015 and ending April 30, 2016.

Section 2. That the budget herein made for any purpose shall be regarded as the maximum amounts to be expended under the respective accounts and shall not be construed as a commitment, agreement, obligation or liability of the City of O'Fallon.

AFFIDAVIT

STATE OF ILLINOIS)
) ss
COUNTY OF ST. CLAIR)

BE IT ACKNOWLEDGED, that I, Philip A. Goodwin, duly qualified City Clerk of the City of O’Fallon, Illinois and as such Official, I am the keeper of the records and files of the Municipality and the Corporate Authorities and as the City Clerk, I do affirm that Ordinance _____ passed on the _____ day of April 2015 **“AN ORDINANCE BUDGETING FOR ALL CORPORATE PURPOSES FOR THE FISCAL YEAR BEGINNING MAY 1, 2015 AND ENDING APRIL 30, 2016”** was published in pamphlet form by the authority of the Mayor and City Council of the City of O’Fallon, Illinois.

IN WITNESS WHEREOF, I hereunto affix my official signature and the Official Seal of the City of O’Fallon, Illinois, this _____ day of _____ 2015.

(SEAL)

Philip A. Goodwin, City Clerk



City Council Agenda Items

To: Mayor /City Council

From: Sandy Evans, Director of Finance
Walter Denton, City Administrator

Date: April 6, 2015

Subject: 2015/2016 Annual Budget

List of committees that have reviewed: All committees briefed by Director assigned to committee.

Background: The annual budget must be passed before the start of the fiscal year by municipalities that have adopted the Optional Budget Officer system (65 ILCS 5/8-2-9.1 through 8-2-9.10). The annual appropriation or budget including an estimate of revenues, anticipated to be received by the municipality in the following fiscal year must be filed with the county clerk within 30 days of the adoption of the budget. Council has draft budgets and a copy has been published in city hall.

Legal Considerations, if any: None if passed before the start of the next year.

Budget Impact: This budget reflects expenditures in all funds of \$76,001,065 which are equally balanced by revenue. This budget is balanced with current revenue and expenditures and is a 22% increase of approximately \$12 million compared to last year's budget. The increase is mostly due to capital projects in the TIF, Water, Sewer and Prop S departments.

Staff recommendation: Staff recommends Council approval.

CITY OF O'FALLON, ILLINOIS
ORDINANCE NO. _____

**AN ORDINANCE BUDGETING FOR
ALL CORPORATE PURPOSES OF
THE CITY OF O'FALLON, ST. CLAIR
COUNTY, ILLINOIS FOR THE FISCAL
YEAR BEGINNING MAY 1, 2015 AND
ENDING APRIL 30, 2016**

WHEREAS, the City of O'Fallon, St. Clair County, Illinois by Ordinance 1945 dated September, 1997 established a Budget Officer as provided for in the Illinois Compiled Statutes (ILS) Section 8-2-9.1 and Section 8-2-9.2 through 8-2-9.10 and referenced ILS require an annual budget passed by the corporate authorities in lieu of the annual appropriation ordinance; and

WHEREAS, the City of O'Fallon anticipates expenditures for departments as shown by Exhibit A, attached hereto and incorporated by reference herein; and

WHEREAS, the City of O'Fallon has prepared a 2015/2016 Annual Budget showing expense and revenues for the fiscal years 2012, 2013, 2014, 2015 and budget for 2016, as shown by Exhibit B, attached hereto and incorporated by reference herein.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:

Section 1. That the amounts hereinafter set forth, or so much thereof as may be necessary to defray all expenses and liabilities of this municipality be and the same hereby appropriated and budget for the corporate purposes of the City of O'Fallon, Illinois as hereinafter specified for the fiscal year beginning May 1, 2015 and ending April 30, 2016.

Section 2. That the budget herein made for any purpose shall be regarded as the maximum amounts to be expended under the respective accounts and shall not be construed as a commitment, agreement, obligation or liability of the City of O'Fallon.

Section 3. That the amounts appropriated for each object and purpose shall be designated in Exhibit A.

AFFIDAVIT

STATE OF ILLINOIS)
) ss
COUNTY OF ST. CLAIR)

BE IT ACKNOWLEDGED, that I, Philip A. Goodwin, duly qualified City Clerk of the City of O’Fallon, Illinois and as such Official, I am the keeper of the records and files of the Municipality and the Corporate Authorities and as the City Clerk, I do affirm that Ordinance _____ passed on the _____ day of April 2015 **“AN ORDINANCE BUDGETING FOR ALL CORPORATE PURPOSES FOR THE FISCAL YEAR BEGINNING MAY 1, 2015 AND ENDING APRIL 30, 2016”** was published in pamphlet form by the authority of the Mayor and City Council of the City of O’Fallon, Illinois.

IN WITNESS WHEREOF, I hereunto affix my official signature and the Official Seal of the City of O’Fallon, Illinois, this _____ day of _____ 2015.

(SEAL)

Philip A. Goodwin, City Clerk

2015/2016 Budget Summary

Fund	Description		Revenue		Expense
01	General	\$	15,763,665	\$	15,763,665
02	Park	\$	3,823,545	\$	3,823,545
04	Library	\$	2,393,070	\$	2,393,070
05	Capital Improvement	\$	-	\$	-
06/07	Cemetery Trust & Agency	\$	45,000	\$	45,000
08	Fire	\$	1,920,760	\$	1,920,760
13	IMRF	\$	580,000	\$	580,000
14	Prop S	\$	2,820,360	\$	2,820,360
16	Motor Fuel	\$	1,895,000	\$	1,895,000
17	EMS	\$	2,497,355	\$	2,497,355
25	Social Security	\$	840,100	\$	840,100
31	Water	\$	11,165,125	\$	11,165,125
34	Sewer	\$	7,378,300	\$	7,378,300
39	Special Svc Areas	\$	15,200	\$	15,200
44	Police Pension	\$	1,917,160	\$	1,917,160
48	Sewer Debt	\$	540,420	\$	540,420
50	TIF	\$	16,916,415	\$	16,916,415
51	Hotel/Motel	\$	936,230	\$	936,230
53	97 Bond Debt(2010 Issue)	\$	590,330	\$	590,330
55	2002 Bond Debt(2010)	\$	970,930	\$	970,930
61	SSA #1 Debt Svc Fund	\$	168,460	\$	168,460
62	SSA #2 Debt Svc Fund	\$	38,025	\$	38,025
63	SSA #4 Debt Svc Fund	\$	110,930	\$	110,930
67	Newbold Debt Svc Fund	\$	197,900	\$	197,900
68	Convention Center	\$	528,695	\$	528,695
69	Park Sports Complex	\$	1,150,645	\$	1,150,645
71	Harley Davidson Debt Svc	\$	168,200	\$	168,200
72	Park Dedication	\$	30,050	\$	30,050
73	Annex Fees	\$	150,000	\$	150,000
74	Ohlendorf Bequest	\$	50,000	\$	50,000
77	\$2M BAB (Prev. #46)	\$	178,895	\$	178,895
78	Strategic Plan Project	\$	220,300	\$	220,300
TOTALS		\$	76,001,065	\$	76,001,065

City of O Fallon
Annual Budget by Classification

Fiscal Year 2016

Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Fund: 01 - General Fund								
Revenues								
Department: 00 - Revenues								
RE10 - Property Tax								
3010	Property Taxes	284,654.16	277,618.20	245,944.58	247,374.55	247,690.00	248,300.00	0%
3030	Road & Bridge Tax	259,275.91	268,781.91	273,676.52	280,882.24	240,000.00	260,000.00	8%
Account Classification Total: RE10 - Property Tax		\$543,930.07	\$546,400.11	\$519,621.10	\$528,256.79	\$487,690.00	\$508,300.00	4%
RE20 - Sales Tax								
3050	Sales Tax	6,342,814.28	6,918,106.11	7,085,440.11	5,003,387.90	7,284,085.00	7,500,000.00	3%
3073	State Use Tax	412,469.76	449,800.94	489,321.49	365,712.23	475,635.00	504,050.00	6%
Account Classification Total: RE20 - Sales Tax		\$6,755,284.04	\$7,367,907.05	\$7,574,761.60	\$5,369,100.13	\$7,759,720.00	\$8,004,050.00	3%
RE28 - Utility Tax								
3057	Utility Tax	947,684.66	777,479.00	831,303.52	1,470,348.77	807,500.00	754,190.00	-53%
3064	Municipal Aggregation Fee	0.00	0.00	125,004.39	71,855.84	100,000.00	105,000.00	5%
Account Classification Total: RE28 - Utility Tax		\$947,684.66	\$777,479.00	\$956,307.91	\$1,542,204.61	\$907,500.00	\$859,190.00	-49%
RE30 - Other Tax								
3060	State Income Tax	2,408,499.05	3,281,010.76	2,282,583.12	1,320,503.80	2,610,000.00	2,669,225.00	2%
3061	Photo Processing	0.00	0.25	0.00	0.00	0.00	0.00	N/A
Account Classification Total: RE30 - Other Tax		\$2,408,499.05	\$3,281,011.01	\$2,282,583.12	\$1,320,503.80	\$2,610,000.00	\$2,669,225.00	2%
RE35 - Telephone & Cable Franchise								
3250	Telephone Franchise	312,165.07	207,879.06	156,646.99	101,841.42	170,000.00	140,000.00	-80%
3440	Cable Franchise	439,369.88	475,638.72	483,356.61	324,367.52	450,000.00	475,000.00	6%
3441	Ameren Electric Franchise	0.00	0.00	0.00	40,833.34	245,000.00	245,000.00	0%
3450	Cell Tower Lease	61,141.05	62,418.11	44,905.37	0.00	26,000.00	26,000.00	0%
Account Classification Total: RE35 - Telephone & Cable Franchise		\$812,676.00	\$745,935.89	\$684,908.97	\$467,042.28	\$891,000.00	\$886,000.00	-42%
RE40 - Clerk Fees								
3071	Pull Tabs & Jar Games	3,555.35	4,328.10	3,677.07	2,576.80	3,500.00	3,500.00	0%
3200	Liquor Licenses	25,309.00	26,344.00	26,396.00	3,173.00	28,000.00	31,200.00	11%
3201	Business Registration	18,400.00	19,545.00	19,585.00	11,925.00	18,000.00	19,850.00	10%
3210	Food License	2,400.00	3,385.00	3,100.00	425.00	2,500.00	2,525.00	1%
3301	Video Gaming License	0.00	0.00	0.00	0.00	0.00	15,000.00	N/A
3310	Solicitor License	200.00	950.00	250.00	1,750.00	1,000.00	1,000.00	0%
3330	Raffle License	540.00	400.00	530.00	570.00	250.00	300.00	20%
Account Classification Total: RE40 - Clerk Fees		\$50,404.35	\$54,952.10	\$53,538.07	\$20,419.80	\$53,250.00	\$73,375.00	38%
RE45 - Zoning & Planning Receipts								
3311	Plan Review Fee	5,290.59	3,378.97	1,199.00	3,577.27	3,000.00	4,500.00	50%
3312	Crime Free Housing Licens	174,647.50	199,583.75	175,722.50	130,545.01	170,235.00	173,400.00	2%
3315	Infrastructure Permit	100.00	100.00	200.00	50.00	100.00	100.00	0%
3316	Abatements-P/Z	1,920.00	3,645.00	3,575.00	2,985.00	3,000.00	4,000.00	33%
3320	Occupancy Permits	71,094.00	73,005.00	78,061.00	60,835.00	72,000.00	75,000.00	4%
3321	Zoning Permits	9,430.00	10,750.00	9,630.00	7,690.00	10,000.00	10,000.00	0%

City of O Fallon
Annual Budget by Classification

Fiscal Year 2016

Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
3322	Variances Permits	450.00	1,125.00	225.00	225.00	500.00	500.00	0%
3323	Plat Fees	550.00	405.00	890.00	2,045.00	1,000.00	1,000.00	0%
3324	Other Permits	3,512.00	1,120.00	2,378.00	5,853.00	2,000.00	3,000.00	50%
3325	Building Permits	166,807.00	305,119.76	164,076.72	173,436.59	225,000.00	300,000.00	33%
3326	Zoning Maps	20.00	20.00	0.00	0.00	50.00	0.00	-100%
3327	Electrical Permits	1,830.00	3,943.72	2,580.00	2,487.00	2,500.00	3,000.00	20%
3328	Zoning Amendments	3,375.00	2,800.00	2,950.00	2,450.00	3,000.00	3,000.00	0%
3497	Simmons Rd Turn Lane	9,624.00	9,624.00	2,406.00	8,822.00	2,500.00	5,000.00	100%
3824	Sign Permits	2,746.37	3,419.51	3,563.86	2,859.50	3,000.00	3,500.00	17%
3837	3% Subdivision Imp Fee	12,909.00	8,650.74	37,730.06	12,038.96	20,000.00	20,000.00	0%
Account Classification Total: RE45 - Zoning & Planning Receipts		\$464,305.46	\$626,690.45	\$485,187.14	\$415,899.33	\$517,885.00	\$606,000.00	17%
RE50 - Fines/Fees								
3110	Controlled Substances	2,113.19	192.50	15.00	3,400.93	1,000.00	1,000.00	0%
3180	3D Accident Reports Rcpts	5,143.50	5,122.00	5,614.60	4,293.00	5,000.00	5,000.00	0%
3220	Fingerprinting Fees	20.00	176.00	423.00	339.75	200.00	200.00	0%
3338	False Alarm Fee	3,100.00	1,050.00	100.00	0.00	500.00	250.00	-50%
3339	DUI Fines	12,647.59	31,105.40	27,964.30	0.00	0.00	0.00	N/A
3340	Administrative Tow Fee	136,260.00	125,081.57	111,550.00	67,612.69	125,000.00	100,000.00	-20%
3400	Circuit Court Fines	168,603.26	153,973.80	147,595.43	77,228.39	130,000.00	135,000.00	4%
3835	Firing Range	5,925.00	5,825.00	3,775.00	7,200.00	5,500.00	5,500.00	0%
Account Classification Total: RE50 - Fines/Fees		\$333,812.54	\$322,526.27	\$297,037.33	\$160,074.76	\$267,200.00	\$246,950.00	-8%
RE52 - Food & Beverage Tax								
3215	FOOD AND BEVERAGE TAX	597,880.07	644,581.01	662,903.03	485,477.85	689,116.00	720,000.00	4%
Account Classification Total: RE52 - Food & Beverage Tax		\$597,880.07	\$644,581.01	\$662,903.03	\$485,477.85	\$689,116.00	\$720,000.00	4%
RE55 - Cemetery Receipts								
3711	Cemetery Lots	2,363.50	3,600.00	4,825.00	2,987.50	6,000.00	5,000.00	-17%
3712	Grave Openings	14,000.00	20,000.00	17,550.00	13,200.00	14,000.00	14,500.00	4%
3713	Foundations	160.00	250.00	0.00	0.00	0.00	0.00	N/A
3716	Cremains	750.00	550.00	1,150.00	1,650.00	1,000.00	2,500.00	150%
Account Classification Total: RE55 - Cemetery Receipts		\$17,273.50	\$24,400.00	\$23,525.00	\$17,837.50	\$21,000.00	\$22,000.00	5%
RE60 - Grants								
3829	State Grants	27,268.00	1,540.00	1,540.00	0.00	5,000.00	5,000.00	0%
3830	Federal Grants	156,838.62	109,632.91	110,580.55	0.00	0.00	0.00	N/A
Account Classification Total: RE60 - Grants		\$184,106.62	\$111,172.91	\$112,120.55	\$0.00	\$5,000.00	\$5,000.00	0%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING								
3000	Interest Earned-CD/other	200.44	250.58	133.25	0.00	50.00	0.00	-100%
3072	Illinois Funds Interest	8,673.35	9,645.08	5,244.59	1,132.19	6,000.00	6,000.00	0%
3763	Checking Account Interest	3,014.42	1,644.86	861.69	12.79	1,000.00	1,000.00	0%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$11,888.21	\$11,540.52	\$6,239.53	\$1,144.98	\$7,050.00	\$7,000.00	-1%
RE70 - Miscellaneous								
3025	Ameren 3% Surcharge-Settlement	0.00	0.00	0.00	0.00	0.00	75,000.00	N/A

City of O Fallon
Annual Budget by Classification
Fiscal Year 2016

Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
3049	Sale of Equip/Land	9,472.98	42,818.94	9,584.00	5,899.99	10,000.00	10,000.00	0%
3170	PD Seized Funds						80,000.00	
3300	Vending Machines	2,960.00	1,700.00	2,185.00	200.00	1,000.00	1,000.00	0%
3426	Traffic Sign Fairview Hgt	237.19	236.69	0.00	0.00	200.00	0.00	-100%
3609	Insurance Claims	764.98	0.00	10,145.50	10,500.27	500.00	500.00	0%
3823	Miscellaneous Income	3,849.11	7,414.22	7,998.11	7,648.93	5,000.00	2,000.00	-60%
Account Classification Total: RE70 - Miscellaneous		\$17,284.26	\$52,169.85	\$29,912.61	\$24,249.19	\$16,700.00	\$168,500.00	430%
RE75 - EMPLOYEE SHARE OF INSURANCES AND COB								
3034	Employee Share of Health	0.00	55.37	0.00	0.00	0.00	0.00	N/A
EMPLOYEE SHARE OF INSURANCES AND COBRA PAYMENTS		\$0.00	\$55.37	\$0.00	\$0.00	\$0.00	\$0.00	0%
RE80 - Operational Revenue								
3182	Combined Dispatch	100,000.00	100,000.00	102,000.00	104,040.00	102,000.00	104,000.00	2%
3185	Video Gaming	0.00	0.00	0.00	0.00	0.00	50,000.00	N/A
3190	MEGSI Reimbursement	62,473.23	32,741.44	41,794.67	14,247.52	40,000.00	41,000.00	3%
3752	Rental	16,946.32	11,700.45	12,991.50	12,738.25	7,500.00	7,500.00	0%
3802	Perpetual Care	100.00	0.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: RE80 - Operational Revenue		\$179,519.55	\$144,441.89	\$156,786.17	\$131,025.77	\$149,500.00	\$202,500.00	35%
RE83 - Bond/Loan Proceeds								
3765	Loan Proceeds	57,711.00	48,497.00	92,904.00	18,665.00	19,116.00	141,100.00	638%
Account Classification Total: RE83 - Bond/Loan Proceeds		\$57,711.00	\$48,497.00	\$92,904.00	\$18,665.00	\$19,116.00	\$141,100.00	638%
RE84 - Transfers from Other Funds								
3970	Fees in lieu of taxes	548,800.60	604,750.00	599,130.00	310,631.00	621,263.00	644,475.00	4%
Account Classification Total: RE84 - Transfers from Other Funds		\$548,800.60	\$604,750.00	\$599,130.00	\$310,631.00	\$621,263.00	\$644,475.00	4%
Department Total: 00 - Revenues		\$13,931,059.98	\$15,364,510.43	\$14,537,466.13	\$10,812,532.79	\$15,022,990.00	\$15,763,665.00	-5%
Revenues Total		\$13,931,059.98	\$15,364,510.43	\$14,537,466.13	\$10,812,532.79	\$15,022,990.00	\$15,763,665.00	-5%

City of O Fallon
Annual Budget by Classification

Fiscal Year 2016

Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
<u>Expenditures</u>								
Department: 01 - Expenses								
EX15 - Other Personnel								
4033	Cobra Insurance Payments	1,944.15	134,988.76	76,633.37	63,260.03	0.00	0.00	N/A
4210	Workmens Comp Insurance	0.00	45.05	0.00	0.00	0.00	0.00	N/A
Account Classification Total: EX15 - Other Personnel		\$1,944.15	\$135,033.81	\$76,633.37	\$63,260.03	\$0.00	\$0.00	0%
EX20 - Sales Tax Rebates								
4301	SpecBusnDistrict-Rebate	8,151.50	8,168.56	9,300.96	8,738.10	11,000.00	10,000.00	-9%
4311	Sales Tax Reb-Newbold	0.00	471.11	348.74	5,220.42	1,500.00	1,500.00	0%
Account Classification Total: EX20 - Sales Tax Rebates		\$8,151.50	\$8,639.67	\$9,649.70	\$13,958.52	\$12,500.00	\$11,500.00	-8%
EX60 - Operating Expenses								
4390	Professional Service	143,687.60	172,582.61	201,097.88	139,749.91	170,000.00	137,200.00	-41%
4423	Service Charges	11,491.10	10,496.77	6,651.75	864.52	11,000.00	11,000.00	0%
4886	Rotary Van Expense	20,332.62	20,055.79	24,767.90	13,703.06	20,000.00	20,000.00	0%
Account Classification Total: EX60 - Operating Expenses		\$175,511.32	\$203,135.17	\$232,517.53	\$154,317.49	\$201,000.00	\$168,200.00	-35%
EX70 - Miscellaneous								
4304	Cell Tower Refund-Grn Mnt	9,743.47	0.00	10,336.85	10,646.95	10,400.00	10,400.00	0%
4809	Miscellaneous Expense	0.00	137.72	689.39	0.00	500.00	500.00	0%
4858	Vending Mach Recpts/Disb	(982.37)	503.13	(255.54)	(13.95)	0.00	0.00	N/A
Account Classification Total: EX70 - Miscellaneous		\$8,761.10	\$640.85	\$10,770.70	\$10,633.00	\$10,900.00	\$10,900.00	0%
EX72 - Transfers to Other Funds								
4790	Transfers	1,355,780.59	1,865,835.40	4,674,968.80	1,031,400.91	1,874,845.00	1,893,400.00	-41%
4989	Transfers	0.00	91,910.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: EX72 - Transfers to Other Funds		\$1,355,780.59	\$1,957,745.40	\$4,674,968.80	\$1,031,400.91	\$1,874,845.00	\$1,893,400.00	-41%
Department Total: 01 - Expenses		\$1,550,148.66	\$2,305,194.90	\$5,004,540.10	\$1,273,569.95	\$2,099,245.00	\$2,084,000.00	-41%
Department: 50 - Administration								
EX10 - Personnel								
4000	Salaries	613,546.14	697,565.31	846,343.75	657,666.78	890,950.00	872,995.00	-2%
4001	Part Time Salaries	57.44	7.97	8.22	8,541.10	0.00	34,390.00	N/A
4002	Seasonal Wages	1,728.50	4,117.66	0.00	2,030.00	4,200.00	4,680.00	11%
4005	Overtime Wages	858.48	515.35	80.36	0.00	0.00	0.00	N/A
Account Classification Total: EX10 - Personnel		\$616,190.56	\$702,206.29	\$846,432.33	\$668,237.88	\$895,150.00	\$912,065.00	2%
EX15 - Other Personnel								
4030	Hospitalization Insurance	105,288.83	131,641.61	181,986.45	163,909.84	222,000.00	199,545.00	-10%
4031	Dental Insurance	7,250.68	12,243.12	12,359.80	9,411.90	12,000.00	12,730.00	6%
4032	Life Insurance	550.86	545.44	830.83	579.96	800.00	735.00	-8%
4060	Unemployment Compensation	450.43	483.09	6,949.95	257.72	7,500.00	7,700.00	3%
4210	Workmens Comp Insurance	4,047.15	4,055.03	3,828.17	2,280.75	5,000.00	4,090.00	-18%
Account Classification Total: EX15 - Other Personnel		\$117,587.95	\$148,968.29	\$205,955.20	\$176,440.17	\$247,300.00	\$224,800.00	-9%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
EX30 - Utilities								
4230	Telephone	7,486.68	4,715.69	5,462.75	3,828.75	6,500.00	6,565.00	1%
Account Classification Total: EX30 - Utilities		\$7,486.68	\$4,715.69	\$5,462.75	\$3,828.75	\$6,500.00	\$6,565.00	1%
EX40 - Travel/Training								
4290	Travel Expense	11,702.83	12,275.75	20,401.83	15,132.00	22,000.00	22,000.00	0%
4320	Training	3,551.72	3,811.93	4,789.56	7,745.26	15,000.00	15,000.00	0%
4416	Dues	5,924.14	6,429.75	3,807.41	2,721.00	7,000.00	7,000.00	0%
Account Classification Total: EX40 - Travel/Training		\$21,178.69	\$22,517.43	\$28,998.80	\$25,598.26	\$44,000.00	\$44,000.00	0%
EX50 - Maintenance & Equipment								
4100	Maintenance Bldgs	0.00	135.00	33.95	0.00	0.00	0.00	N/A
4120	Maintenance Equipment	2,278.00	7,036.22	40.00	0.00	0.00	0.00	N/A
4670	Maintenance Supplies	970.01	507.95	179.04	(25.41)	700.00	700.00	0%
Account Classification Total: EX50 - Maintenance & Equipment		\$3,248.01	\$7,679.17	\$252.99	(\$25.41)	\$700.00	\$700.00	0%
EX60 - Operating Expenses								
4220	General Insurance	16,030.33	42,139.26	16,910.40	17,952.69	20,000.00	19,700.00	-2%
4330	Postage	8,197.64	7,460.36	5,427.43	4,366.45	7,500.00	7,500.00	0%
4340	Computer Services	14,252.78	21,496.65	22,761.66	10,914.62	12,905.00	50,075.00	288%
4345	IT Support/Services	17,396.10	10,734.27	11,169.05	7,402.49	16,472.00	19,455.00	18%
4350	Printing & Publishing	5,788.74	20,936.68	5,740.51	5,707.48	15,000.00	12,000.00	-20%
4351	Recording Fees	13.00	113.40	192.00	10.00	0.00	0.00	N/A
4360	Accounting Services	5,252.00	4,424.00	5,111.60	4,816.00	6,000.00	6,000.00	0%
4380	Legal Services	12,686.75	7,356.50	22,703.86	13,101.64	12,000.00	15,000.00	25%
4390	Professional Service	6,733.36	2,096.82	2,396.38	1,638.05	11,500.00	11,500.00	0%
4640	Computer Supplies	192.86	40.77	0.00	0.00	200.00	200.00	0%
4650	Office Supplies	15,574.14	17,681.35	20,886.18	6,391.10	10,000.00	12,000.00	20%
4680	Operating Supplies	862.77	379.67	1,003.65	536.39	500.00	1,000.00	100%
4710	Publications	1,157.44	1,645.42	1,266.05	879.57	1,500.00	1,500.00	0%
4811	Officers Expense	15,134.76	11,399.30	10,866.25	9,433.08	20,000.00	20,000.00	0%
4954	Equipment Lease Payment	2,227.50	2,529.23	0.00	2,028.70	2,350.00	6,075.00	159%
Account Classification Total: EX60 - Operating Expenses		\$121,500.17	\$150,433.68	\$126,435.02	\$85,178.26	\$135,927.00	\$182,005.00	34%
EX70 - Miscellaneous								
4809	Miscellaneous Expense	787.38	4,397.00	845.64	8,028.63	8,000.00	2,000.00	-75%
Account Classification Total: EX70 - Miscellaneous		\$787.38	\$4,397.00	\$845.64	\$8,028.63	\$8,000.00	\$2,000.00	-75%
EX71 - Capital Expenditures								
4840	Equipment	0.00	117,581.47	99,367.99	3.00	5,000.00	5,000.00	0%
Account Classification Total: EX71 - Capital Expenditures		\$0.00	\$117,581.47	\$99,367.99	\$3.00	\$5,000.00	\$5,000.00	0%
EX83 - Loan Payable - principal								
4955	Loan payment-principal	(2,227.50)	(2,529.23)	0.00	3,532.21	8,930.00	0.00	-100%
Account Classification Total: EX83 - Loan Payable - principal		(\$2,227.50)	(\$2,529.23)	\$0.00	\$3,532.21	\$8,930.00	\$0.00	-100%
Department Total: 50 - Administration		\$885,751.94	\$1,155,969.79	\$1,313,750.72	\$970,821.75	\$1,351,507.00	\$1,377,135.00	2%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Department: 51 - Police Department								
EX10 - Personnel								
4000	Salaries	3,985,325.63	4,219,820.71	4,402,684.52	3,067,337.84	4,026,300.00	4,031,270.00	0%
4001	Part Time Salaries	0.00	0.00	4,374.44	151,143.41	220,000.00	225,000.00	2%
4005	Overtime Wages	169,041.94	188,955.48	145,540.86	123,393.59	160,000.00	170,000.00	6%
Account Classification Total: EX10 - Personnel		\$4,154,367.57	\$4,408,776.19	\$4,552,599.82	\$3,341,874.84	\$4,406,300.00	\$4,426,270.00	0%
EX15 - Other Personnel								
4030	Hospitalization Insurance	709,644.13	784,019.14	895,966.96	587,258.36	920,000.00	940,000.00	2%
4031	Dental Insurance	46,053.34	47,342.15	53,967.77	37,860.65	50,000.00	57,300.00	15%
4032	Life Insurance	3,527.42	3,272.21	3,586.79	2,482.58	4,400.00	4,000.00	-9%
4060	Unemployment Compensation	16,666.12	17,873.97	2,923.94	9,535.48	15,000.00	15,100.00	1%
4210	Workmens Comp Insurance	96,468.32	126,139.12	102,282.21	74,283.10	100,000.00	100,000.00	0%
4690	Uniforms	20,573.85	68,927.29	63,687.92	53,081.67	60,000.00	70,000.00	17%
Account Classification Total: EX15 - Other Personnel		\$892,933.18	\$1,047,573.88	\$1,122,415.59	\$764,501.84	\$1,149,400.00	\$1,186,400.00	3%
EX30 - Utilities								
4230	Telephone	42,929.83	43,637.92	49,276.97	16,996.22	46,500.00	25,425.00	-45%
4240	Teletype	29,240.30	27,105.44	19,296.14	14,488.88	26,700.00	26,700.00	0%
4260	Utilities	53,405.16	55,043.26	64,599.38	49,793.37	60,000.00	65,720.00	10%
Account Classification Total: EX30 - Utilities		\$125,575.29	\$125,786.62	\$133,172.49	\$81,278.47	\$133,200.00	\$117,845.00	-12%
EX40 - Travel/Training								
4290	Travel Expense	5,043.02	10,901.15	8,517.36	5,036.12	6,000.00	8,000.00	33%
4320	Training	14,862.87	18,622.93	38,605.12	37,896.64	50,000.00	50,000.00	0%
4416	Dues	2,935.00	3,622.50	4,118.00	3,040.00	3,200.00	3,200.00	0%
Account Classification Total: EX40 - Travel/Training		\$22,840.89	\$33,146.58	\$51,240.48	\$45,972.76	\$59,200.00	\$61,200.00	3%
EX50 - Maintenance & Equipment								
4100	Maintenance Bldgs	41,031.32	41,031.14	49,309.80	38,247.28	50,000.00	50,000.00	0%
4110	Maintenance Vehicles	86,292.73	88,058.96	73,064.60	51,329.00	85,000.00	78,000.00	-8%
4120	Maintenance Equipment	21,784.43	44,267.10	28,597.76	17,764.31	39,000.00	32,000.00	-18%
4150	Maintenance Grounds	4,904.50	8,725.00	3,867.24	5,508.97	5,500.00	12,000.00	118%
4655	Equipment- Non-capital	30,845.03	45,344.17	58,797.61	28,389.11	43,100.00	43,000.00	0%
4670	Maintenance Supplies	2,114.37	2,079.16	2,869.49	86.19	2,300.00	1,000.00	-57%
Account Classification Total: EX50 - Maintenance & Equipment		\$186,972.38	\$229,505.53	\$216,506.50	\$141,324.86	\$224,900.00	\$216,000.00	-4%
EX60 - Operating Expenses								
4220	General Insurance	58,251.01	69,310.72	75,378.46	81,708.28	85,000.00	89,820.00	6%
4330	Postage	2,102.77	1,633.90	1,751.86	1,500.50	1,800.00	2,000.00	11%
4340	Computer Services	113,864.45	143,999.35	142,207.31	70,385.73	158,355.00	174,030.00	10%
4345	IT Support/Services	48,678.79	52,021.31	85,793.54	80,994.77	106,131.00	80,175.00	-24%
4350	Printing & Publishing	7,069.23	4,791.98	5,043.69	4,197.95	7,600.00	7,000.00	-8%
4360	Accounting Services	4,384.50	4,384.50	4,473.30	4,773.00	5,000.00	5,000.00	0%
4380	Legal Services	25,878.38	21,021.00	28,000.00	35,632.33	30,000.00	30,000.00	0%
4390	Professional Service	16,458.77	14,592.92	24,576.52	31,748.55	18,000.00	20,000.00	11%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
4530	DARE-Controlled Substance	6,284.34	1,509.53	370.00	0.00	4,000.00	1,500.00	-63%
4640	Computer Supplies	436.22	235.10	0.00	25.94	500.00	500.00	0%
4650	Office Supplies	28,145.79	54,749.39	48,780.12	5,430.34	8,000.00	8,000.00	0%
4660	Gasoline & Oil	143,215.27	139,153.97	140,148.95	89,483.78	130,000.00	130,000.00	0%
4680	Operating Supplies	32,986.08	15,945.40	9,939.71	11,815.68	12,000.00	15,000.00	25%
4700	Food	970.72	786.73	1,529.35	587.69	1,700.00	1,500.00	-12%
4710	Publications	1,226.32	1,192.30	863.90	521.83	1,000.00	800.00	-20%
4783	Insurance Deductible	3,105.44	18,292.75	0.00	0.00	4,000.00	4,000.00	0%
4852	Firing Range	1,386.47	16,234.92	3,745.88	4,753.25	5,000.00	5,000.00	0%
4954	Equipment Lease Payment	14,913.95	15,809.75	11,889.02	10,909.05	12,895.00	45,640.00	254%
Account Classification Total: EX60 - Operating Expenses		\$509,358.50	\$575,665.52	\$584,491.61	\$434,468.67	\$590,981.00	\$619,965.00	5%
EX70 - Miscellaneous								
4050	Rewards	0.00	0.00	3,553.43	0.00	1,000.00	1,000.00	0%
4853	PD Seized Fund Expense						80,000.00	
4809	Miscellaneous Expense	0.00	20.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: EX70 - Miscellaneous		\$0.00	\$20.00	\$3,553.43	\$0.00	\$1,000.00	\$81,000.00	0%
EX71 - Capital Expenditures								
4833	Vehicles	71,078.09	116,381.00	155,879.00	43,285.00	50,000.00	65,000.00	30%
4840	Equipment	90,670.50	27,741.50	38,812.10	0.00	0.00	122,100.00	N/A
Account Classification Total: EX71 - Capital Expenditures		\$161,748.59	\$144,122.50	\$194,691.10	\$43,285.00	\$50,000.00	\$187,100.00	274%
EX83 - Loan Payable - principal								
4955	Loan payment-principal	28,520.82	13,088.99	32,264.08	49,341.23	73,110.00	65,735.00	-10%
5000	Interest - Loans	3,108.74	2,098.05	2,364.66	1,688.90	2,140.00	4,225.00	97%
Account Classification Total: EX83 - Loan Payable - principal		\$31,629.56	\$15,187.04	\$34,628.74	\$51,030.13	\$75,250.00	\$69,960.00	-7%
Department Total: 51 - Police Department		\$6,085,425.96	\$6,579,783.86	\$6,893,299.76	\$4,903,736.57	\$6,690,231.00	\$6,965,740.00	3%
Department: 52 - Street Department								
EX10 - Personnel								
4000	Salaries	589,263.84	551,260.03	639,038.65	554,567.37	742,000.00	767,900.00	3%
4001	Part Time Salaries	12,804.41	12,357.52	887.40	879.65	3,000.00	1,720.00	-43%
4002	Seasonal Wages	17,007.70	26,021.23	7,228.98	3,069.60	8,000.00	18,800.00	135%
4005	Overtime Wages	16,137.73	54,031.37	70,645.73	23,001.75	72,000.00	74,580.00	4%
4036	Temporary Help	118,958.81	169,860.30	72,080.87	79,174.41	80,000.00	59,095.00	-26%
Account Classification Total: EX10 - Personnel		\$754,172.49	\$813,530.45	\$789,881.63	\$660,692.78	\$905,000.00	\$922,095.00	2%
EX15 - Other Personnel								
4030	Hospitalization Insurance	136,508.29	148,952.42	179,232.97	134,716.34	227,980.00	215,000.00	-6%
4031	Dental Insurance	9,120.24	8,762.32	11,004.93	7,987.67	13,500.00	13,400.00	-1%
4032	Life Insurance	604.44	518.25	733.76	528.27	1,200.00	1,000.00	-17%
4060	Unemployment Compensation	3,603.50	3,864.64	2,686.42	2,061.73	6,000.00	4,635.00	-23%
4210	Workmens Comp Insurance	64,520.80	63,428.65	71,808.78	47,753.15	100,000.00	75,000.00	-25%
4690	Uniforms	9,084.18	3,476.38	2,447.48	6,496.13	8,000.00	8,000.00	0%
Account Classification Total: EX15 - Other Personnel		\$223,441.45	\$229,002.66	\$267,914.34	\$199,543.29	\$356,680.00	\$317,035.00	-11%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
EX30 - Utilities								
4230	Telephone	13,625.46	16,324.04	15,565.97	3,823.21	10,000.00	6,925.00	-31%
4260	Utilities	17,377.29	20,181.49	17,789.60	14,203.86	18,000.00	20,000.00	11%
4270	Street Lighting	229,390.44	203,947.52	180,831.01	151,011.70	250,000.00	300,000.00	20%
4310	Garbage Disposal	0.00	0.00	0.00	16.26	1,000.00	1,000.00	0%
Account Classification Total: EX30 - Utilities		\$260,393.19	\$240,453.05	\$214,186.58	\$169,055.03	\$279,000.00	\$327,925.00	18%
EX40 - Travel/Training								
4290	Travel Expense	2,273.87	2,895.13	2,007.25	2,670.36	4,000.00	4,200.00	5%
4320	Training	1,414.26	2,608.68	5,367.13	2,461.48	4,000.00	4,000.00	0%
4416	Dues	1,391.36	1,746.90	1,989.98	2,149.95	2,500.00	2,400.00	-4%
Account Classification Total: EX40 - Travel/Training		\$5,079.49	\$7,250.71	\$9,364.36	\$7,281.79	\$10,500.00	\$10,600.00	1%
EX50 - Maintenance & Equipment								
4100	Maintenance Bldgs	16,257.86	18,820.82	24,233.70	4,570.85	20,000.00	20,000.00	0%
4110	Maintenance Vehicles	63,665.90	36,727.76	52,925.42	36,390.92	45,000.00	50,000.00	11%
4115	In House Service for Vehicle Maintenance	0.00	(8,066.07)	(10,342.59)	(7,134.65)	(10,000.00)	(10,000.00)	0%
4120	Maintenance Equipment	32,878.96	36,348.26	26,428.56	5,835.48	40,000.00	30,000.00	-25%
4130	Maintenance Streets	26,009.17	139,340.35	232,910.57	280,611.00	328,482.00	400,000.00	22%
4140	Maintenance Sidewalks	864.02	(746.31)	157,493.74	2,082.50	12,000.00	12,000.00	0%
4141	Maintenance Storm Water	124,598.78	138,978.41	334,384.08	3,931.80	175,000.00	200,000.00	14%
4142	Stormwater Asst Program	0.00	0.00	0.00	2,375.00	1,000.00	2,500.00	150%
4150	Maintenance Grounds	20,610.38	104,533.99	61,047.12	125,800.14	30,000.00	70,000.00	133%
4160	Maintenance Utility Syste	37,287.04	0.00	4,067.20	0.00	0.00	0.00	N/A
4170	Maintenance Stop Lights	1,869.88	2,393.69	6,047.13	4,761.96	4,000.00	6,000.00	50%
4200	Tree Removal	25,041.25	31,387.98	8,550.00	0.00	15,000.00	12,000.00	-20%
4655	Equipment- Non-capital	2,510.89	21,697.28	12,838.32	8,082.70	10,000.00	10,000.00	0%
4670	Maintenance Supplies	53,963.81	97,112.63	74,331.93	71,339.43	80,000.00	90,000.00	13%
Account Classification Total: EX50 - Maintenance & Equipment		\$405,557.94	\$618,528.79	\$984,915.18	\$538,647.13	\$750,482.00	\$892,500.00	19%
EX60 - Operating Expenses								
4190	Snow Removal	17,611.02	3,395.52	40,940.72	192,574.78	60,000.00	150,000.00	150%
4220	General Insurance	47,894.94	58,066.15	62,815.38	68,090.23	70,000.00	74,850.00	7%
4280	Rental	10,062.66	3,498.06	1,508.23	509.96	5,000.00	3,000.00	-40%
4330	Postage	2,700.20	1,463.49	1,237.57	736.45	2,000.00	2,000.00	0%
4340	Computer Services	50,086.45	63,287.43	61,137.45	42,425.62	68,655.00	53,275.00	-22%
4345	IT Support/Services	18,790.31	38,101.91	26,995.50	8,485.00	15,061.00	17,700.00	18%
4350	Printing & Publishing	3,822.95	3,199.74	1,582.29	581.02	3,000.00	3,000.00	0%
4360	Accounting Services	4,384.50	4,384.50	4,473.30	6,944.80	5,000.00	6,500.00	30%
4365	General Services	40,822.00	37,608.00	26,340.60	39,910.00	32,000.00	40,000.00	25%
4370	Engineering Services	138,454.08	219,617.71	168,776.39	192,988.34	70,000.00	230,000.00	229%
4380	Legal Services	26,384.34	25,951.25	15,126.92	4,709.03	25,000.00	25,000.00	0%
4390	Professional Service	31,785.21	63,262.67	11,604.28	6,563.99	5,000.00	5,000.00	0%
4414	Signage	10,948.12	11,991.57	20,611.16	82,988.57	24,000.00	40,000.00	67%
4630	Right of Way	3,100.00	7,100.00	0.00	0.00	5,000.00	5,000.00	0%

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4640	Computer Supplies	3,608.77	237.83	126.89	170.00	2,000.00	1,000.00	-50%
4650	Office Supplies	10,031.29	16,457.60	18,540.08	1,085.78	5,000.00	4,000.00	-20%
4660	Gasoline & Oil	32,292.84	42,567.23	53,194.96	45,128.82	42,000.00	55,000.00	31%
4680	Operating Supplies	40,779.67	13,115.23	16,780.76	29,717.98	16,000.00	40,000.00	150%
4685	Landscaping Supplies	1,788.59	755.09	0.00	0.00	4,000.00	4,000.00	0%
4710	Publications	100.75	142.56	49.23	0.00	200.00	200.00	0%
4783	Insurance Deductible	371.16	6,186.36	4,377.81	0.00	5,000.00	5,000.00	0%
4954	Equipment Lease Payment	3,504.32	4,209.25	0.00	3,513.73	4,200.00	10,910.00	160%
Account Classification Total: EX60 - Operating Expenses		\$499,324.17	\$624,599.15	\$536,219.52	\$727,124.10	\$468,116.00	\$775,435.00	66%
EX70 - Miscellaneous								
4809	Miscellaneous Expense	119.03	32.08	642.04	1,141.30	2,000.00	2,000.00	0%
Account Classification Total: EX70 - Miscellaneous		\$119.03	\$32.08	\$642.04	\$1,141.30	\$2,000.00	\$2,000.00	0%
EX71 - Capital Expenditures								
4807	Easements	51.00	0.00	0.00	1,922.00	4,000.00	5,000.00	25%
4810	Buildings	0.00	0.00	60,000.00	0.00	90,000.00	50,000.00	-44%
4833	Vehicles	63,615.08	7,208.40	0.00	0.00	160,000.00	55,000.00	-66%
4840	Equipment	58,912.37	41,674.23	129,879.02	171,783.98	168,500.00	26,500.00	-84%
4884	ImprovementsOtherThanBldg	23,716.20	321,844.24	11,670.00	0.00	5,000.00	112,000.00	2140%
4900	Land	7,698.00	0.00	90,000.00	0.00	0.00	0.00	N/A
4901	Streets & Roads-MFT	0.00	183,740.75	0.00	0.00	0.00	0.00	N/A
Account Classification Total: EX71 - Capital Expenditures		\$153,992.65	\$554,467.62	\$291,549.02	\$173,705.98	\$427,500.00	\$248,500.00	-42%
EX72 - Transfers to Other Funds								
4191	Labor Reimb.to Water	2,956.67	5,997.48	9,660.89	0.00	6,000.00	6,000.00	0%
4192	Labor Reimb.to Wastwtr	3,038.81	2,962.17	6,788.73	0.00	2,000.00	2,000.00	0%
4193	Equip-Reimb.to Wastwtr	0.00	5,913.31	18,647.20	0.00	1,000.00	1,000.00	0%
4194	Equip-Reimb.to Water	0.00	11,826.63	18,647.20	0.00	3,000.00	3,000.00	0%
4989	Transfers	20,000.00	0.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: EX72 - Transfers to Other Funds		\$25,995.48	\$26,699.59	\$53,744.02	\$0.00	\$12,000.00	\$12,000.00	0%
EX83 - Loan Payable - principal								
4955	Loan payment-principal	7,392.82	(4,209.25)	0.00	6,197.82	11,170.00	0.00	-100%
5000	Interest - Loans	87.12	0.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: EX83 - Loan Payable - principal		\$7,479.94	(\$4,209.25)	\$0.00	\$6,197.82	\$11,170.00	\$0.00	-100%
Department Total: 52 - Street Department		\$2,335,555.83	\$3,110,354.85	\$3,148,416.69	\$2,483,389.22	\$3,222,448.00	\$3,508,090.00	9%
Department: 53 - Facilities								
EX10 - Personnel								
4000	Salaries	0.00	0.00	0.00	0.00	63,000.00	68,015.00	8%
4005	Overtime Wages	0.00	0.00	0.00	0.00	8,000.00	1,530.00	-81%
Account Classification Total: EX10 - Personnel		\$0.00	\$0.00	\$0.00	\$0.00	\$71,000.00	\$69,545.00	-2%
EX15 - Other Personnel								
4030	Hospitalization Insurance	0.00	0.00	0.00	0.00	22,000.00	21,970.00	0%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
4031	Dental Insurance	0.00	0.00	0.00	0.00	1,200.00	1,440.00	20%
4032	Life Insurance	0.00	0.00	0.00	0.00	70.00	60.00	-14%
4060	Unemployment Compensation	0.00	0.00	0.00	0.00	0.00	500.00	N/A
4210	Workmens Comp Insurance	0.00	0.00	0.00	0.00	2,000.00	2,525.00	26%
4690	Uniforms	0.00	0.00	0.00	0.00	600.00	600.00	0%
Account Classification Total: EX15 - Other Personnel		\$0.00	\$0.00	\$0.00	\$0.00	\$25,870.00	\$27,095.00	5%
EX30 - Utilities								
4230	Telephone	610.21	0.00	0.00	0.00	300.00	500.00	67%
4260	Utilities	38,286.98	39,624.64	44,845.44	27,291.22	45,000.00	50,000.00	11%
4310	Garbage Disposal	0.00	0.00	0.00	0.00	1,000.00	1,000.00	0%
Account Classification Total: EX30 - Utilities		\$38,897.19	\$39,624.64	\$44,845.44	\$27,291.22	\$46,300.00	\$51,500.00	11%
EX40 - Travel/Training								
4290	Travel Expense	0.00	0.00	0.00	0.00	0.00	400.00	N/A
4320	Training	0.00	0.00	19.47	0.00	0.00	500.00	N/A
Account Classification Total: EX40 - Travel/Training		\$0.00	\$0.00	\$19.47	\$0.00	\$0.00	\$900.00	
EX50 - Maintenance & Equipment								
4100	Maintenance Bldgs	66,473.35	80,871.94	141,517.94	72,657.10	60,000.00	25,000.00	-58%
4110	Maintenance Vehicles	0.00	0.00	0.00	0.00	0.00	2,000.00	N/A
4120	Maintenance Equipment	7,667.41	0.00	959.00	0.00	0.00	500.00	N/A
4140	Maintenance Sidewalks	0.00	0.00	2,584.00	0.00	2,000.00	0.00	-100%
4150	Maintenance Grounds	26,924.96	13,574.39	12,368.82	47,216.05	10,000.00	10,000.00	0%
4200	Tree Removal	250.00	0.00	0.00	0.00	0.00	500.00	N/A
4655	Equipment- Non-capital	0.00	0.00	259.99	0.00	15,000.00	12,000.00	-20%
4670	Maintenance Supplies	1,969.07	4,709.29	4,663.42	5,185.50	15,000.00	15,000.00	0%
Account Classification Total: EX50 - Maintenance & Equipment		\$103,284.79	\$99,155.62	\$162,353.17	\$125,058.65	\$102,000.00	\$65,000.00	-36%
EX60 - Operating Expenses								
4190	Snow Removal	0.00	0.00	0.00	0.00	1,000.00	1,000.00	0%
4360	Accounting Services	0.00	0.00	0.00	0.00	0.00	200.00	N/A
4370	Engineering Services	2,874.95	5,965.00	1,317.50	0.00	24,000.00	10,000.00	-58%
4380	Legal Services	0.00	555.00	0.00	0.00	0.00	0.00	N/A
4390	Professional Service	2,885.00	5,089.61	21,213.46	5,089.84	2,400.00	2,400.00	0%
4660	Gasoline & Oil	0.00	0.00	0.00	0.00	1,500.00	1,000.00	-33%
4680	Operating Supplies	2,738.54	505.00	3,528.08	918.09	4,000.00	4,000.00	0%
4685	Landscaping Supplies	558.80	786.50	0.00	0.00	1,000.00	1,000.00	0%
Account Classification Total: EX60 - Operating Expenses		\$9,057.29	\$12,901.11	\$26,059.04	\$6,007.93	\$33,900.00	\$19,600.00	-42%
EX70 - Miscellaneous								
4809	Miscellaneous Expense	98.23	0.00	100.00	250.00	0.00	200.00	N/A
Account Classification Total: EX70 - Miscellaneous		\$98.23	\$0.00	\$100.00	\$250.00	\$0.00	\$200.00	
EX71 - Capital Expenditures								
4810	Buildings	0.00	0.00	57,397.23	0.00	0.00	66,000.00	N/A
4833	Vehicles	750.00	1,636.60	0.00	0.00	0.00	0.00	N/A

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
4840	Equipment	6,108.00	0.00	0.00	0.00	0.00	5,000.00	N/A
4884	ImprovementsOtherThanBldg	111,617.57	0.00	0.00	0.00	0.00	35,200.00	N/A
Account Classification Total: EX71 - Capital Expenditures		\$118,475.57	\$1,636.60	\$57,397.23	\$0.00	\$0.00	\$106,200.00	
Department Total: 53 - Facilities		\$269,813.07	\$153,317.97	\$290,774.35	\$158,607.80	\$279,070.00	\$340,040.00	22%
Department: 56 - Planning & Zoning								
EX10 - Personnel								
4000	Salaries	496,475.91	518,460.92	536,152.09	409,358.72	543,225.00	580,025.00	7%
4001	Part Time Salaries	12,297.91	16,806.20	21,551.13	44,491.62	45,890.00	51,560.00	12%
4005	Overtime Wages	1,517.83	1,088.87	955.37	584.57	1,500.00	1,000.00	-33%
Account Classification Total: EX10 - Personnel		\$510,291.65	\$536,355.99	\$558,658.59	\$454,434.91	\$590,615.00	\$632,585.00	7%
EX15 - Other Personnel								
4006	Contracted Services	70.00	0.00	0.00	0.00	0.00	12,000.00	N/A
4030	Hospitalization Insurance	88,602.54	95,529.48	90,678.58	70,852.91	100,000.00	111,205.00	11%
4031	Dental Insurance	5,799.78	5,818.36	5,859.94	4,512.85	6,000.00	6,575.00	10%
4032	Life Insurance	542.16	496.98	623.38	446.78	602.00	600.00	0%
4060	Unemployment Compensation	2,702.62	2,898.49	0.00	1,546.29	2,900.00	1,945.00	-33%
4210	Workmens Comp Insurance	2,228.92	1,879.02	1,974.08	1,858.15	2,500.00	2,040.00	-18%
4690	Uniforms	1,941.06	2,234.46	1,909.11	1,131.56	2,250.00	2,200.00	-2%
Account Classification Total: EX15 - Other Personnel		\$101,887.08	\$108,856.79	\$101,045.09	\$80,348.54	\$114,252.00	\$136,565.00	20%
EX30 - Utilities								
4230	Telephone	6,900.55	5,809.04	5,982.60	5,968.63	6,000.00	7,060.00	18%
Account Classification Total: EX30 - Utilities		\$6,900.55	\$5,809.04	\$5,982.60	\$5,968.63	\$6,000.00	\$7,060.00	18%
EX40 - Travel/Training								
4290	Travel Expense	4,561.66	7,355.43	3,039.48	4,761.30	6,000.00	7,000.00	17%
4300	Automobile Allowance	1,454.79	1,494.36	1,360.91	1,033.49	1,600.00	1,500.00	-6%
4320	Training	4,335.25	8,097.50	4,001.47	3,239.00	7,000.00	7,000.00	0%
4416	Dues	2,710.00	3,583.00	2,926.00	2,445.00	3,500.00	3,500.00	0%
Account Classification Total: EX40 - Travel/Training		\$13,061.70	\$20,530.29	\$11,327.86	\$11,478.79	\$18,100.00	\$19,000.00	5%
EX50 - Maintenance & Equipment								
4110	Maintenance Vehicles	3,130.38	5,177.61	1,144.48	2,765.17	4,000.00	3,700.00	-8%
4120	Maintenance Equipment	177.00	1,899.75	2,194.27	0.00	300.00	300.00	0%
4655	Equipment- Non-capital	2,056.38	3,719.34	2,119.82	1,000.16	2,000.00	2,200.00	10%
4670	Maintenance Supplies	791.54	199.05	275.98	(20.60)	400.00	400.00	0%
Account Classification Total: EX50 - Maintenance & Equipment		\$6,155.30	\$10,995.75	\$5,734.55	\$3,744.73	\$6,700.00	\$6,600.00	-1%
EX60 - Operating Expenses								
4220	General Insurance	15,395.99	10,778.92	19,415.66	21,045.66	21,000.00	23,135.00	10%
4330	Postage	6,315.02	7,059.00	6,845.41	3,784.25	7,500.00	7,000.00	-7%
4340	Computer Services	14,936.78	31,829.71	33,386.52	22,789.07	34,199.00	50,865.00	49%
4345	IT Support/Services	34,752.73	10,096.82	9,928.30	3,108.11	18,669.00	10,200.00	-45%
4350	Printing & Publishing	2,641.15	2,775.37	3,166.91	1,911.74	3,000.00	3,000.00	0%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council- Level 3	FY16B vs FY15B %
4351	Recording Fees	761.00	1,296.50	625.20	1,025.00	1,500.00	1,500.00	0%
4360	Accounting Services	4,384.50	4,384.50	4,473.30	4,773.00	4,500.00	4,500.00	0%
4380	Legal Services	11,967.63	23,279.30	24,909.44	16,524.09	29,000.00	25,000.00	-14%
4390	Professional Service	21,528.02	4,599.95	11,284.85	7,454.97	10,000.00	18,000.00	80%
4395	Nuisance Abatements	3,875.00	3,790.00	5,610.00	5,030.00	7,000.00	18,000.00	157%
4640	Computer Supplies	359.03	1,333.08	1,263.36	527.76	1,000.00	1,000.00	0%
4650	Office Supplies	11,487.82	12,074.30	13,848.28	1,049.93	3,000.00	2,500.00	-17%
4660	Gasoline & Oil	9,570.77	10,259.02	9,143.72	6,583.21	9,500.00	8,500.00	-11%
4680	Operating Supplies	716.34	629.46	571.24	477.49	750.00	700.00	-7%
4710	Publications	1,750.04	4,063.61	2,539.49	3,162.99	5,500.00	5,500.00	0%
4954	Equipment Lease Payment	3,084.79	3,280.41	2,343.59	2,373.83	2,445.00	4,975.00	103%
Account Classification Total: EX60 - Operating Expenses		\$143,526.61	\$131,529.95	\$149,355.27	\$101,621.10	\$158,563.00	\$184,375.00	16%
EX70 - Miscellaneous								
4550	Overpayment Refunds	100.00	260.00	164.13	0.00	0.00	0.00	N/A
4809	Miscellaneous Expense	68.27	142.00	171.21	268.71	500.00	500.00	0%
Account Classification Total: EX70 - Miscellaneous		\$168.27	\$402.00	\$335.34	\$268.71	\$500.00	\$500.00	0%
EX71 - Capital Expenditures								
4833	Vehicles	17,263.00	18,499.00	0.00	18,655.00	19,116.00	19,000.00	-1%
4840	Equipment	0.00	0.00	0.00	6.99	0.00	0.00	N/A
Account Classification Total: EX71 - Capital Expenditures		\$17,263.00	\$18,499.00	\$0.00	\$18,661.99	\$19,116.00	\$19,000.00	-1%
EX83 - Loan Payable - principal								
4955	Loan payment-principal	75.01	5,821.81	9,634.39	7,057.96	22,323.00	11,240.00	-50%
5000	Interest - Loans	459.27	535.59	912.90	170.52	200.00	700.00	250%
Account Classification Total: EX83 - Loan Payable - principal		\$534.28	\$6,357.40	\$10,547.29	\$7,228.48	\$22,523.00	\$11,940.00	-47%
Department Total: 56 - Planning & Zoning		\$799,788.44	\$839,336.21	\$842,986.59	\$683,755.88	\$936,369.00	\$1,017,625.00	9%
Department: 57 - Fire & Police Commission								
EX40 - Travel/Training								
4290	Travel Expense	0.00	309.87	44.64	0.00	0.00	250.00	N/A
4416	Dues	375.00	375.00	375.00	375.00	500.00	400.00	-20%
Account Classification Total: EX40 - Travel/Training		\$375.00	\$684.87	\$419.64	\$375.00	\$500.00	\$650.00	30%
EX60 - Operating Expenses								
4330	Postage	122.17	92.12	241.60	504.46	100.00	300.00	200%
4390	Professional Service	3,200.00	20,034.48	3,263.69	3,868.68	3,200.00	22,000.00	588%
Account Classification Total: EX60 - Operating Expenses		\$3,322.17	\$20,126.60	\$3,505.29	\$4,373.14	\$3,300.00	\$22,300.00	576%
EX70 - Miscellaneous								
4809	Miscellaneous Expense	0.00	21.12	57.14	0.00	0.00	0.00	N/A
Account Classification Total: EX70 - Miscellaneous		\$0.00	\$21.12	\$57.14	\$0.00	\$0.00	\$0.00	0%
Department Total: 57 - Fire & Police Commission		\$3,697.17	\$20,832.59	\$3,982.07	\$4,748.14	\$3,800.00	\$22,950.00	504%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Department: 58 - Economic Development								
EX10 - Personnel								
4000	Salaries	49,622.26	48,152.34	47,947.44	38,047.09	57,600.00	51,000.00	-11%
Account Classification Total: EX10 - Personnel		\$49,622.26	\$48,152.34	\$47,947.44	\$38,047.09	\$57,600.00	\$51,000.00	-11%
EX15 - Other Personnel								
4006	Contracted Services	15,000.00	15,000.00	15,000.00	12,000.00	15,000.00	12,000.00	-20%
4030	Hospitalization Insurance	3,953.94	4,373.14	5,282.14	2,620.17	5,800.00	4,740.00	-18%
4031	Dental Insurance	277.02	288.56	286.80	212.25	350.00	340.00	-3%
4032	Life Insurance	36.12	33.11	33.85	24.77	50.00	40.00	-20%
4060	Unemployment Compensation	0.00	0.00	0.00	0.00	0.00	300.00	N/A
4210	Workmens Comp Insurance	0.00	0.00	0.00	0.00	0.00	150.00	N/A
Account Classification Total: EX15 - Other Personnel		\$19,267.08	\$19,694.81	\$20,602.79	\$14,857.19	\$21,200.00	\$17,570.00	-17%
EX30 - Utilities								
4230	Telephone	0.00	0.00	0.00	0.00	0.00	1,875.00	N/A
Account Classification Total: EX30 - Utilities		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,875.00	
EX40 - Travel/Training								
4290	Travel Expense	4,348.67	4,149.51	2,412.46	5,454.98	8,200.00	8,000.00	-2%
4320	Training	10,190.65	9,978.31	21,813.58	9,953.03	27,000.00	25,000.00	-7%
4416	Dues	4,016.44	6,419.98	7,119.88	8,927.55	6,000.00	8,000.00	33%
Account Classification Total: EX40 - Travel/Training		\$18,555.76	\$20,547.80	\$31,345.92	\$24,335.56	\$41,200.00	\$41,000.00	0%
EX60 - Operating Expenses								
4330	Postage	9,643.57	13,260.02	10,329.44	3,549.71	12,000.00	12,000.00	0%
4345	IT Support/Services	(1,964.67)	10,451.36	986.59	722.54	5,900.00	16,750.00	184%
4350	Printing & Publishing	5,872.60	8,450.14	10,061.03	14,264.89	16,000.00	16,000.00	0%
4380	Legal Services	10,235.70	3,510.00	1,890.00	3,736.82	5,000.00	5,000.00	0%
4390	Professional Service	47,023.02	50,275.53	64,680.67	49,764.76	85,000.00	85,000.00	0%
4650	Office Supplies	5,630.14	6,135.84	942.91	765.83	600.00	1,000.00	67%
4710	Publications	806.34	970.18	783.42	226.10	500.00	1,000.00	100%
4882	Development Projects	67,256.37	35,066.41	64,912.27	28,870.11	65,000.00	65,000.00	0%
Account Classification Total: EX60 - Operating Expenses		\$144,503.07	\$128,119.48	\$154,586.33	\$101,900.76	\$190,000.00	\$201,750.00	6%
EX70 - Miscellaneous								
4809	Miscellaneous Expense	1,089.18	366.74	493.00	320.17	500.00	500.00	0%
Account Classification Total: EX70 - Miscellaneous		\$1,089.18	\$366.74	\$493.00	\$320.17	\$500.00	\$500.00	0%
EX71 - Capital Expenditures								
4840	Equipment	0.00	0.00	6,880.64	0.00	0.00	0.00	N/A
Account Classification Total: EX71 - Capital Expenditures		\$0.00	\$0.00	\$6,880.64	\$0.00	\$0.00	\$0.00	0%
EX83 - Loan Payable - principal								
4955	Loan payment-principal	0.00	0.00	0.00	0.00	5,425.00	0.00	-100%
Account Classification Total: EX83 - Loan Payable - principal		\$0.00	\$0.00	\$0.00	\$0.00	\$5,425.00	\$0.00	-100%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Department Total: 58 - Economic Development		\$233,037.35	\$216,881.17	\$261,856.12	\$179,460.77	\$315,925.00	\$313,695.00	-1%
Department: 59 - Cemetery								
EX10 - Personnel								
4000	Salaries	19,387.04	20,593.82	23,246.43	32,815.65	46,350.00	46,500.00	0%
4002	Seasonal Wages	10,424.40	1,904.00	12,757.76	10,766.81	15,000.00	15,000.00	0%
4005	Overtime Wages	1,719.68	1,192.77	1,780.70	1,998.78	2,000.00	1,850.00	-8%
Account Classification Total: EX10 - Personnel		\$31,531.12	\$23,690.59	\$37,784.89	\$45,581.24	\$63,350.00	\$63,350.00	0%
EX15 - Other Personnel								
4030	Hospitalization Insurance	8,275.64	6,945.47	4,283.56	6,254.82	13,100.00	9,135.00	-30%
4031	Dental Insurance	544.93	450.53	288.80	423.81	600.00	615.00	3%
4032	Life Insurance	29.24	22.02	31.87	47.43	50.00	65.00	30%
4060	Unemployment Compensation	450.43	483.07	0.00	257.71	500.00	325.00	-35%
4210	Workmens Comp Insurance	1,507.23	1,503.22	1,579.27	1,486.52	2,600.00	2,200.00	-15%
4690	Uniforms	484.09	448.83	518.00	486.47	500.00	500.00	0%
Account Classification Total: EX15 - Other Personnel		\$11,291.56	\$9,853.14	\$6,701.50	\$8,956.76	\$17,350.00	\$12,840.00	-26%
EX30 - Utilities								
4230	Telephone	0.00	128.77	507.06	416.48	360.00	500.00	39%
4260	Utilities	1,595.70	1,518.38	1,201.54	944.95	1,800.00	1,800.00	0%
Account Classification Total: EX30 - Utilities		\$1,595.70	\$1,647.15	\$1,708.60	\$1,361.43	\$2,160.00	\$2,300.00	6%
EX40 - Travel/Training								
4320	Training	100.00	234.88	294.90	225.00	250.00	350.00	40%
Account Classification Total: EX40 - Travel/Training		\$100.00	\$234.88	\$294.90	\$225.00	\$250.00	\$350.00	40%
EX50 - Maintenance & Equipment								
4100	Maintenance Bldgs	481.82	994.64	6,372.62	3,763.05	5,000.00	5,000.00	0%
4110	Maintenance Vehicles	1,302.14	1,199.76	2,043.90	1,175.11	2,000.00	2,000.00	0%
4120	Maintenance Equipment	473.57	2,759.01	2,163.67	1,347.62	2,500.00	2,500.00	0%
4150	Maintenance Grounds	2,145.86	2,200.55	4,005.93	1,798.65	3,000.00	3,000.00	0%
4200	Tree Removal	400.00	2,170.00	1,198.11	0.00	1,200.00	1,200.00	0%
4655	Equipment- Non-capital	725.00	650.38	1,237.89	2,934.31	3,500.00	3,500.00	0%
4670	Maintenance Supplies	2,019.03	2,197.75	2,546.83	1,150.79	1,500.00	1,500.00	0%
Account Classification Total: EX50 - Maintenance & Equipment		\$7,547.42	\$12,172.09	\$19,568.95	\$12,169.53	\$18,700.00	\$18,700.00	0%
EX60 - Operating Expenses								
4190	Snow Removal	0.00	0.00	0.00	250.00	250.00	250.00	0%
4220	General Insurance	468.70	510.64	573.77	623.09	750.00	900.00	20%
4280	Rental	581.00	252.00	521.00	0.00	1,050.00	1,000.00	-5%
4350	Printing & Publishing	160.00	135.00	61.07	0.00	100.00	100.00	0%
4380	Legal Services	40.17	0.00	0.00	0.00	0.00	0.00	N/A
4390	Professional Service	444.88	26,398.85	23,891.98	0.00	2,000.00	2,000.00	0%
4650	Office Supplies	(1,001.56)	589.47	215.00	224.64	250.00	250.00	0%
4660	Gasoline & Oil	2,459.60	3,387.29	3,232.42	3,999.91	4,500.00	4,500.00	0%
4675	Chemicals	0.00	0.00	0.00	0.00	250.00	400.00	60%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
4680	Operating Supplies	50.63	209.16	166.53	55.16	250.00	250.00	0%
4685	Landscaping Supplies	773.00	253.95	939.79	129.33	750.00	750.00	0%
4883	Markers & Vases	5,841.00	620.00	281.42	150.00	2,000.00	1,000.00	-50%
4891	Tree Program	125.00	0.00	240.49	0.00	200.00	200.00	0%
Account Classification Total: EX60 - Operating Expenses		\$9,942.42	\$32,356.36	\$30,123.47	\$5,432.13	\$12,350.00	\$11,600.00	-6%
EX70 - Miscellaneous								
4809	Miscellaneous Expense	27.96	295.97	241.50	0.00	0.00	250.00	N/A
Account Classification Total: EX70 - Miscellaneous		\$27.96	\$295.97	\$241.50	\$0.00	\$0.00	\$250.00	
EX71 - Capital Expenditures								
4840	Equipment	22,030.00	0.00	0.00	7,405.00	7,500.00	0.00	-100%
4884	ImprovementsOtherThanBldg	0.00	0.00	0.00	0.00	0.00	25,000.00	N/A
Account Classification Total: EX71 - Capital Expenditures		\$22,030.00	\$0.00	\$0.00	\$7,405.00	\$7,500.00	\$25,000.00	233%
EX83 - Loan Payable - principal								
4955	Loan payment-principal	17,907.45	5,948.20	6,248.61	2,661.45	2,700.00	0.00	-100%
5000	Interest - Loans	845.22	603.44	303.03	31.45	35.00	0.00	-100%
Account Classification Total: EX83 - Loan Payable - principal		\$18,752.67	\$6,551.64	\$6,551.64	\$2,692.90	\$2,735.00	\$0.00	-100%
Department Total: 59 - Cemetery		\$102,818.85	\$86,801.82	\$102,975.45	\$83,823.99	\$124,395.00	\$134,390.00	8%
Expenditures Total		\$12,266,037.27	\$14,468,473.16	\$17,862,581.85	\$10,741,914.07	\$15,022,990.00	\$15,763,665.00	-41%
Fund Revenue	Total: 01 - General Fund	\$13,931,059.98	\$15,364,510.43	\$14,537,466.13	\$10,812,532.79	\$15,022,990.00	\$15,763,665.00	-5%
Fund Expenditure	Total: 01 - General Fund	\$12,266,037.27	\$14,468,473.16	\$17,862,581.85	\$10,741,914.07	\$15,022,990.00	\$15,763,665.00	-41%
Fund Net	Total: 01 - General Fund	\$1,665,022.71	\$896,037.27	(\$3,325,115.72)	\$70,618.72	\$0.00	\$0.00	-5%
Fund: 02 - Park								
Revenues								
Department: 00 - Revenues								
RE10 - Property Tax								
3010	Property Taxes	586,800.85	585,983.43	574,282.90	575,611.90	577,735.00	578,170.00	0%
Account Classification Total: RE10 - Property Tax		\$586,800.85	\$585,983.43	\$574,282.90	\$575,611.90	\$577,735.00	\$578,170.00	0%
RE20 - Sales Tax								
3050	Sales Tax	12,308.07	14,192.62	16,530.11	16,572.65	15,000.00	16,500.00	10%
Account Classification Total: RE20 - Sales Tax		\$12,308.07	\$14,192.62	\$16,530.11	\$16,572.65	\$15,000.00	\$16,500.00	10%
RE28 - Utility Tax								
3057	Utility Tax	514,371.83	846,102.58	901,553.51	396,270.00	792,500.00	945,840.00	19%
Account Classification Total: RE28 - Utility Tax		\$514,371.83	\$846,102.58	\$901,553.51	\$396,270.00	\$792,500.00	\$945,840.00	19%
RE60 - Grants								
3059	Grant	404,816.51	35,000.00	144,000.00	0.00	50,000.00	50,000.00	0%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Account Classification Total: RE60 - Grants		\$404,816.51	\$35,000.00	\$144,000.00	\$0.00	\$50,000.00	\$50,000.00	0%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING								
3072	Illinois Funds Interest	507.30	709.50	146.18	12.15	750.00	500.00	-33%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$507.30	\$709.50	\$146.18	\$12.15	\$750.00	\$500.00	-33%
RE70 - Miscellaneous								
3536	NSF Check Fees	272.20	101.13	285.78	195.15	250.00	200.00	-20%
3580	E.Mae Cartier Trust Fund	4,246.00	4,272.00	4,364.00	4,442.00	5,000.00	4,500.00	-10%
3581	Donations	5,000.00	2,000.00	14,320.00	12.80	2,000.00	2,000.00	0%
3582	Donations for Trees	5,238.00	7,648.00	6,851.00	4,883.00	2,500.00	4,000.00	60%
3583	Park Foundation Donation	0.00	4,008.00	0.00	0.00	0.00	0.00	N/A
3823	Miscellaneous Income	285.00	563.50	4,769.53	1,282.34	500.00	1,200.00	140%
Account Classification Total: RE70 - Miscellaneous		\$15,041.20	\$18,592.63	\$30,590.31	\$10,815.29	\$10,250.00	\$11,900.00	16%
RE80 - Operational Revenue								
3419	Cavins Center Receipts	11,123.50	16,942.50	24,446.25	9,138.75	15,000.00	18,000.00	20%
3590	Baseball/Softball Revenue	44,443.99	43,620.81	43,279.87	28,477.72	43,000.00	60,000.00	40%
3591	Let's Play Sports	81,320.50	74,190.00	57,926.30	52,836.50	60,000.00	55,000.00	-8%
3592	Tennis Program	4,604.00	2,298.00	2,689.50	1,934.00	3,000.00	4,500.00	50%
3593	Rec Program Receipts	10,179.79	12,167.50	25,776.25	6,293.00	23,000.00	7,800.00	-66%
3600	Organizational Fees	0.00	50.00	56,523.90	17,694.54	30,000.00	30,000.00	0%
3602	Arts Program	22,860.50	3,998.50	46,883.00	32,311.00	30,000.00	32,000.00	7%
3603	Garden Club Program	0.00	10,423.39	14,631.65	5,209.28	8,000.00	10,000.00	25%
3604	KIXX Program/Fundraising	0.00	7,695.00	43,743.91	47,777.55	30,000.00	40,000.00	33%
3605	Styx Program/Fundraising	0.00	0.00	0.00	11,512.00	0.00	5,000.00	N/A
3682	Vending Service Contract	152.09	10,684.10	5.00	15,354.00	10,000.00	15,000.00	50%
3685	Merchandise Sales	0.00	0.00	50.00	0.00	0.00	0.00	N/A
3686	Hesse Park Rental	55.00	1,125.00	715.00	615.00	1,200.00	1,000.00	-17%
3687	Field Rental	5,055.00	3,730.00	6,530.00	3,715.00	5,000.00	5,000.00	0%
3751	Adult Programs	22,990.87	28,609.66	32,473.00	10,246.75	18,000.00	20,000.00	11%
3752	Rental	7,645.00	6,965.25	10,128.95	9,326.50	10,000.00	12,000.00	20%
3753	Preschool Programs	37,570.00	37,079.02	64,033.97	46,688.00	55,000.00	59,000.00	7%
3754	Youth Programs	33,822.60	37,820.80	97,733.96	29,891.09	128,000.00	32,000.00	-75%
3755	Summer Camp	147,982.00	153,884.00	154,822.05	139,486.41	155,000.00	177,000.00	14%
3756	Youth Sport Programs	203,598.35	375,164.79	198,715.48	257,245.98	240,000.00	306,000.00	28%
3757	Adult Sport Program	3,265.00	8,935.00	7,579.61	6,868.75	5,000.00	6,500.00	30%
3759	Special Event Program	30,720.53	5,010.73	7,039.51	1,053.31	1,200.00	1,100.00	-8%
3760	Teen Camp Program	0.00	0.00	810.00	0.00	0.00	0.00	N/A
Account Classification Total: RE80 - Operational Revenue		\$667,388.72	\$840,394.05	\$896,537.16	\$733,675.13	\$870,400.00	\$896,900.00	3%
RE81 - Transfer from Reserves								
3948	Transfer from Reserves	0.00	0.00	0.00	0.00	0.00	275,235.00	N/A
Account Classification Total: RE81 - Transfer from Reserves		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$275,235.00	
RE82 - Park Rental Deposits								
3746	Rotary NC	6,744.50	8,545.00	10,507.50	10,230.00	8,500.00	11,000.00	29%

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Account Classification Total: RE82 - Park Rental Deposits		\$6,744.50	\$8,545.00	\$10,507.50	\$10,230.00	\$8,500.00	\$11,000.00	29%
RE83 - Bond/Loan Proceeds								
3765	Loan Proceeds	21,890.70	110,674.51	0.00	0.00	0.00	0.00	N/A
Account Classification Total: RE83 - Bond/Loan Proceeds		\$21,890.70	\$110,674.51	\$0.00	\$0.00	\$0.00	\$0.00	0%
RE84 - Transfers from Other Funds								
3903	Transfer from General Fun	26,508.59	20,000.00	0.00	4,790.17	30,000.00	30,000.00	0%
3913	Transfer from Various Fds	113,491.41	0.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: RE84 - Transfers from Other Funds		\$140,000.00	\$20,000.00	\$0.00	\$4,790.17	\$30,000.00	\$30,000.00	0%
Department Total: 00 - Revenues		\$2,369,869.68	\$2,480,194.32	\$2,574,147.67	\$1,747,977.29	\$2,355,135.00	\$2,816,045.00	15%
Department: 03 - Swimming Pool								
RE70 - Miscellaneous								
3823	Miscellaneous Income	449.39	503.86	2,201.99	731.19	650.00	750.00	15%
Account Classification Total: RE70 - Miscellaneous		\$449.39	\$503.86	\$2,201.99	\$731.19	\$650.00	\$750.00	15%
RE80 - Operational Revenue								
3680	Concession Stand Food	11,985.20	10,982.69	8,387.42	10,049.10	12,000.00	11,000.00	-8%
3681	Beverages	5,098.52	6,192.05	4,181.52	5,034.55	6,500.00	6,000.00	-8%
3682	Vending Service Contract	0.00	10.94	0.00	0.00	100.00	100.00	0%
3720	Swimming Lessons Receipts	18,571.00	16,105.00	20,634.76	16,661.25	18,500.00	18,500.00	0%
3730	General Admission Receipt	39,158.00	37,843.50	31,545.50	31,680.00	38,000.00	35,000.00	-8%
3740	Pool Passes Family	25,455.33	23,135.00	17,610.00	18,420.00	22,000.00	22,000.00	0%
3741	Pool Passes Individual	4,888.00	4,473.00	4,790.00	4,714.50	5,000.00	5,000.00	0%
3752	Rental	8,210.00	8,636.25	11,328.75	9,556.25	10,000.00	11,000.00	10%
Account Classification Total: RE80 - Operational Revenue		\$113,366.05	\$107,378.43	\$98,477.95	\$96,115.65	\$112,100.00	\$108,600.00	-3%
Department Total: 03 - Swimming Pool		\$113,815.44	\$107,882.29	\$100,679.94	\$96,846.84	\$112,750.00	\$109,350.00	-3%
Department: 07 - Sports Complex								
RE35 - Telephone & Cable Franchise								
3250	Telephone Franchise	532,563.52	831,516.71	626,587.79	340,000.00	680,000.00	560,000.00	0%
Account Classification Total: RE35 - Telephone & Cable Franchise		\$532,563.52	\$831,516.71	\$626,587.79	\$340,000.00	\$680,000.00	\$560,000.00	0%
RE70 - Miscellaneous								
3823	Miscellaneous Income	68.00	0.00	352.00	0.00	350.00	350.00	0%
Account Classification Total: RE70 - Miscellaneous		\$68.00	\$0.00	\$352.00	\$0.00	\$350.00	\$350.00	0%
RE80 - Operational Revenue								
3680	Concession Stand Food	63,529.62	68,140.37	88,767.37	85,286.70	80,000.00	100,000.00	25%
3681	Beverages	75,973.61	95,405.56	104,962.53	104,118.77	100,000.00	120,000.00	20%
3687	Field Rental	45,880.00	106,028.49	72,019.00	80,553.00	80,000.00	70,000.00	-13%
3752	Rental	2,187.50	2,211.50	6,945.25	7,609.00	7,500.00	7,800.00	4%
3756	Youth Sport Programs	(750.00)	0.00	0.00	0.00	0.00	0.00	N/A
3757	Adult Sport Program	32,097.53	44,014.72	43,825.00	34,116.25	47,000.00	40,000.00	-15%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Account Classification Total: RE80 - Operational Revenue		\$218,918.26	\$315,800.64	\$316,519.15	\$311,683.72	\$314,500.00	\$337,800.00	7%
Department Total: 07 - Sports Complex		\$751,549.78	\$1,147,317.35	\$943,458.94	\$651,683.72	\$994,850.00	\$898,150.00	2%
Revenues Total		\$3,235,234.90	\$3,735,393.96	\$3,618,286.55	\$2,496,507.85	\$3,462,735.00	\$3,823,545.00	15%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX10 - Personnel								
4023	O & S Baseball Umpires	13,504.78	18,041.16	19,181.02	12,898.80	16,000.00	16,100.00	1%
4000	Salaries	323,316.82	410,585.75	417,084.19	328,123.99	473,800.00	436,000.00	-8%
4001	Part Time Salaries	12,105.97	13,658.69	8,506.41	7,211.76	15,000.00	14,750.00	-2%
4002	Seasonal Wages	82,533.92	87,526.56	104,981.71	87,212.16	115,000.00	5,000.00	-96%
4003	Camp ChooChoo Seasonal	10,945.66	14,927.05	31,109.28	38,518.50	32,000.00	33,000.00	3%
4004	Camp Cavins Seasonal	83,398.28	99,748.46	98,543.78	92,526.75	100,000.00	100,000.00	0%
4005	Overtime Wages	(2,514.28)	7,852.12	7,532.19	5,501.99	10,000.00	10,000.00	0%
4007	Let's Play Sports Seasonl	36,281.10	31,660.60	21,022.83	19,028.45	26,000.00	25,000.00	-4%
4008	Concessions Seasonal	1,850.32	3,176.68	1,779.08	845.65	0.00	0.00	N/A
4009	Seasonal Park Maintenance	0.00	0.00	0.00	0.00	0.00	120,000.00	N/A
4014	Jr.Panthers Basketball	2,073.11	436.88	0.00	1,984.14	1,500.00	1,600.00	7%
4015	KIXX Soccer Seasonal	7,611.86	7,030.94	8,591.45	6,692.32	10,000.00	11,000.00	10%
4016	O & S Soccer Wages	11,165.09	13,764.80	6,875.64	4,413.01	10,000.00	10,000.00	0%
4017	O & S Basketball Wages	11,035.63	13,173.89	12,707.08	5,229.52	10,000.00	10,000.00	0%
4018	Mighty Ball Wages	774.73	767.35	231.89	237.77	1,200.00	1,000.00	-17%
4019	Park Security Wages	10,883.32	4,000.00	(1,110.31)	(5,176.55)	1,000.00	1,000.00	0%
4025	Music 90 Expense	0.00	0.00	51,490.00	12,760.00	68,000.00	0.00	-100%
Account Classification Total: EX10 - Personnel		\$604,966.31	\$726,350.93	\$788,526.24	\$618,008.26	\$889,500.00	\$794,450.00	-11%
EX15 - Other Personnel								
4030	Hospitalization Insurance	78,924.39	104,725.84	102,389.64	83,738.44	128,050.00	160,000.00	-6%
4031	Dental Insurance	5,473.44	6,512.09	6,234.99	4,775.54	6,800.00	6,985.00	3%
4032	Life Insurance	492.80	488.91	513.73	385.92	550.00	500.00	-9%
4060	Unemployment Compensation	2,252.18	2,415.40	300.00	1,288.58	2,500.00	1,940.00	-22%
4210	Workmens Comp Insurance	6,100.13	12,128.70	5,954.27	5,542.53	9,000.00	8,000.00	-11%
4690	Uniforms	2,830.97	2,989.95	3,677.73	4,328.32	4,500.00	5,000.00	11%
Account Classification Total: EX15 - Other Personnel		\$96,073.91	\$129,260.89	\$119,070.36	\$100,059.33	\$151,400.00	\$182,425.00	-6%
EX30 - Utilities								
4230	Telephone	7,906.73	8,341.86	8,274.75	4,770.96	7,000.00	7,580.00	8%
4260	Utilities	28,444.14	28,741.66	24,982.30	20,480.13	29,000.00	29,000.00	0%
4310	Garbage Disposal	992.72	0.00	0.00	0.00	500.00	500.00	0%
Account Classification Total: EX30 - Utilities		\$37,343.59	\$37,083.52	\$33,257.05	\$25,251.09	\$36,500.00	\$37,080.00	2%
EX40 - Travel/Training								
4290	Travel Expense	4,954.97	7,589.36	7,214.19	4,908.00	7,000.00	9,750.00	39%
4320	Training	2,428.18	3,647.52	5,063.28	8,257.51	6,500.00	10,800.00	66%
4416	Dues	1,870.00	1,977.10	420.00	1,463.72	3,000.00	2,600.00	-13%

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Account Classification Total: EX40 - Travel/Training		\$9,253.15	\$13,213.98	\$12,697.47	\$14,629.23	\$16,500.00	\$23,150.00	40%
EX50 - Maintenance & Equipment								
4100	Maintenance Bldgs	28,935.46	13,976.48	13,057.08	7,355.18	9,000.00	9,500.00	6%
4101	Maintenance Bldgs Excess	0.00	857.93	0.00	0.00	500.00	0.00	-100%
4110	Maintenance Vehicles	15,678.91	13,063.83	9,373.00	6,544.99	10,000.00	10,000.00	0%
4120	Maintenance Equipment	14,472.50	25,876.87	12,355.41	7,878.32	13,500.00	13,500.00	0%
4130	Maintenance Streets	3,348.65	9,927.14	2,251.94	587.14	1,000.00	2,500.00	150%
4150	Maintenance Grounds	76,906.14	98,299.37	29,008.34	13,748.73	20,000.00	20,000.00	0%
4152	Maintenance I-64 ROW	11,023.35	7,611.19	4,648.41	735.64	5,000.00	5,000.00	0%
4200	Tree Removal	9,081.21	4,950.00	4,985.46	4,975.00	5,000.00	5,000.00	0%
4655	Equipment- Non-capital	6,496.91	7,206.05	36,863.76	7,944.78	7,500.00	12,750.00	70%
4670	Maintenance Supplies	7,607.13	8,027.62	6,829.79	7,020.18	7,500.00	8,000.00	7%
Account Classification Total: EX50 - Maintenance & Equipment		\$173,550.26	\$189,796.48	\$119,373.19	\$56,789.96	\$79,000.00	\$86,250.00	9%
EX60 - Operating Expenses								
4190	Snow Removal	0.00	0.00	0.00	4,426.03	0.00	4,500.00	N/A
4220	General Insurance	12,568.57	15,652.63	20,345.01	17,453.32	17,900.00	19,200.00	7%
4280	Rental	1,772.50	2,604.65	1,120.71	646.00	2,500.00	2,000.00	-20%
4330	Postage	117.80	76.16	81.03	34.76	200.00	200.00	0%
4340	Computer Services	32,271.40	61,661.63	55,747.35	57,997.57	92,772.00	50,075.00	-46%
4345	IT Support/Services	26,226.82	7,452.77	23,656.98	17,610.28	25,051.00	34,945.00	39%
4350	Printing & Publishing	6,527.82	7,193.82	6,225.00	1,803.18	10,000.00	10,000.00	0%
4360	Accounting Services	4,384.50	6,282.00	5,223.30	5,682.29	5,500.00	5,000.00	-9%
4380	Legal Services	3,180.00	89.00	286.12	585.00	3,000.00	3,000.00	0%
4390	Professional Service	19,011.13	9,814.51	3,610.81	213.75	5,000.00	30,000.00	500%
4414	Signage	483.20	817.00	800.14	299.00	2,000.00	2,000.00	0%
4423	Service Charges	0.00	133.67	0.00	0.00	0.00	6,000.00	N/A
4430	Baseball/Softball Program	23,670.45	30,422.51	21,199.65	10,127.21	25,000.00	27,500.00	10%
4432	Tennis Program	2,819.16	1,904.80	1,652.40	1,514.60	3,500.00	2,000.00	-43%
4434	Diamond Care	5,825.98	5,524.04	7,875.29	6,958.90	7,500.00	7,500.00	0%
4435	Donations	436.00	1,626.83	4,710.70	443.43	2,000.00	2,000.00	0%
4451	Recreation Programs	6,121.11	8,528.82	7,282.91	3,876.84	6,000.00	7,000.00	17%
4452	Adult Prog Rec Supp/Serv	16,856.68	29,213.38	19,995.23	11,344.11	15,000.00	15,000.00	0%
4453	Preschool Prog/Supp/servi	8,645.55	8,217.04	10,999.33	6,341.38	12,000.00	12,000.00	0%
4454	Youth Prog.-shiloh coop	15,074.47	20,028.35	25,206.65	14,285.89	28,000.00	20,500.00	-27%
4455	Teen Programs/Supp/Service	0.00	0.00	1,457.95	0.00	1,000.00	1,000.00	0%
4456	Youth Sport Programs	227,508.12	266,394.92	216,521.00	134,735.03	140,000.00	215,000.00	54%
4457	Adult Sport Programs	160.84	5,653.74	4,898.86	3,664.00	2,000.00	5,000.00	150%
4460	Special Event Program/sup	21,051.34	5,985.43	6,986.82	3,585.41	6,500.00	6,000.00	-8%
4461	Let's Play Camp Program	28,364.48	24,294.49	25,249.44	20,118.39	25,000.00	28,000.00	12%
4602	Arts Program	18,938.01	18,531.49	27,085.83	18,004.01	22,000.00	19,000.00	-14%
4603	Garden Club Program	0.00	6,001.55	16,045.65	6,055.96	8,000.00	8,000.00	0%
4604	KIXX Program/Fundraising	0.00	0.00	27,402.44	41,015.42	25,000.00	40,000.00	60%
4640	Computer Supplies	89.72	204.87	390.90	4,315.46	28,000.00	4,000.00	-86%
4650	Office Supplies	11,029.88	11,117.99	16,677.96	2,556.58	4,000.00	4,800.00	20%
4660	Gasoline & Oil	26,315.44	21,869.43	21,407.82	17,133.35	22,500.00	22,500.00	0%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
4675	Chemicals	1,295.72	1,286.74	4,655.85	4,708.59	4,000.00	4,500.00	13%
4680	Operating Supplies	5,575.44	5,852.17	8,387.83	7,502.77	8,000.00	9,000.00	13%
4685	Landscaping Supplies	7,940.02	9,174.88	6,741.19	7,275.08	10,250.00	10,500.00	2%
4700	Food	1,390.80	697.27	889.93	1,928.04	1,500.00	1,800.00	20%
4710	Publications	0.00	150.00	0.00	0.00	150.00	0.00	-100%
4720	Playground Equipment	4,027.51	0.00	62,500.00	1,515.75	2,500.00	2,500.00	0%
4721	Hesse Park Improvements	1,513.14	69,819.00	8,950.00	5,834.25	7,000.00	272,000.00	3786%
4722	Community Park Improvemen	29,284.00	49,435.00	185,000.00	3,669.00	3,500.00	87,400.00	2397%
4723	St,Ellen Park Prof Serv	0.00	255.00	0.00	0.00	3,000.00	0.00	-100%
4724	Rock Springs Park	204,475.80	5,000.00	5,164.88	5,535.10	1,500.00	8,500.00	467%
4725	Thoman Park	2,590.00	1,785.00	2,888.70	450.97	500.00	500.00	0%
4726	Ogles Creek Park	1,500.00	0.00	1,000.00	395.00	1,000.00	1,000.00	0%
4729	Summer Camp	13,309.74	13,752.24	19,837.12	13,539.02	17,000.00	17,500.00	3%
4783	Insurance Deductible	5,441.29	0.00	0.00	0.00	500.00	500.00	0%
4861	Community Center	42,377.05	50,516.05	25,654.23	27,650.21	25,000.00	30,000.00	20%
4605	Styx Programming/Fundraising	0.00	0.00	0.00	363.00	0.00	5,000.00	N/A
4727	Savannah Hills Park	1,408.00	1,349.00	0.00	55,127.00	65,000.00	2,000.00	-97%
4954	Equipment Lease Payment	6,719.84	7,525.36	5,024.55	4,519.00	5,700.00	11,710.00	105%
Account Classification Total: EX60 - Operating Expenses		\$848,299.32	\$793,895.23	\$916,837.56	\$552,839.93	\$703,023.00	\$1,078,130.00	53%
EX70 - Miscellaneous								
4421	Returned Checks	(1,795.00)	(495.00)	(2,237.00)	(405.84)	0.00	0.00	N/A
4436	Parents as Teachers-Tring	229.62	0.00	0.00	0.00	0.00	0.00	N/A
4809	Miscellaneous Expense	1,722.32	(68.01)	414.98	2.00	2,500.00	2,000.00	-20%
Account Classification Total: EX70 - Miscellaneous		\$156.94	(\$563.01)	(\$1,822.02)	(\$403.84)	\$2,500.00	\$2,000.00	-20%
EX71 - Capital Expenditures								
4833	Vehicles	43,717.70	0.00	0.00	72,718.00	67,000.00	65,000.00	-3%
4840	Equipment	26,299.00	335,970.20	565.89	0.00	14,500.00	18,000.00	24%
4884	ImprovementsOtherThanBldg	0.00	0.00	19,760.00	5,580.16	70,000.00	0.00	-100%
Account Classification Total: EX71 - Capital Expenditures		\$70,016.70	\$335,970.20	\$20,325.89	\$78,298.16	\$151,500.00	\$83,000.00	-45%
EX83 - Loan Payable - principal								
4955	Loan payment-principal	(5,547.27)	19,970.26	37,932.05	30,923.60	38,000.00	5,740.00	-85%
5000	Interest - Loans	93.06	1,683.77	1,638.04	452.66	600.00	50.00	-92%
Account Classification Total: EX83 - Loan Payable - principal		(\$5,454.21)	\$21,654.03	\$39,570.09	\$31,376.26	\$38,600.00	\$5,790.00	-85%
Department Total: 01 - Expenses		\$1,834,205.97	\$2,246,662.25	\$2,047,835.83	\$1,476,848.38	\$2,068,523.00	\$2,292,275.00	9%
Department: 03 - Swimming Pool								
EX10 - Personnel								
4000	Salaries	14,424.27	14,863.06	15,160.25	12,163.60	14,420.00	10,100.00	-30%
4001	Part Time Salaries	47,573.01	47,235.10	53,884.46	51,638.31	55,000.00	55,000.00	0%
4002	Seasonal Wages	9,524.97	2,782.02	0.00	0.00	3,200.00	3,200.00	0%
4005	Overtime Wages	457.39	192.77	0.00	0.00	200.00	200.00	0%
4007	Let's Play Sports Seasonl	2,277.52	472.51	1,096.20	0.00	0.00	0.00	N/A
4008	Concessions Seasonal	7,649.54	6,048.00	7,391.40	6,124.70	7,500.00	7,000.00	-7%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Account Classification Total: EX10 - Personnel		\$81,906.70	\$71,593.46	\$77,532.31	\$69,926.61	\$80,320.00	\$75,500.00	-6%
EX15 - Other Personnel								
4030	Hospitalization Insurance	3,574.25	3,803.12	2,742.49	2,095.38	4,300.00	3,200.00	-26%
4031	Dental Insurance	242.39	246.80	195.74	173.16	300.00	300.00	0%
4032	Life Insurance	12.60	11.00	9.50	9.00	25.00	30.00	20%
4060	Unemployment Compensation	450.43	483.07	0.00	0.00	500.00	300.00	-40%
4210	Workmens Comp Insurance	0.00	0.00	0.00	0.00	0.00	300.00	N/A
4690	Uniforms	627.95	617.97	1,064.00	415.23	1,000.00	1,000.00	0%
Account Classification Total: EX15 - Other Personnel		\$4,907.62	\$5,161.96	\$4,011.73	\$2,692.77	\$6,125.00	\$5,130.00	-16%
EX30 - Utilities								
4230	Telephone	0.00	81.32	31.65	0.00	350.00	200.00	-43%
4260	Utilities	6,615.74	6,649.54	5,756.34	4,736.19	6,500.00	6,000.00	-8%
Account Classification Total: EX30 - Utilities		\$6,615.74	\$6,730.86	\$5,787.99	\$4,736.19	\$6,850.00	\$6,200.00	-9%
EX40 - Travel/Training								
4320	Training	1,050.00	708.00	394.00	1,122.00	650.00	1,200.00	85%
Account Classification Total: EX40 - Travel/Training		\$1,050.00	\$708.00	\$394.00	\$1,122.00	\$650.00	\$1,200.00	85%
EX50 - Maintenance & Equipment								
4100	Maintenance Bldgs	2,837.38	10,061.66	367.85	545.81	2,500.00	2,000.00	-20%
4101	Maintenance Bldgs Excess	263.84	1,000.00	0.00	0.00	1,000.00	1,000.00	0%
4120	Maintenance Equipment	218.01	229.70	3,707.62	2,089.83	2,500.00	2,500.00	0%
4150	Maintenance Grounds	0.00	1,992.00	99.44	0.00	200.00	200.00	0%
4175	Maintenance Pool	5,944.04	2,188.29	4,768.80	1,509.13	4,000.00	4,000.00	0%
4655	Equipment- Non-capital	9,219.63	5,713.48	1,997.58	5,352.35	2,000.00	5,000.00	150%
4670	Maintenance Supplies	1,285.09	2,819.61	500.59	954.28	2,000.00	1,500.00	-25%
Account Classification Total: EX50 - Maintenance & Equipment		\$19,767.99	\$24,004.74	\$11,441.88	\$10,451.40	\$14,200.00	\$16,200.00	14%
EX60 - Operating Expenses								
4220	General Insurance	2,235.05	2,436.40	2,739.40	2,969.25	3,050.00	3,250.00	7%
4345	IT Support/Services	0.00	0.00	0.00	0.00	0.00	3,000.00	N/A
4350	Printing & Publishing	99.84	0.00	127.84	0.00	250.00	200.00	-20%
4390	Professional Service	4,956.55	5,658.00	4,557.00	0.00	9,000.00	5,000.00	-44%
4650	Office Supplies	373.11	290.82	167.04	248.62	350.00	350.00	0%
4675	Chemicals	7,780.39	9,326.65	4,119.53	9,481.23	10,000.00	10,000.00	0%
4680	Operating Supplies	981.98	642.75	931.90	523.90	1,000.00	1,000.00	0%
4681	Swimming Lesson Supplies	0.00	348.25	35.00	0.00	650.00	100.00	-85%
4700	Food	8,119.25	8,357.81	7,283.35	8,731.07	8,500.00	8,800.00	4%
4705	Beverages	1,099.30	2,367.49	2,575.36	3,181.12	2,800.00	3,200.00	14%
Account Classification Total: EX60 - Operating Expenses		\$25,645.47	\$29,428.17	\$22,536.42	\$25,135.19	\$35,600.00	\$34,900.00	-2%
EX70 - Miscellaneous								
4809	Miscellaneous Expense	387.15	325.00	300.00	0.00	350.00	350.00	0%
Account Classification Total: EX70 - Miscellaneous		\$387.15	\$325.00	\$300.00	\$0.00	\$350.00	\$350.00	0%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
EX71 - Capital Expenditures								
4840	Equipment	0.00	3,200.00	0.00	0.00	0.00	5,000.00	N/A
Account Classification Total: EX71 - Capital Expenditures		\$0.00	\$3,200.00	\$0.00	\$0.00	\$0.00	\$5,000.00	
Department Total: 03 - Swimming Pool		\$140,280.67	\$141,152.19	\$122,004.33	\$114,064.16	\$144,095.00	\$144,480.00	0%
Department: 07 - Sports Complex								
EX10 - Personnel								
4000	Salaries	53,919.58	89,668.64	106,441.93	70,833.42	117,420.00	145,000.00	23%
4001	Part Time Salaries	16,271.29	14,212.22	14,205.82	17,215.01	14,000.00	14,000.00	0%
4002	Seasonal Wages	78,149.50	97,432.06	110,818.21	88,101.39	115,000.00	3,500.00	-97%
4003	Camp ChooChoo Seasonal	0.00	926.08	1,856.25	395.94	0.00	0.00	N/A
4004	Camp Cavins Seasonal	2,188.77	4,128.77	9,159.04	(7,760.62)	0.00	0.00	N/A
4005	Overtime Wages	4,281.05	6,419.39	4,517.33	3,532.27	3,500.00	3,500.00	0%
4007	Let's Play Sports Seasonl	363.38	601.01	1,444.26	841.76	0.00	0.00	N/A
4008	Concessions Seasonal	25,936.88	34,487.96	38,169.42	45,928.29	37,000.00	52,000.00	41%
4009	Seasonal Park Maintenance	0.00	0.00	0.00	0.00	0.00	140,000.00	N/A
4014	Jr.Panthers Basketball	772.25	50.00	0.00	237.56	0.00	0.00	N/A
Account Classification Total: EX10 - Personnel		\$181,882.70	\$247,926.13	\$286,612.26	\$219,325.02	\$286,920.00	\$358,000.00	25%
EX15 - Other Personnel								
4030	Hospitalization Insurance	19,223.45	28,260.24	32,738.82	28,329.91	48,450.00	65,000.00	34%
4031	Dental Insurance	406.22	739.15	1,825.57	2,048.62	1,500.00	4,500.00	200%
4032	Life Insurance	77.06	118.29	149.02	101.09	200.00	200.00	0%
4060	Unemployment Compensation	0.00	0.00	0.00	257.71	500.00	325.00	-35%
4210	Workmens Comp Insurance	1,122.53	1,127.40	1,184.45	1,114.89	1,500.00	1,230.00	-18%
4690	Uniforms	828.18	2,072.22	2,077.08	2,367.62	2,500.00	3,000.00	20%
Account Classification Total: EX15 - Other Personnel		\$21,657.44	\$32,317.30	\$37,974.94	\$34,219.84	\$54,650.00	\$74,255.00	36%
EX30 - Utilities								
4230	Telephone	360.00	690.00	570.00	180.00	750.00	720.00	-4%
4260	Utilities	65,171.35	82,119.33	76,619.99	61,421.90	85,000.00	80,000.00	-6%
4310	Garbage Disposal	997.46	0.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: EX30 - Utilities		\$66,528.81	\$82,809.33	\$77,189.99	\$61,601.90	\$85,750.00	\$80,720.00	-6%
EX40 - Travel/Training								
4290	Travel Expense	189.40	352.00	0.00	0.00	750.00	500.00	-33%
4320	Training	215.00	240.00	1,092.48	675.96	1,000.00	1,200.00	20%
4416	Dues	30.50	240.00	100.00	0.00	500.00	200.00	-60%
Account Classification Total: EX40 - Travel/Training		\$434.90	\$832.00	\$1,192.48	\$675.96	\$2,250.00	\$1,900.00	-16%
EX50 - Maintenance & Equipment								
4100	Maintenance Bldgs	11,248.41	12,720.63	4,755.53	9,572.85	5,000.00	6,000.00	20%
4110	Maintenance Vehicles	984.35	924.17	1,966.20	852.02	2,000.00	2,000.00	0%
4120	Maintenance Equipment	12,879.78	10,573.92	8,945.91	6,674.11	8,000.00	8,000.00	0%
4130	Maintenance Streets	926.44	10,622.28	876.70	19.98	1,000.00	5,000.00	400%
4150	Maintenance Grounds	23,190.22	33,871.43	79,803.62	33,380.06	35,000.00	35,000.00	0%

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4200	Tree Removal	0.00	0.00	491.00	0.00	350.00	250.00	-29%
4655	Equipment- Non-capital	36,464.86	14,620.87	17,568.82	27,140.59	25,000.00	38,000.00	52%
4670	Maintenance Supplies	5,818.87	7,069.77	5,152.09	3,217.58	5,000.00	5,000.00	0%
Account Classification Total: EX60 - Maintenance & Equipment		\$91,512.93	\$90,403.07	\$119,559.87	\$80,857.19	\$81,350.00	\$99,250.00	22%
EX60 - Operating Expenses								
4190	Snow Removal	0.00	0.00	0.00	500.00	500.00	500.00	0%
4220	General Insurance	465.64	507.58	570.71	618.59	635.00	700.00	10%
4280	Rental	584.55	1,112.50	261.00	710.00	1,500.00	1,000.00	-33%
4330	Postage	0.00	80.30	0.00	0.00	100.00	100.00	0%
4345	IT Support/Services	0.00	0.00	583.00	1.00	0.00	0.00	N/A
4350	Printing & Publishing	0.00	0.00	0.00	7.44	500.00	250.00	-50%
4390	Professional Service	4,124.54	969.20	4,606.64	4,514.80	3,000.00	4,500.00	50%
4414	Signage	1,195.87	2,013.23	2,597.08	1,151.93	2,500.00	3,000.00	20%
4434	Diamond Care	8,250.36	15,386.36	20,178.61	10,439.93	15,000.00	20,000.00	33%
4456	Youth Sport Programs	0.00	(575.00)	1,587.71	1,625.00	0.00	0.00	N/A
4457	Adult Sport Programs	20,881.51	23,306.02	25,293.44	16,808.90	28,000.00	25,000.00	-11%
4640	Computer Supplies	0.00	0.00	3.50	0.00	4,500.00	1,500.00	-67%
4650	Office Supplies	147.88	219.80	437.81	354.59	500.00	750.00	50%
4660	Gasoline & Oil	6,884.59	8,218.96	13,070.50	8,047.69	10,000.00	11,000.00	10%
4675	Chemicals	9,674.11	5,782.86	7,545.71	3,810.56	8,000.00	8,000.00	0%
4680	Operating Supplies	3,301.37	6,609.72	6,071.26	5,266.18	6,000.00	8,000.00	33%
4685	Landscaping Supplies	7,855.52	6,477.20	8,053.29	5,208.88	10,000.00	10,000.00	0%
4700	Food	45,385.11	46,947.93	53,170.96	52,975.02	50,000.00	60,000.00	20%
4705	Beverages	23,614.96	59,521.69	52,073.87	50,846.21	53,000.00	60,000.00	13%
4720	Playground Equipment	17,351.23	0.00	281.48	830.00	750.00	1,750.00	133%
Account Classification Total: EX60 - Operating Expenses		\$149,717.24	\$176,578.35	\$196,386.57	\$163,716.72	\$194,485.00	\$216,050.00	11%
EX70 - Miscellaneous								
4424	NSF Fees	0.00	0.00	558.00	0.00	0.00	0.00	N/A
4809	Miscellaneous Expense	308.96	500.00	44.00	800.00	500.00	500.00	0%
Account Classification Total: EX70 - Miscellaneous		\$308.96	\$500.00	\$602.00	\$800.00	\$500.00	\$500.00	0%
EX71 - Capital Expenditures								
4833	Vehicles	5,900.00	5,000.00	58,010.45	61,911.89	65,000.00	0.00	-100%
4840	Equipment	25,892.22	22,502.72	0.00	26,719.50	28,400.00	33,500.00	18%
4884	ImprovementsOtherThanBldg	0.00	27,651.84	215,063.91	(16,410.33)	103,000.00	180,000.00	75%
Account Classification Total: EX71 - Capital Expenditures		\$31,792.22	\$55,154.56	\$273,074.36	\$72,221.06	\$196,400.00	\$213,500.00	9%
EX72 - Transfers to Other Funds								
4989	Transfers	514,371.83	680,996.64	276,000.00	102,889.61	340,000.00	340,000.00	18%
Account Classification Total: EX72 - Transfers to Other Funds		\$514,371.83	\$680,996.64	\$276,000.00	\$102,889.61	\$340,000.00	\$340,000.00	18%
EX83 - Loan Payable - principal								
4955	Loan payment-principal	0.00	4,238.30	7,416.50	5,704.06	7,633.00	2,590.00	-66%
5000	Interest - Loans	0.00	318.08	394.30	154.13	179.00	25.00	-86%
Account Classification Total: EX83 - Loan Payable - principal		\$0.00	\$4,556.38	\$7,810.80	\$5,858.19	\$7,812.00	\$2,615.00	-67%

City of O Fallon
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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Department Total: 07 - Sports Complex		\$1,058,207.03	\$1,372,073.76	\$1,276,403.27	\$742,165.49	\$1,250,117.00	\$1,386,790.00	16%
Expenditures Total		\$3,032,693.67	\$3,759,888.20	\$3,446,243.43	\$2,333,078.03	\$3,462,735.00	\$3,823,545.00	9%
Fund Revenue	Total: 02 - Park	\$3,235,234.90	\$3,735,393.96	\$3,618,286.55	\$2,496,507.85	\$3,462,735.00	\$3,823,545.00	15%
Fund Expenditure	Total: 02 - Park	\$3,032,693.67	\$3,759,888.20	\$3,446,243.43	\$2,333,078.03	\$3,462,735.00	\$3,823,545.00	9%
Fund Net	Total: 02 - Park	\$202,541.23	(\$24,494.24)	\$172,043.12	\$163,429.82	\$0.00	\$0.00	11%
Fund: 04 - Library Fund								
<u>Revenues</u>								
Department: 00 - Revenues								
RE10 - Property Tax								
3010	Property Taxes	977,299.86	976,611.02	957,203.25	958,512.84	962,675.00	964,270.00	0%
Account Classification Total: RE10 - Property Tax		\$977,299.86	\$976,611.02	\$957,203.25	\$958,512.84	\$962,675.00	\$964,270.00	0%
RE30 - Other Tax								
3100	Pers Prop Replace Tax	5,823.19	6,163.22	6,459.23	4,432.02	5,000.00	5,000.00	0%
Account Classification Total: RE30 - Other Tax		\$5,823.19	\$6,163.22	\$6,459.23	\$4,432.02	\$5,000.00	\$5,000.00	0%
RE50 - Fines/Fees								
3873	Fees	0.00	0.00	907.44	2,369.40	3,500.00	3,500.00	0%
Account Classification Total: RE50 - Fines/Fees		\$0.00	\$0.00	\$907.44	\$2,369.40	\$3,500.00	\$3,500.00	0%
RE60 - Grants								
3841	Per Capita Grant	0.00	29,002.17	29,062.97	35,351.25	35,000.00	35,000.00	0%
Account Classification Total: RE60 - Grants		\$0.00	\$29,002.17	\$29,062.97	\$35,351.25	\$35,000.00	\$35,000.00	0%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.								
3072	Illinois Funds Interest	456.91	742.83	131.56	11.52	250.00	100.00	-60%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$456.91	\$742.83	\$131.56	\$11.52	\$250.00	\$100.00	-60%
RE70 - Miscellaneous								
3823	Miscellaneous Income	389.13	0.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: RE70 - Miscellaneous		\$389.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
RE80 - Operational Revenue								
3731	Copy Improvement Receipts	0.00	102.30	0.00	0.00	0.00	0.00	N/A
3821	Special Gifts	15,321.55	15,658.91	15,226.71	12,352.45	12,000.00	12,000.00	0%
3843	Material Receipts	342.60	395.64	236.80	0.00	0.00	0.00	N/A
3858	Lost Materials	3,008.61	3,616.37	3,091.10	2,986.06	2,500.00	2,500.00	0%
3860	Fax	3,172.47	3,553.68	3,785.85	3,283.46	3,000.00	3,000.00	0%
3871	Fines	16,800.46	16,127.38	15,044.89	11,244.56	16,000.00	15,000.00	-6%
3880	Non-Resident Cards	8,758.50	10,241.80	9,224.50	10,071.80	8,000.00	8,000.00	0%
3890	Lost Cards	491.00	494.00	267.00	278.00	300.00	300.00	0%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
3891	Research Fee	41.00	43.85	257.56	251.45	0.00	0.00	N/A
3892	Photocopier	9,581.64	10,150.70	11,050.76	9,709.06	9,000.00	9,000.00	0%
3893	Building Fund	187.97	104.80	134.45	6.00	0.00	0.00	N/A
3897	Electronics Rental	38.40	37.85	81.85	182.36	0.00	0.00	N/A
Account Classification Total: RE80 - Operational Revenue		\$57,744.20	\$60,527.28	\$58,401.47	\$50,365.20	\$50,800.00	\$49,800.00	-2%
RE81 - Transfer from Reserves								
3921	Transfer from other funds	0.00	0.00	0.00	38,007.86	83,932.00	85,400.00	2%
3948	Transfer from Reserves	0.00	0.00	0.00	0.00	20,000.00	1,250,000.00	6150%
Account Classification Total: RE81 - Transfer from Reserves		\$0.00	\$0.00	\$0.00	\$38,007.86	\$103,932.00	\$1,335,400.00	1185%
Department Total: 00 - Revenues		\$1,041,713.29	\$1,073,046.52	\$1,052,165.92	\$1,089,050.09	\$1,161,157.00	\$2,393,070.00	106%
Revenues Total		\$1,041,713.29	\$1,073,046.52	\$1,052,165.92	\$1,089,050.09	\$1,161,157.00	\$2,393,070.00	106%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX10 - Personnel								
4000	Salaries	464,509.24	479,140.38	492,850.56	180,976.73	235,240.00	275,210.00	6%
4001	Part Time Salaries	0.00	0.00	317.57	211,603.04	287,000.00	252,880.00	-3%
Account Classification Total: EX10 - Personnel		\$464,509.24	\$479,140.38	\$493,168.13	\$392,579.77	\$522,240.00	\$528,090.00	1%
EX15 - Other Personnel								
4012	Social Security	0.00	0.00	0.00	17,474.38	38,932.00	40,400.00	4%
4030	Hospitalization Insurance	49,486.46	52,750.08	42,219.64	30,418.85	62,000.00	51,000.00	-31%
4031	Dental Insurance	2,922.86	2,841.97	2,158.31	1,761.21	3,340.00	3,120.00	-24%
4032	Life Insurance	249.96	229.13	258.40	187.47	500.00	310.00	-50%
4060	Unemployment Compensation	1,801.74	1,932.32	0.00	1,030.87	1,500.00	1,295.00	-14%
4210	Workmens Comp Insurance	7,457.24	4,023.85	3,948.17	3,716.30	5,000.00	4,090.00	-18%
4020	Pension	0.00	0.00	0.00	20,533.48	45,000.00	45,000.00	0%
Account Classification Total: EX15 - Other Personnel		\$61,918.26	\$61,777.35	\$48,584.52	\$75,122.56	\$156,272.00	\$145,215.00	-13%
EX30 - Utilities								
4230	Telephone	4,450.29	5,982.17	7,759.52	5,067.97	6,000.00	6,080.00	1%
4260	Utilities	27,549.55	28,936.42	28,430.98	18,736.58	35,000.00	30,000.00	-14%
Account Classification Total: EX30 - Utilities		\$31,999.84	\$34,918.59	\$36,190.50	\$23,804.55	\$41,000.00	\$36,080.00	-12%
EX40 - Travel/Training								
4290	Travel Expense	2,676.03	2,488.39	4,503.37	2,993.98	4,000.00	3,000.00	-25%
4320	Training	1,111.05	1,301.69	2,143.90	2,563.33	3,000.00	5,000.00	67%
4416	Dues	685.00	999.00	613.00	540.00	1,000.00	1,000.00	0%
Account Classification Total: EX40 - Travel/Training		\$4,472.08	\$4,789.08	\$7,260.27	\$6,097.31	\$8,000.00	\$9,000.00	13%
EX50 - Maintenance & Equipment								
4100	Maintenance Bldgs	63,331.82	71,452.70	52,156.44	78,641.92	82,316.00	54,610.00	-34%
4120	Maintenance Equipment	9,243.16	9,693.45	10,695.22	7,559.63	12,000.00	12,000.00	0%
4150	Maintenance Grounds	3,135.00	5,026.25	3,021.00	5,700.60	7,000.00	7,000.00	0%

City of O Fallon
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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
4655	Equipment- Non-capital	1,654.87	1,918.62	2,109.19	1,493.00	2,000.00	2,000.00	0%
4670	Maintenance Supplies	3,201.52	2,644.03	2,571.12	2,897.89	4,000.00	3,000.00	-25%
Account Classification Total: EX50 - Maintenance & Equipment		\$80,566.37	\$90,735.05	\$70,552.97	\$96,293.04	\$107,316.00	\$78,610.00	-27%
EX60 - Operating Expenses								
4220	General Insurance	15,728.74	17,777.32	19,986.72	21,664.26	22,250.00	22,000.00	-1%
4330	Postage	3,387.91	3,843.15	3,139.67	2,258.45	4,000.00	4,000.00	0%
4340	Computer Services	26,665.74	10,735.90	14,646.75	28,200.08	29,859.00	37,895.00	27%
4345	IT Support/Services	38,274.40	14,042.81	38,534.27	(2,054.35)	6,220.00	6,600.00	6%
4350	Printing & Publishing	3,427.99	820.84	1,580.45	98.73	3,000.00	3,000.00	0%
4360	Accounting Services	4,384.50	4,384.50	4,473.30	4,773.00	5,000.00	5,000.00	0%
4380	Legal Services	26.00	0.00	165.00	207.00	1,000.00	2,585.00	159%
4390	Professional Service	5,615.00	4,615.83	8,300.92	14,095.15	8,000.00	8,000.00	0%
4412	Furnishings	21,909.62	21,513.62	3,938.50	0.00	20,000.00	0.00	-100%
4460	Special Event Program/sup	14,831.44	17,672.44	19,182.39	12,135.03	20,000.00	20,000.00	0%
4640	Computer Supplies	1,644.32	974.19	1,139.21	502.00	2,000.00	2,000.00	0%
4650	Office Supplies	16,715.53	19,038.12	20,868.15	11,956.52	15,000.00	15,000.00	0%
4680	Operating Supplies	3,705.19	1,716.24	2,721.09	3,854.79	3,000.00	4,000.00	33%
4710	Publications	150,461.78	122,299.53	139,041.97	115,118.17	170,000.00	170,000.00	0%
4954	Equipment Lease Payment	0.00	0.00	0.00	0.00	0.00	7,440.00	N/A
Account Classification Total: EX60 - Operating Expenses		\$306,778.16	\$239,434.49	\$277,718.39	\$212,808.83	\$309,329.00	\$307,520.00	-1%
EX70 - Miscellaneous								
4580	Contingencies	0.00	0.00	0.00	0.00	1,000.00	2,165.00	975%
4809	Miscellaneous Expense	0.00	0.00	22.00	0.00	0.00	0.00	N/A
Account Classification Total: EX70 - Miscellaneous		\$0.00	\$0.00	\$22.00	\$0.00	\$1,000.00	\$2,165.00	975%
EX71 - Capital Expenditures								
4810	Buildings	0.00	0.00	0.00	0.00	0.00	1,286,390.00	N/A
4840	Equipment	19,489.95	10,405.00	19,710.00	0.00	0.00	0.00	N/A
Account Classification Total: EX71 - Capital Expenditures		\$19,489.95	\$10,405.00	\$19,710.00	\$0.00	\$0.00	\$1,286,390.00	
EX83 - Loan Payable - principal								
4955	Loan payment-principal	0.00	0.00	0.00	5,125.49	16,000.00	0.00	-100%
Account Classification Total: EX83 - Loan Payable - principal		\$0.00	\$0.00	\$0.00	\$5,125.49	\$16,000.00	\$0.00	-100%
Department Total: 01 - Expenses		\$969,733.90	\$921,199.94	\$953,206.78	\$811,831.55	\$1,161,157.00	\$2,393,070.00	106%
Expenditures Total		\$969,733.90	\$921,199.94	\$953,206.78	\$811,831.55	\$1,161,157.00	\$2,393,070.00	106%
Fund Revenue	Total: 04 - Library Fund	\$1,041,713.29	\$1,073,046.52	\$1,052,165.92	\$1,089,050.09	\$1,161,157.00	\$2,393,070.00	106%
Fund Expenditure	Total: 04 - Library Fund	\$969,733.90	\$921,199.94	\$953,206.78	\$811,831.55	\$1,161,157.00	\$2,393,070.00	106%
Fund Net	Total: 04 - Library Fund	\$71,979.39	\$151,846.58	\$98,959.14	\$277,218.54	\$0.00	\$0.00	106%

Fund: 05 - Capital Improvement Fund

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
<u>Revenues</u>								
Department: 00 - Revenues								
RE60 - Grants								
3051	Misc. Grants/Reimbursemts	0.00	0.00	100.00	0.00	1,875,000.00	0.00	-100%
3063	MetroEast Park Match Grnt	100,000.00	0.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: RE60 - Grants		\$100,000.00	\$0.00	\$100.00	\$0.00	\$1,875,000.00	\$0.00	-100%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING								
3072	Illinois Funds Interest	457.81	1,412.76	291.17	24.19	1,500.00	0.00	-100%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$457.81	\$1,412.76	\$291.17	\$24.19	\$1,500.00	\$0.00	-100%
RE80 - Operational Revenue								
3551	Illinois Funds-SportComlx	1,000,000.00	0.00	0.00	0.00	0.00	0.00	N/A
3803	Cemetery Trust Bldg Trans	200,000.00	0.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: RE80 - Operational Revenue		\$1,200,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
RE81 - Transfer from Reserves								
3948	Transfer from Reserves	0.00	0.00	0.00	0.00	6,425,000.00	0.00	-100%
Account Classification Total: RE81 - Transfer from Reserves		\$0.00	\$0.00	\$0.00	\$0.00	\$6,425,000.00	\$0.00	-100%
RE83 - Bond/Loan Proceeds								
3930	Transf.from BondMonies-PW	800,000.00	0.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: RE83 - Bond/Loan Proceeds		\$800,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
RE84 - Transfers from Other Funds								
3903	Transfer from General Fun	0.00	0.00	3,000,000.00	0.00	0.00	0.00	N/A
3913	Transfer from Various Fds	2,417,708.40	600,867.99	1,385,000.00	0.00	185,000.00	0.00	-100%
Account Classification Total: RE84 - Transfers from Other Funds		\$2,417,708.40	\$600,867.99	\$4,385,000.00	\$0.00	\$185,000.00	\$0.00	-100%
Department Total: 00 - Revenues		\$4,518,166.21	\$602,280.75	\$4,385,391.17	\$24.19	\$8,486,500.00	\$0.00	-100%
Revenues Total		\$4,518,166.21	\$602,280.75	\$4,385,391.17	\$24.19	\$8,486,500.00	\$0.00	-100%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX70 - Miscellaneous								
4809	Miscellaneous Expense	330.00	0.00	339.25	0.00	1,500.00	0.00	-100%
Account Classification Total: EX70 - Miscellaneous		\$330.00	\$0.00	\$339.25	\$0.00	\$1,500.00	\$0.00	-100%
EX71 - Capital Expenditures								
4808	Land	184,830.00	334,614.22	0.00	0.00	185,000.00	0.00	-100%
4840	Equipment	278,730.00	219,590.00	0.00	0.00	0.00	0.00	N/A
4900	Land	(184,830.00)	(184,500.00)	0.00	0.00	0.00	0.00	N/A
4787	Fire/EMS/Park Mtnc Bldg Construction	0.00	292,096.73	1,279,407.59	5,003,086.68	5,800,000.00	0.00	-100%
4897	Family Sportspark	2,464,655.60	438,221.43	0.00	0.00	2,500,000.00	0.00	-100%
Account Classification Total: EX71 - Capital Expenditures		\$2,743,385.60	\$1,100,022.38	\$1,279,407.59	\$5,003,086.68	\$8,485,000.00	\$0.00	-100%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
EX83	Loan Payable - principal							
4955	Loan payment-principal	184,500.00	184,500.00	184,500.00	0.00	0.00	0.00	N/A
Account Classification Total: EX83 - Loan Payable - principal		\$184,500.00	\$184,500.00	\$184,500.00	\$0.00	\$0.00	\$0.00	0%
Department Total: 01 - Expenses		\$2,928,215.60	\$1,284,522.38	\$1,464,246.84	\$5,003,086.68	\$8,486,500.00	\$0.00	-100%
Expenditures Total		\$2,928,215.60	\$1,284,522.38	\$1,464,246.84	\$5,003,086.68	\$8,486,500.00	\$0.00	-100%
Fund Revenue	Total: 05 - Capital Improvement Fund	\$4,518,166.21	\$602,280.75	\$4,385,391.17	\$24.19	\$8,486,500.00	\$0.00	-100%
Fund Expenditure	Total: 05 - Capital Improvement Fund	\$2,928,215.60	\$1,284,522.38	\$1,464,246.84	\$5,003,086.68	\$8,486,500.00	\$0.00	-100%
Fund Net	Total: 05 - Capital Improvement Fund	\$1,589,950.61	(\$682,241.63)	\$2,921,144.33	(\$5,003,062.49)	\$0.00	\$0.00	-100%
Fund: 06 - Cemetery Trust Fund								
<u>Revenues</u>								
Department: 00 - Revenues								
RE80 - Operational Revenue								
3802	Perpetual Care	3,163.50	3,700.00	4,825.00	3,087.50	5,000.00	5,000.00	0%
Account Classification Total: RE80 - Operational Revenue		\$3,163.50	\$3,700.00	\$4,825.00	\$3,087.50	\$5,000.00	\$5,000.00	0%
Department Total: 00 - Revenues		\$3,163.50	\$3,700.00	\$4,825.00	\$3,087.50	\$5,000.00	\$5,000.00	0%
Revenues Total		\$3,163.50	\$3,700.00	\$4,825.00	\$3,087.50	\$5,000.00	\$5,000.00	0%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX73 - Transfer to Reserves								
4772	Investment Transfer	56,000.00	0.00	0.00	5,225.00	5,000.00	5,000.00	0%
Account Classification Total: EX73 - Transfer to Reserves		\$56,000.00	\$0.00	\$0.00	\$5,225.00	\$5,000.00	\$5,000.00	0%
Department Total: 01 - Expenses		\$56,000.00	\$0.00	\$0.00	\$5,225.00	\$5,000.00	\$5,000.00	0%
Expenditures Total		\$56,000.00	\$0.00	\$0.00	\$5,225.00	\$5,000.00	\$5,000.00	0%
Fund Revenue	Total: 06 - Cemetery Trust Fund	\$3,163.50	\$3,700.00	\$4,825.00	\$3,087.50	\$5,000.00	\$5,000.00	0%
Fund Expenditure	Total: 06 - Cemetery Trust Fund	\$56,000.00	\$0.00	\$0.00	\$5,225.00	\$5,000.00	\$5,000.00	0%
Fund Net	Total: 06 - Cemetery Trust Fund	(\$52,836.50)	\$3,700.00	\$4,825.00	(\$2,137.50)	\$0.00	\$0.00	0%
Fund: 07 - Cemetery Trust Agency								
<u>Revenues</u>								
Department: 00 - Revenues								
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING								
3000	Interest Earned-CD/other	675.00	675.00	337.50	0.00	0.00	0.00	N/A

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
RE66	- INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.	\$675.00	\$675.00	\$337.50	\$0.00	\$0.00	\$0.00	0%
RE70 - Miscellaneous								
3780	Dividends and Gains	10,536.35	12,398.95	12,576.96	0.00	0.00	10,000.00	N/A
3941	Unrealized Gain (Loss)	(7,714.67)	44,371.43	31,518.66	0.00	0.00	30,000.00	N/A
Account Classification Total: RE70 - Miscellaneous		\$2,821.68	\$56,770.38	\$44,095.62	\$0.00	\$0.00	\$40,000.00	
RE80 - Operational Revenue								
3802	Perpetual Care	56,000.00	0.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: RE80 - Operational Revenue		\$56,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Department Total: 00 - Revenues		\$59,496.68	\$57,445.38	\$44,433.12	\$0.00	\$0.00	\$40,000.00	
Revenues Total		\$59,496.68	\$57,445.38	\$44,433.12	\$0.00	\$0.00	\$40,000.00	
<u>Expenditures</u>								
Department: 01 - Expenses								
EX70 - Miscellaneous								
4809	Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00	40,000.00	N/A
Account Classification Total: EX70 - Miscellaneous		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,000.00	
Department Total: 01 - Expenses		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,000.00	
Expenditures Total		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,000.00	
Fund Revenue	Total: 07 - Cemetery Trust Agency	\$59,496.68	\$57,445.38	\$44,433.12	\$0.00	\$0.00	\$40,000.00	0%
Fund Expenditure	Total: 07 - Cemetery Trust Agency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,000.00	0%
Fund Net	Total: 07 - Cemetery Trust Agency	\$59,496.68	\$57,445.38	\$44,433.12	\$0.00	\$0.00	\$0.00	
Fund: 08 - Fire								
<u>Revenues</u>								
Department: 00 - Revenues								
RE10 - Property Tax								
3010	Property Taxes	1,133,172.53	1,183,689.65	1,160,153.49	1,161,998.10	1,166,955.00	1,167,165.00	0%
3011	Tax Recpts for TIF(Dierbg	36,801.24	55,943.43	25,857.13	44,870.60	21,000.00	25,000.00	19%
3836	OSVC Fire Protection Dist	355,629.33	373,994.22	409,043.99	369,234.24	408,700.00	425,000.00	4%
Account Classification Total: RE10 - Property Tax		\$1,525,603.10	\$1,613,627.30	\$1,595,054.61	\$1,576,102.94	\$1,596,655.00	\$1,617,165.00	1%
RE45 - Zoning & Planning Receipts								
3311	Plan Review Fee	0.00	0.00	0.00	0.00	2,000.00	2,000.00	0%
3325	Building Permits	3,668.74	1,315.12	3,587.00	75,614.08	2,000.00	1,200.00	-40%
Account Classification Total: RE45 - Zoning & Planning Receipts		\$3,668.74	\$1,315.12	\$3,587.00	\$75,614.08	\$4,000.00	\$3,200.00	-20%
RE50 - Fines/Fees								
3338	False Alarm Fee	400.00	700.00	0.00	0.00	0.00	0.00	N/A

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Account Classification Total: RE50 - Fines/Fees		\$400.00	\$700.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING								
3072	Illinois Funds Interest	1.06	1.52	0.27	0.02	0.00	0.00	N/A
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$1.06	\$1.52	\$0.27	\$0.02	\$0.00	\$0.00	0%
RE70 - Miscellaneous								
3049	Sale of Equip/Land	5,000.00	11,111.00	37,500.00	0.00	20,000.00	0.00	-100%
3462	Fire Response Billing	0.00	8,110.00	0.00	0.00	10,000.00	0.00	-100%
3823	Miscellaneous Income	18,362.00	33,869.54	3,630.00	718.00	0.00	1,000.00	N/A
Account Classification Total: RE70 - Miscellaneous		\$23,362.00	\$53,090.54	\$41,130.00	\$718.00	\$30,000.00	\$1,000.00	-97%
RE81 - Transfer from Reserves								
3948	Transfer from Reserves	0.00	0.00	0.00	0.00	316,767.00	177,295.00	-57%
Account Classification Total: RE81 - Transfer from Reserves		\$0.00	\$0.00	\$0.00	\$0.00	\$316,767.00	\$177,295.00	-57%
RE83 - Bond/Loan Proceeds								
3765	Loan Proceeds	0.00	642,010.00	1,358,289.46	0.00	0.00	122,100.00	N/A
Account Classification Total: RE83 - Bond/Loan Proceeds		\$0.00	\$642,010.00	\$1,358,289.46	\$0.00	\$0.00	\$122,100.00	
RE84 - Transfers from Other Funds								
3903	Transfer from General Fun	0.00	0.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: RE84 - Transfers from Other Funds		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Department Total: 00 - Revenues		\$1,553,034.90	\$2,310,744.48	\$2,998,061.34	\$1,652,435.04	\$1,947,422.00	\$1,920,760.00	-3%
Revenues Total		\$1,553,034.90	\$2,310,744.48	\$2,998,061.34	\$1,652,435.04	\$1,947,422.00	\$1,920,760.00	-3%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX10 - Personnel								
4000	Salaries	189,336.52	190,950.34	202,846.60	197,159.58	237,806.00	253,000.00	6%
4001	Part Time Salaries	13,126.67	28,431.53	31,561.08	11,416.10	42,669.00	50,300.00	18%
4005	Overtime Wages	0.00	258.76	185.40	292.41	500.00	655.00	31%
Account Classification Total: EX10 - Personnel		\$202,463.19	\$219,640.63	\$234,593.08	\$208,868.09	\$280,975.00	\$303,955.00	8%
EX15 - Other Personnel								
4030	Hospitalization Insurance	34,473.44	45,319.82	56,351.98	46,087.15	81,589.00	64,795.00	-21%
4031	Dental Insurance	2,365.75	2,891.36	3,646.44	2,907.09	5,006.00	4,200.00	-16%
4032	Life Insurance	157.13	165.66	218.14	180.72	341.00	240.00	-30%
4060	Unemployment Compensation	450.43	483.07	0.00	257.71	300.00	325.00	8%
4210	Workmens Comp Insurance	47,003.46	11,315.88	21,912.70	33,531.18	6,000.00	4,040.00	-33%
4020	Pension	19,260.00	20,830.00	15,061.71	17,304.84	53,913.00	94,000.00	0%
4690	Uniforms	50,099.39	31,161.39	23,938.61	5,994.30	46,000.00	36,000.00	-22%
Account Classification Total: EX15 - Other Personnel		\$153,809.60	\$112,167.18	\$121,129.58	\$106,262.99	\$193,149.00	\$203,600.00	-15%
EX30 - Utilities								

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4230	Telephone	25,598.95	27,052.48	27,089.24	12,146.17	30,760.00	21,645.00	-30%
4260	Utilities	22,417.52	24,694.68	20,141.96	23,122.52	32,600.00	36,800.00	13%
Account Classification Total: EX30 - Utilities		\$48,016.47	\$51,747.16	\$47,231.20	\$35,268.69	\$63,360.00	\$58,445.00	-8%
EX40 - Travel/Training								
4290	Travel Expense	5,798.34	5,099.98	11,057.20	5,381.67	13,500.00	9,800.00	-27%
4320	Training	18,725.30	20,515.60	15,696.05	14,633.55	25,400.00	22,000.00	-13%
4416	Dues	1,668.00	2,288.00	1,734.00	1,449.00	1,400.00	1,600.00	14%
Account Classification Total: EX40 - Travel/Training		\$26,191.64	\$27,903.58	\$28,487.25	\$21,464.22	\$40,300.00	\$33,400.00	-17%
EX50 - Maintenance & Equipment								
4100	Maintenance Bldgs	15,990.20	25,555.80	47,975.83	47,122.29	60,615.00	60,000.00	-1%
4110	Maintenance Vehicles	53,453.47	47,356.20	44,007.56	25,356.11	54,100.00	51,000.00	-6%
4115	In House Service for Vehicle Maintenance	0.00	0.00	0.00	(296.80)	0.00	0.00	N/A
4120	Maintenance Equipment	33,419.31	31,986.92	37,937.24	28,104.48	30,730.00	32,000.00	4%
4150	Maintenance Grounds	4,059.46	2,904.25	2,606.00	5,064.14	6,970.00	7,500.00	8%
4655	Equipment- Non-capital	48,479.61	43,600.99	86,885.57	27,472.83	60,100.00	57,000.00	-5%
4670	Maintenance Supplies	3,150.18	3,875.51	5,291.07	3,700.53	11,500.00	10,500.00	-9%
Account Classification Total: EX50 - Maintenance & Equipment		\$158,552.23	\$155,279.67	\$224,703.27	\$136,523.58	\$224,015.00	\$218,000.00	-3%
EX60 - Operating Expenses								
4054	Fire Runs & Fees	99,434.71	113,573.49	108,723.91	76,287.49	172,292.00	201,000.00	17%
4220	General Insurance	2,914.09	38,601.86	38,849.07	9,027.71	41,140.00	50,000.00	22%
4330	Postage	1,139.63	1,064.99	781.95	901.92	1,750.00	1,750.00	0%
4340	Computer Services	36,410.54	78,522.21	52,592.54	34,820.80	67,802.00	97,360.00	44%
4345	IT Support/Services	7,117.92	19,344.74	33,635.05	10,495.51	53,354.00	60,000.00	12%
4350	Printing & Publishing	791.99	168.15	215.96	0.00	1,000.00	500.00	-50%
4360	Accounting Services	0.00	0.00	0.00	0.00	0.00	2,000.00	N/A
4372	Physicals	3,450.00	6,482.00	3,150.00	3,153.00	11,000.00	8,500.00	-23%
4380	Legal Services	0.00	0.00	0.00	30,235.42	500.00	6,000.00	1100%
4390	Professional Service	14,171.67	2,197.00	1,234.75	1,025.00	10,000.00	10,000.00	0%
4411	Construction	0.00	0.00	200.00	0.00	0.00	0.00	N/A
4640	Computer Supplies	514.69	432.08	291.85	264.95	1,000.00	500.00	-50%
4650	Office Supplies	15,385.64	28,217.74	32,210.51	4,392.77	4,500.00	4,500.00	0%
4660	Gasoline & Oil	28,747.31	28,605.14	32,300.72	21,177.20	32,500.00	29,500.00	-9%
4680	Operating Supplies	4,738.34	10,188.09	12,811.82	12,316.15	11,600.00	14,600.00	26%
4710	Publications	1,477.13	2,765.48	2,013.40	850.89	1,725.00	1,310.00	-24%
4954	Equipment Lease Payment	9,283.87	11,656.80	10,108.82	9,262.16	11,060.00	29,395.00	166%
Account Classification Total: EX60 - Operating Expenses		\$225,577.53	\$341,819.77	\$329,120.35	\$214,210.97	\$421,223.00	\$516,915.00	23%
EX70 - Miscellaneous								
4809	Miscellaneous Expense	0.00	12,410.38	5,847.16	0.00	0.00	0.00	N/A
Account Classification Total: EX70 - Miscellaneous		\$0.00	\$12,410.38	\$5,847.16	\$0.00	\$0.00	\$0.00	0%
EX71 - Capital Expenditures								
4810	Buildings	0.00	71,173.00	0.00	0.00	0.00	0.00	N/A

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
4833	Vehicles	78,282.88	669,244.00	1,275,222.09	0.00	26,000.00	0.00	-100%
4840	Equipment	16,950.00	0.00	7,915.00	0.00	0.00	122,100.00	N/A
4841	Equipment Reserve	0.00	0.00	0.00	0.00	0.00	50,000.00	N/A
4884	ImprovementsOtherThanBldg	0.00	21,115.00	0.00	0.00	240,000.00	0.00	-100%
Account Classification Total: EX71 - Capital Expenditures		\$95,232.88	\$761,532.00	\$1,283,137.09	\$0.00	\$266,000.00	\$172,100.00	-35%
EX73 - Transfer to Reserves								
4821	Reserve	0.00	0.00	0.00	0.00	50,000.00	75,000.00	50%
Account Classification Total: EX73 - Transfer to Reserves		\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$75,000.00	50%
EX83 - Loan Payable - principal								
4955	Loan payment-principal	109,287.01	113,505.00	259,473.92	277,272.26	325,365.00	263,170.00	-19%
5000	Interest - Loans	32,978.68	33,887.76	70,370.10	70,422.68	83,035.00	76,175.00	-8%
Account Classification Total: EX83 - Loan Payable - principal		\$142,265.69	\$147,392.76	\$329,844.02	\$347,694.94	\$408,400.00	\$339,345.00	-17%
Department Total: 01 - Expenses		\$1,052,109.23	\$1,829,893.13	\$2,604,093.00	\$1,070,293.48	\$1,947,422.00	\$1,920,760.00	-3%
Expenditures Total		\$1,052,109.23	\$1,829,893.13	\$2,604,093.00	\$1,070,293.48	\$1,947,422.00	\$1,920,760.00	-3%
Fund Revenue Total: 08 - Fire		\$1,553,034.90	\$2,310,744.48	\$2,998,061.34	\$1,652,435.04	\$1,947,422.00	\$1,920,760.00	-3%
Fund Expenditure Total: 08 - Fire		\$1,052,109.23	\$1,829,893.13	\$2,604,093.00	\$1,070,293.48	\$1,947,422.00	\$1,920,760.00	-3%
Fund Net Total: 08 - Fire		\$500,925.67	\$480,851.35	\$393,968.34	\$582,141.56	\$0.00	\$0.00	-3%
Fund: 13 - IMRF FUND								
Revenues								
Department: 00 - Revenues								
RE10 - Property Tax								
3010	Property Taxes	357,946.75	348,334.97	383,069.47	381,625.91	383,025.00	506,215.00	32%
Account Classification Total: RE10 - Property Tax		\$357,946.75	\$348,334.97	\$383,069.47	\$381,625.91	\$383,025.00	\$506,215.00	32%
RE30 - Other Tax								
3100	Pers Prop Replace Tax	3,601.22	3,811.49	3,994.51	2,740.85	3,000.00	3,000.00	0%
Account Classification Total: RE30 - Other Tax		\$3,601.22	\$3,811.49	\$3,994.51	\$2,740.85	\$3,000.00	\$3,000.00	0%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING								
3072	Illinois Funds Interest	133.14	186.21	38.33	3.19	150.00	150.00	0%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$133.14	\$186.21	\$38.33	\$3.19	\$150.00	\$150.00	0%
RE81 - Transfer from Reserves								
3948	Transfer from Reserves	0.00	0.00	0.00	0.00	173,614.00	70,635.00	-33%
Account Classification Total: RE81 - Transfer from Reserves		\$0.00	\$0.00	\$0.00	\$0.00	\$173,614.00	\$70,635.00	-33%
Department Total: 00 - Revenues		\$361,681.11	\$352,332.67	\$387,102.31	\$384,369.95	\$559,789.00	\$580,000.00	12%
Revenues Total		\$361,681.11	\$352,332.67	\$387,102.31	\$384,369.95	\$559,789.00	\$580,000.00	12%

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<u>Expenditures</u>								
Department: 01 - Expenses								
EX15 - Other Personnel								
4080	IMRF Payments	453,702.63	515,121.52	538,719.94	449,300.32	514,789.00	580,000.00	13%
Account Classification Total: EX15 - Other Personnel		\$453,702.63	\$515,121.52	\$538,719.94	\$449,300.32	\$514,789.00	\$580,000.00	13%
EX72 - Transfers to Other Funds								
4790	Transfers	0.00	0.00	0.00	18,455.44	45,000.00	0.00	0%
Account Classification Total: EX72 - Transfers to Other Funds		\$0.00	\$0.00	\$0.00	\$18,455.44	\$45,000.00	\$0.00	0%
Department Total: 01 - Expenses		\$453,702.63	\$515,121.52	\$538,719.94	\$467,755.76	\$559,789.00	\$580,000.00	12%
Expenditures Total		\$453,702.63	\$515,121.52	\$538,719.94	\$467,755.76	\$559,789.00	\$580,000.00	12%
Fund Revenue	Total: 13 - IMRF FUND	\$361,681.11	\$352,332.67	\$387,102.31	\$384,369.95	\$559,789.00	\$580,000.00	12%
Fund Expenditure	Total: 13 - IMRF FUND	\$453,702.63	\$515,121.52	\$538,719.94	\$467,755.76	\$559,789.00	\$580,000.00	12%
Fund Net	Total: 13 - IMRF FUND	(\$92,021.52)	(\$162,788.85)	(\$151,617.63)	(\$83,385.81)	\$0.00	\$0.00	12%
Fund: 14 - Prop S - Infrastructure								
<u>Revenues</u>								
Department: 00 - Revenues								
RE00 - 1/2 Cent Sales Tax Revenue								
3053	Sales Tax - 1/2 cent	1,566,452.08	1,657,325.96	1,731,096.25	1,171,143.95	1,700,000.00	1,800,000.00	6%
Account Classification Total: RE00 - 1/2 Cent Sales Tax Revenue		\$1,566,452.08	\$1,657,325.96	\$1,731,096.25	\$1,171,143.95	\$1,700,000.00	\$1,800,000.00	6%
RE60 - Grants								
3059	Grant	0.00	0.00	246,000.00	0.00	0.00	0.00	N/A
Account Classification Total: RE60 - Grants		\$0.00	\$0.00	\$246,000.00	\$0.00	\$0.00	\$0.00	0%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.								
3072	Illinois Funds Interest	1,176.91	1,872.55	671.46	0.00	500.00	500.00	0%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$1,176.91	\$1,872.55	\$671.46	\$0.00	\$500.00	\$500.00	0%
RE70 - Miscellaneous								
3823	Miscellaneous Income	14,305.00	26,449.50	25,035.50	28,062.79	25,000.00	28,500.00	14%
Account Classification Total: RE70 - Miscellaneous		\$14,305.00	\$26,449.50	\$25,035.50	\$28,062.79	\$25,000.00	\$28,500.00	14%
RE81 - Transfer from Reserves								
3948	Transfer from Reserves	(134,063.75)	0.00	0.00	0.00	0.00	991,360.00	N/A
Account Classification Total: RE81 - Transfer from Reserves		(\$134,063.75)	\$0.00	\$0.00	\$0.00	\$0.00	\$991,360.00	
RE83 - Bond/Loan Proceeds								
3930	Transf. from Bond Monies-PW	134,063.75	0.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: RE83 - Bond/Loan Proceeds		\$134,063.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%

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Department Total: 00 - Revenues		\$1,581,933.99	\$1,685,648.01	\$2,002,803.21	\$1,199,206.74	\$1,725,500.00	\$2,820,360.00	63%
Revenues Total		\$1,581,933.99	\$1,685,648.01	\$2,002,803.21	\$1,199,206.74	\$1,725,500.00	\$2,820,360.00	63%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX50 - Maintenance & Equipment								
4130	Maintenance Streets	264,385.70	43,957.41	415,850.92	939,302.20	809,500.00	785,000.00	-3%
4131	Street Capital Improvemnt	293,857.19	788,608.43	0.00	0.00	0.00	0.00	N/A
4140	Maintenance Sidewalks	195,168.15	22,631.11	0.00	70,952.47	125,000.00	80,000.00	-36%
4141	Maintenance Storm Water	17,724.08	10,297.77	21,765.00	382,194.17	250,000.00	1,160,000.00	364%
4145	Misc. Concrete Repairs	971.50	0.00	0.00	7,763.12	100,000.00	240,000.00	140%
4150	Maintenance Grounds	695,077.35	0.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: EX50 - Maintenance & Equipment		\$1,467,183.97	\$865,494.72	\$437,615.92	\$1,400,211.96	\$1,284,500.00	\$2,265,000.00	76%
EX60 - Operating Expenses								
4370	Engineering Services	103,356.63	50,645.00	1,056.00	32,192.15	25,000.00	140,000.00	460%
Account Classification Total: EX60 - Operating Expenses		\$103,356.63	\$50,645.00	\$1,056.00	\$32,192.15	\$25,000.00	\$140,000.00	460%
EX72 - Transfers to Other Funds								
4790	Transfers	415,450.00	415,393.52	414,655.40	126,086.56	416,000.00	415,360.00	0%
Account Classification Total: EX72 - Transfers to Other Funds		\$415,450.00	\$415,393.52	\$414,655.40	\$126,086.56	\$416,000.00	\$415,360.00	0%
Department Total: 01 - Expenses		\$1,985,990.60	\$1,331,533.24	\$853,327.32	\$1,558,490.67	\$1,725,500.00	\$2,820,360.00	63%
Expenditures Total		\$1,985,990.60	\$1,331,533.24	\$853,327.32	\$1,558,490.67	\$1,725,500.00	\$2,820,360.00	63%
Fund Revenue	Total: 14 - Prop S - Infrastructure	\$1,581,933.99	\$1,685,648.01	\$2,002,803.21	\$1,199,206.74	\$1,725,500.00	\$2,820,360.00	63%
Fund Expenditure	Total: 14 - Prop S - Infrastructure	\$1,985,990.60	\$1,331,533.24	\$853,327.32	\$1,558,490.67	\$1,725,500.00	\$2,820,360.00	63%
Fund Net	Total: 14 - Prop S - Infrastructure	(\$404,056.61)	\$354,114.77	\$1,149,475.89	(\$359,283.93)	\$0.00	\$0.00	63%
Fund: 16 - Motor Fuel Tax Fund								
<u>Revenues</u>								
Department: 00 - Revenues								
RE30 - Other Tax								
3070	Motor Fuel Tax Allotment	860,424.59	831,629.35	864,801.88	777,038.34	795,000.00	700,000.00	-12%
Account Classification Total: RE30 - Other Tax		\$860,424.59	\$831,629.35	\$864,801.88	\$777,038.34	\$795,000.00	\$700,000.00	-12%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.								
3072	Illinois Funds Interest	2,797.21	4,102.91	985.08	478.05	2,000.00	1,000.00	-50%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$2,797.21	\$4,102.91	\$985.08	\$478.05	\$2,000.00	\$1,000.00	-50%
RE70 - Miscellaneous								
3831	Rd Construct Shared Rev	596,905.83	67,450.42	398,278.09	239,255.88	0.00	100,000.00	N/A

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Account Classification Total: RE70 - Miscellaneous		\$596,905.83	\$67,450.42	\$398,278.09	\$239,255.88	\$0.00	\$100,000.00	
RE81 - Transfer from Reserves								
3948	Transfer from Reserves	0.00	0.00	0.00	0.00	2,058,000.00	1,094,000.00	-47%
Account Classification Total: RE81 - Transfer from Reserves		\$0.00	\$0.00	\$0.00	\$0.00	\$2,058,000.00	\$1,094,000.00	-47%
RE84 - Transfers from Other Funds								
3903	Transfer from General Fun	209,996.62	0.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: RE84 - Transfers from Other Funds		\$209,996.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
Department Total: 00 - Revenues		\$1,670,124.25	\$903,182.68	\$1,264,065.05	\$1,016,772.27	\$2,855,000.00	\$1,895,000.00	-34%
Revenues Total		\$1,670,124.25	\$903,182.68	\$1,264,065.05	\$1,016,772.27	\$2,855,000.00	\$1,895,000.00	-34%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX50 - Maintenance & Equipment								
4130	Maintenance Streets	24,190.79	62,699.95	24,107.17	12,469.35	25,000.00	25,000.00	0%
4670	Maintenance Supplies	(1,159.78)	0.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: EX50 - Maintenance & Equipment		\$23,031.01	\$62,699.95	\$24,107.17	\$12,469.35	\$25,000.00	\$25,000.00	0%
EX60 - Operating Expenses								
4190	Snow Removal	25,238.62	68,174.18	0.00	25,000.00	25,000.00	25,000.00	0%
4370	Engineering Services	394,029.87	309,159.58	367,565.39	455,055.36	250,000.00	280,000.00	12%
4371	Contract-non Cap.Acquist.	699,695.45	912,503.84	317,742.21	1,073,937.45	2,400,000.00	1,410,000.00	-41%
4390	Professional Service	8,288.00	0.00	17,900.00	20,900.00	40,000.00	40,000.00	0%
4630	Right of Way	36,600.00	0.00	46,000.00	2,450.00	100,000.00	100,000.00	0%
Account Classification Total: EX60 - Operating Expenses		\$1,163,851.94	\$1,289,837.60	\$749,207.60	\$1,577,342.81	\$2,815,000.00	\$1,855,000.00	-34%
EX71 - Capital Expenditures								
4807	Easements	1,200.00	0.00	0.00	0.00	15,000.00	15,000.00	0%
Account Classification Total: EX71 - Capital Expenditures		\$1,200.00	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00	0%
Department Total: 01 - Expenses		\$1,188,082.95	\$1,352,537.55	\$773,314.77	\$1,589,812.16	\$2,855,000.00	\$1,895,000.00	-34%
Expenditures Total		\$1,188,082.95	\$1,352,537.55	\$773,314.77	\$1,589,812.16	\$2,855,000.00	\$1,895,000.00	-34%
Fund Revenue	Total: 16 - Motor Fuel Tax Fund	\$1,670,124.25	\$903,182.68	\$1,264,065.05	\$1,016,772.27	\$2,855,000.00	\$1,895,000.00	-34%
Fund Expenditure	Total: 16 - Motor Fuel Tax Fund	\$1,188,082.95	\$1,352,537.55	\$773,314.77	\$1,589,812.16	\$2,855,000.00	\$1,895,000.00	-34%
Fund Net	Total: 16 - Motor Fuel Tax Fund	\$482,041.30	(\$449,354.87)	\$490,750.28	(\$573,039.89)	\$0.00	\$0.00	-34%
Fund: 17 - Ambulance								
<u>Revenues</u>								
Department: 00 - Revenues								
RE10 - Property Tax								

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3010	Property Taxes	1,326,816.75	1,313,253.02	1,148,565.79	1,149,952.43	1,154,825.00	1,032,175.00	-11%
Account Classification Total: RE10 - Property Tax		\$1,326,816.75	\$1,313,253.02	\$1,148,565.79	\$1,149,952.43	\$1,154,825.00	\$1,032,175.00	-11%
RE17 - Ambulance Receipts								
3480	Ambulance Runs	844,120.12	775,960.52	815,714.80	613,636.13	775,000.00	925,000.00	19%
Account Classification Total: RE17 - Ambulance Receipts		\$844,120.12	\$775,960.52	\$815,714.80	\$613,636.13	\$775,000.00	\$925,000.00	19%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKIN								
3072	Illinois Funds Interest	176.25	247.25	50.68	4.25	100.00	100.00	0%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$176.25	\$247.25	\$50.68	\$4.25	\$100.00	\$100.00	0%
RE70 - Miscellaneous								
3481	Community Training	394.00	321.50	795.00	2,925.00	300.00	1,500.00	400%
3823	Miscellaneous Income	0.00	0.00	0.00	45.00	0.00	0.00	N/A
Account Classification Total: RE70 - Miscellaneous		\$394.00	\$321.50	\$795.00	\$2,970.00	\$300.00	\$1,500.00	400%
RE80 - Operational Revenue								
3832	Shiloh Valley Amb Service	326,986.93	343,669.68	379,545.38	363,698.83	350,000.00	350,000.00	0%
Account Classification Total: RE80 - Operational Revenue		\$326,986.93	\$343,669.68	\$379,545.38	\$363,698.83	\$350,000.00	\$350,000.00	0%
RE81 - Transfer from Reserves								
3948	Transfer from Reserves	0.00	0.00	0.00	0.00	125,500.00	62,780.00	-50%
Account Classification Total: RE81 - Transfer from Reserves		\$0.00	\$0.00	\$0.00	\$0.00	\$125,500.00	\$62,780.00	-50%
RE83 - Bond/Loan Proceeds								
3765	Loan Proceeds	0.00	0.00	0.00	0.00	0.00	125,800.00	N/A
Account Classification Total: RE83 - Bond/Loan Proceeds		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$125,800.00	
Department Total: 00 - Revenues		\$2,498,494.05	\$2,433,451.97	\$2,344,671.65	\$2,130,261.64	\$2,405,725.00	\$2,497,355.00	4%
Revenues Total		\$2,498,494.05	\$2,433,451.97	\$2,344,671.65	\$2,130,261.64	\$2,405,725.00	\$2,497,355.00	4%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX10 - Personnel								
4000	Salaries	661,585.39	686,998.31	749,143.64	657,829.01	834,500.00	863,120.00	3%
4001	Part Time Salaries	113,414.44	114,779.66	118,170.47	80,200.35	200,000.00	135,000.00	-33%
4005	Overtime Wages	175,409.22	197,532.07	219,123.52	187,749.33	205,000.00	292,000.00	42%
Account Classification Total: EX10 - Personnel		\$950,409.05	\$999,310.04	\$1,086,437.63	\$925,778.69	\$1,239,500.00	\$1,290,120.00	4%
EX15 - Other Personnel								
4030	Hospitalization Insurance	196,735.58	231,249.00	212,085.53	168,998.22	274,238.00	320,955.00	17%
4031	Dental Insurance	11,753.86	12,710.56	12,101.06	9,547.23	14,900.00	18,095.00	21%
4032	Life Insurance	888.61	808.39	859.91	687.60	1,320.00	1,125.00	-15%
4060	Unemployment Compensation	4,053.92	4,347.71	1,500.00	2,319.44	5,000.00	4,510.00	-10%
4210	Workmens Comp Insurance	24,897.31	19,015.83	24,801.65	16,439.52	40,000.00	30,000.00	-25%
4690	Uniforms	24,005.97	9,248.72	11,911.43	12,008.47	15,000.00	15,000.00	0%

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Account Classification Total: EX15 - Other Personnel		\$262,335.25	\$277,380.21	\$263,259.58	\$210,000.48	\$350,458.00	\$389,685.00	11%
EX30 - Utilities								
4230	Telephone	13,146.16	12,831.86	16,211.45	8,974.62	15,000.00	12,560.00	-16%
4260	Utilities	49,909.78	51,643.00	63,476.81	49,517.28	60,000.00	64,000.00	7%
Account Classification Total: EX30 - Utilities		\$63,055.94	\$64,474.86	\$79,688.26	\$58,491.90	\$75,000.00	\$76,560.00	2%
EX40 - Travel/Training								
4290	Travel Expense	425.01	3,167.57	3,981.59	5,250.04	15,000.00	12,000.00	-20%
4320	Training	2,903.96	12,879.45	22,208.22	12,860.36	16,000.00	16,000.00	0%
Account Classification Total: EX40 - Travel/Training		\$3,328.97	\$16,047.02	\$26,189.81	\$18,110.40	\$31,000.00	\$28,000.00	-10%
EX50 - Maintenance & Equipment								
4100	Maintenance Bldgs	37,287.78	45,194.07	64,535.80	42,604.36	50,000.00	50,000.00	0%
4110	Maintenance Vehicles	40,261.59	41,473.68	24,299.03	18,119.39	35,000.00	35,000.00	0%
4120	Maintenance Equipment	21,503.77	37,518.19	37,794.69	19,711.99	23,000.00	23,000.00	0%
4150	Maintenance Grounds	0.00	0.00	95.00	240.33	2,000.00	2,500.00	25%
4655	Equipment- Non-capital	18,509.16	13,817.16	8,866.72	8,840.63	15,000.00	15,000.00	0%
4670	Maintenance Supplies	3,021.16	2,801.31	4,432.80	259.95	3,500.00	2,000.00	-43%
Account Classification Total: EX50 - Maintenance & Equipment		\$120,583.46	\$140,804.41	\$140,024.04	\$89,776.65	\$128,500.00	\$127,500.00	-1%
EX60 - Operating Expenses								
4220	General Insurance	18,576.28	21,414.81	25,136.15	27,249.59	27,975.00	30,000.00	7%
4330	Postage	1,336.50	1,254.56	1,498.37	1,138.01	2,000.00	2,000.00	0%
4340	Computer Services	82,791.51	84,893.05	74,222.72	34,437.47	97,037.00	107,940.00	11%
4345	IT Support/Services	7,991.06	41,566.45	35,012.04	7,293.90	19,735.00	39,360.00	99%
4350	Printing & Publishing	1,195.59	1,039.36	861.96	403.78	1,250.00	1,250.00	0%
4360	Accounting Services	4,384.50	4,384.50	4,473.30	4,773.00	5,000.00	5,000.00	0%
4380	Legal Services	15,556.00	3,375.00	9,315.63	30,669.88	20,000.00	18,000.00	-10%
4390	Professional Service	87,580.50	76,415.60	96,429.18	75,416.70	84,320.00	82,000.00	-3%
4640	Computer Supplies	42.07	128.73	0.00	0.00	500.00	500.00	0%
4650	Office Supplies	8,317.39	16,282.66	18,244.66	789.90	3,500.00	3,500.00	0%
4660	Gasoline & Oil	43,128.15	40,834.21	39,364.80	26,471.52	40,000.00	40,000.00	0%
4680	Operating Supplies	26,687.45	40,144.47	41,330.51	25,042.43	38,000.00	38,000.00	0%
4710	Publications	1,763.71	2,010.23	714.17	730.63	1,000.00	1,000.00	0%
4954	Equipment Lease Payment	4,675.05	6,419.46	489.39	6,867.65	7,850.00	15,730.00	100%
Account Classification Total: EX60 - Operating Expenses		\$304,025.76	\$340,163.09	\$347,092.88	\$241,284.46	\$348,167.00	\$384,280.00	10%
EX70 - Miscellaneous								
4550	Overpayment Refunds	13,760.86	12,544.35	3,183.28	31,671.02	10,000.00	12,000.00	20%
Account Classification Total: EX70 - Miscellaneous		\$13,760.86	\$12,544.35	\$3,183.28	\$31,671.02	\$10,000.00	\$12,000.00	20%
EX71 - Capital Expenditures								
4833	Vehicles	0.00	299,380.50	0.00	0.00	0.00	0.00	N/A
4840	Equipment	17,747.51	53,973.89	48,958.75	0.00	30,000.00	155,800.00	419%
Account Classification Total: EX71 - Capital Expenditures		\$17,747.51	\$353,354.39	\$48,958.75	\$0.00	\$30,000.00	\$155,800.00	419%

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EX72 - Transfers to Other Funds								
4790	Transfers	0.00	59,545.65	65,669.63	18,494.50	60,045.00	0.00	-100%
4981	Transfer to Capital Impro	125,000.00	125,460.00	1,325,500.00	0.00	125,500.00	0.00	-100%
Account Classification Total: EX72 - Transfers to Other Funds		\$125,000.00	\$185,005.65	\$1,391,169.63	\$18,494.50	\$185,545.00	\$0.00	-100%
EX83 - Loan Payable - principal								
4955	Loan payment-principal	341.95	(1,084.46)	5,158.61	3,694.32	7,555.00	30,050.00	298%
5000	Interest - Loans	808.91	491.00	178.18	0.00	0.00	3,360.00	N/A
Account Classification Total: EX83 - Loan Payable - principal		\$1,150.86	(\$593.46)	\$5,336.79	\$3,694.32	\$7,555.00	\$33,410.00	342%
Department Total: 01 - Expenses		\$1,861,397.66	\$2,388,490.56	\$3,391,340.65	\$1,597,302.42	\$2,405,725.00	\$2,497,355.00	4%
Expenditures Total		\$1,861,397.66	\$2,388,490.56	\$3,391,340.65	\$1,597,302.42	\$2,405,725.00	\$2,497,355.00	4%
Fund Revenue	Total: 17 - Ambulance	\$2,498,494.05	\$2,433,451.97	\$2,344,671.65	\$2,130,261.64	\$2,405,725.00	\$2,497,355.00	4%
Fund Expenditure	Total: 17 - Ambulance	\$1,861,397.66	\$2,388,490.56	\$3,391,340.65	\$1,597,302.42	\$2,405,725.00	\$2,497,355.00	4%
Fund Net	Total: 17 - Ambulance	\$637,096.39	\$44,961.41	(\$1,046,669.00)	\$532,959.22	\$0.00	\$0.00	4%
Fund: 25 - Social Security								
<u>Revenues</u>								
Department: 00 - Revenues								
RE10 - Property Tax								
3010	Property Taxes	564,631.05	656,954.40	750,042.47	777,834.85	780,735.00	781,295.00	0%
Account Classification Total: RE10 - Property Tax		\$564,631.05	\$656,954.40	\$750,042.47	\$777,834.85	\$780,735.00	\$781,295.00	0%
RE30 - Other Tax								
3100	Pers Prop Replace Tax	18,208.14	19,271.27	20,196.82	13,858.11	15,000.00	15,000.00	0%
Account Classification Total: RE30 - Other Tax		\$18,208.14	\$19,271.27	\$20,196.82	\$13,858.11	\$15,000.00	\$15,000.00	0%
RE84 - Transfers from Other Funds								
3970	Fees in lieu of taxes	0.00	40,080.00	41,290.00	21,264.00	42,528.00	43,805.00	3%
Account Classification Total: RE84 - Transfers from Other Funds		\$0.00	\$40,080.00	\$41,290.00	\$21,264.00	\$42,528.00	\$43,805.00	3%
Department Total: 00 - Revenues		\$582,839.19	\$716,305.67	\$811,529.29	\$812,956.96	\$838,263.00	\$840,100.00	0%
Revenues Total		\$582,839.19	\$716,305.67	\$811,529.29	\$812,956.96	\$838,263.00	\$840,100.00	0%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX15 - Other Personnel								
4012	Social Security	603,432.35	699,330.20	714,819.45	718,234.99	799,331.00	840,100.00	0%
Account Classification Total: EX15 - Other Personnel		\$603,432.35	\$699,330.20	\$714,819.45	\$718,234.99	\$799,331.00	\$840,100.00	0%
EX72 - Transfers to Other Funds								
4790	Transfers	0.00	0.00	0.00	19,552.42	38,932.00	0.00	4%

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Account Classification Total: EX72 - Transfers to Other Funds		\$0.00	\$0.00	\$0.00	\$19,552.42	\$38,932.00	\$0.00	4%
Department Total: 01 - Expenses		\$603,432.35	\$699,330.20	\$714,819.45	\$737,787.41	\$838,263.00	\$840,100.00	0%
Expenditures Total		\$603,432.35	\$699,330.20	\$714,819.45	\$737,787.41	\$838,263.00	\$840,100.00	0%
Fund Revenue	Total: 25 - Social Security	\$582,839.19	\$716,305.67	\$811,529.29	\$812,956.96	\$838,263.00	\$840,100.00	0%
Fund Expenditure	Total: 25 - Social Security	\$603,432.35	\$699,330.20	\$714,819.45	\$737,787.41	\$838,263.00	\$840,100.00	0%
Fund Net	Total: 25 - Social Security	(\$20,593.16)	\$16,975.47	\$96,709.84	\$75,169.55	\$0.00	\$0.00	0%
Fund: 31 - Water Op & Maintenance								
<u>Revenues</u>								
Department: 00 - Revenues								
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.								
3763	Checking Account Interest	17,197.71	3,296.13	1,876.42	488.39	2,000.00	2,000.00	0%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$17,197.71	\$3,296.13	\$1,876.42	\$488.39	\$2,000.00	\$2,000.00	0%
RE70 - Miscellaneous								
3536	NSF Check Fees	4,068.58	4,682.09	4,124.72	3,105.99	4,000.00	4,000.00	0%
3823	Miscellaneous Income	21,775.94	12,781.80	12,230.98	11,215.25	16,000.00	16,000.00	0%
Account Classification Total: RE70 - Miscellaneous		\$25,844.52	\$17,463.89	\$16,355.70	\$14,321.24	\$20,000.00	\$20,000.00	0%
RE80 - Operational Revenue								
3430	Penalties	29,958.24	33,347.15	31,467.28	26,765.12	25,000.00	27,000.00	8%
3492	Shiloh Utility Tax	50.88	(39.52)	130.64	105.08	100.00	100.00	0%
3500	Green Mount Lakes	31,660.78	38,480.70	32,360.19	34,159.63	34,000.00	34,000.00	0%
3501	Water Sales	8,555,522.99	9,437,994.70	9,159,496.08	8,137,037.13	8,958,975.00	9,000,000.00	0%
3521	Meter Tests	180.00	0.00	300.00	120.00	0.00	160.00	N/A
3530	Bulk Water Purchase	1,504.25	565.17	193.25	248.25	500.00	400.00	-20%
3531	Caseyville Turn Off Fee	21,020.00	14,700.00	11,976.23	20,368.45	10,000.00	14,000.00	40%
3532	Caseyville Loss Water Rev	3,925.00	3,530.00	2,508.77	2,886.55	2,000.00	2,200.00	10%
3535	Turn On Fees	78,556.13	80,366.43	62,378.81	55,627.23	60,000.00	64,000.00	7%
3537	New Service Charge	122,840.97	126,713.50	124,762.84	113,694.49	120,725.00	124,000.00	3%
3538	Lien Fees	2,950.00	975.00	3,372.37	2,160.00	1,200.00	2,000.00	67%
3539	Tampering Fees	4,012.65	6,031.44	4,514.02	3,694.80	4,000.00	4,000.00	0%
3540	Tap on Fees	530,686.40	543,266.70	338,750.00	359,175.00	330,000.00	350,000.00	6%
3542	R.O.W. Permit	400.00	200.00	100.00	0.00	200.00	200.00	0%
3545	Sprinklers	71,183.74	73,413.39	73,529.39	(557.27)	50,000.00	65,000.00	30%
3546	Fire Hydrant Rental	32,636.94	36,145.00	33,151.32	36,106.01	35,000.00	36,000.00	3%
3826	Extension Receipts	0.00	0.00	0.00	0.00	0.00	1,000.00	N/A
Account Classification Total: RE80 - Operational Revenue		\$9,487,088.97	\$10,395,689.66	\$9,878,991.19	\$8,791,590.47	\$9,631,700.00	\$9,724,060.00	1%
RE81 - Transfer from Reserves								
3948	Transfer from Reserves	0.00	0.00	0.00	0.00	23,247.00	1,220,065.00	5148%
Account Classification Total: RE81 - Transfer from Reserves		\$0.00	\$0.00	\$0.00	\$0.00	\$23,247.00	\$1,220,065.00	5148%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
RE84 - Transfers from Other Funds								
3903	Transfer from General Fun	2,956.67	17,824.11	0.00	0.00	9,000.00	9,000.00	0%
3913	Transfer from Various Fds	(2,956.67)	0.00	0.00	0.00	190,000.00	190,000.00	0%
Account Classification Total: RE84 - Transfers from Other Funds		\$0.00	\$17,824.11	\$0.00	\$0.00	\$199,000.00	\$199,000.00	0%
Department Total: 00 - Revenues		\$9,530,131.20	\$10,434,273.79	\$9,897,223.31	\$8,806,400.10	\$9,875,947.00	\$11,165,125.00	13%
Revenues Total		\$9,530,131.20	\$10,434,273.79	\$9,897,223.31	\$8,806,400.10	\$9,875,947.00	\$11,165,125.00	13%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX10 - Personnel								
4000	Salaries	1,148,958.88	1,138,656.22	1,235,683.49	984,993.25	1,205,000.00	1,310,000.00	9%
4001	Part Time Salaries	14,079.42	17,619.53	1,463.82	982.75	7,000.00	2,600.00	-63%
4002	Seasonal Wages	2,016.70	22,672.87	9,275.87	1,134.50	12,000.00	18,800.00	57%
4005	Overtime Wages	74,135.34	91,574.34	79,793.09	82,222.40	100,000.00	104,410.00	4%
4036	Temporary Help	129,281.91	108,867.42	157,241.02	78,959.77	90,000.00	75,000.00	-17%
Account Classification Total: EX10 - Personnel		\$1,368,472.25	\$1,379,390.38	\$1,483,457.29	\$1,148,292.67	\$1,414,000.00	\$1,510,810.00	7%
EX15 - Other Personnel								
4006	Contracted Services	0.00	0.00	0.00	47,905.92	89,000.00	60,000.00	-33%
4012	Social Security	101,743.51	97,712.56	110,152.12	0.00	135,000.00	125,000.00	-7%
4030	Hospitalization Insurance	236,711.49	266,667.66	306,424.88	228,993.96	353,080.00	358,000.00	1%
4031	Dental Insurance	15,294.37	15,570.41	17,214.92	14,497.60	17,500.00	21,085.00	20%
4032	Life Insurance	1,195.36	1,078.42	1,314.88	979.30	1,500.00	1,315.00	-12%
4060	Unemployment Compensation	7,206.97	7,729.28	5,105.87	4,123.45	8,500.00	8,300.00	-2%
4210	Workmens Comp Insurance	67,641.60	47,208.16	65,961.66	17,917.71	80,000.00	70,000.00	-13%
4020	Pension	107,467.97	89,488.50	100,476.59	83,695.85	115,000.00	115,000.00	0%
4690	Uniforms	10,132.24	3,966.44	3,814.73	9,711.70	5,000.00	7,000.00	40%
Account Classification Total: EX15 - Other Personnel		\$547,393.51	\$529,421.43	\$610,465.65	\$407,825.49	\$804,580.00	\$765,700.00	-5%
EX30 - Utilities								
4230	Telephone	40,424.14	43,839.24	42,459.35	8,933.31	30,000.00	19,585.00	-35%
4260	Utilities	71,263.41	82,892.05	81,221.29	69,010.53	75,000.00	85,000.00	13%
4310	Garbage Disposal	0.00	0.00	0.00	16.27	1,000.00	1,000.00	0%
Account Classification Total: EX30 - Utilities		\$111,687.55	\$126,731.29	\$123,680.64	\$77,960.11	\$106,000.00	\$105,585.00	0%
EX40 - Travel/Training								
4290	Travel Expense	2,834.24	4,185.30	3,636.76	2,297.41	5,000.00	5,200.00	4%
4320	Training	3,733.59	7,932.00	5,418.45	3,684.74	8,000.00	8,000.00	0%
4416	Dues	6,503.89	6,896.29	8,533.51	10,084.75	6,000.00	8,000.00	33%
Account Classification Total: EX40 - Travel/Training		\$13,071.72	\$19,013.59	\$17,588.72	\$16,066.90	\$19,000.00	\$21,200.00	12%
EX50 - Maintenance & Equipment								
4100	Maintenance Bldgs	31,909.44	19,062.51	30,616.32	9,940.73	20,000.00	24,000.00	20%
4110	Maintenance Vehicles	22,827.48	7,647.35	6,287.22	10,619.20	15,000.00	12,000.00	-20%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
4120	Maintenance Equipment	25,642.96	46,695.25	25,764.31	17,805.91	30,000.00	32,000.00	7%
4130	Maintenance Streets	5,800.00	(17,387.61)	0.00	0.00	10,000.00	10,000.00	0%
4140	Maintenance Sidewalks	5,340.39	1,217.26	15,164.82	306.00	10,000.00	8,000.00	-20%
4141	Maintenance Storm Water	20,364.94	42,540.98	277.00	0.00	20,000.00	10,000.00	-50%
4150	Maintenance Grounds	40,637.10	11,033.43	6,989.43	9,751.50	12,000.00	9,000.00	-25%
4160	Maintenance Utility Syste	146,315.77	296,676.80	434,862.27	89,005.09	200,000.00	328,000.00	64%
4200	Tree Removal	0.00	0.00	0.00	0.00	2,000.00	1,000.00	-50%
4655	Equipment- Non-capital	8,445.24	40,256.32	11,049.68	18,249.79	10,000.00	15,000.00	50%
4670	Maintenance Supplies	61,802.66	116,067.48	129,798.20	117,212.65	120,000.00	130,000.00	8%
Account Classification Total: EX50 - Maintenance & Equipment		\$369,085.98	\$563,809.77	\$660,809.25	\$272,890.87	\$449,000.00	\$579,000.00	29%
EX60 - Operating Expenses								
4220	General Insurance	77,304.32	93,905.66	98,924.69	106,583.50	110,000.00	117,000.00	6%
4250	Water Purchase	3,915,609.55	4,475,098.10	4,355,732.00	3,253,354.83	4,500,000.00	4,500,000.00	0%
4280	Rental	370.00	5,275.00	338.00	260.00	1,000.00	1,000.00	0%
4330	Postage	56,455.73	58,291.27	60,778.28	51,034.50	62,000.00	65,000.00	5%
4340	Computer Services	130,349.25	190,293.50	338,894.08	161,398.52	270,697.00	285,670.00	6%
4345	IT Support/Services	34,589.86	68,244.78	124,312.35	34,674.52	58,470.00	80,990.00	39%
4350	Printing & Publishing	13,914.85	8,728.15	12,605.27	9,750.44	12,000.00	12,000.00	0%
4360	Accounting Services	4,384.50	4,384.50	4,473.30	4,773.00	6,000.00	6,000.00	0%
4365	General Services	0.00	0.00	0.00	0.00	1,000.00	1,000.00	0%
4370	Engineering Services	82,639.45	168,848.03	85,894.58	81,254.87	120,000.00	140,000.00	17%
4380	Legal Services	3,375.00	10,027.70	28,454.60	18,290.93	12,000.00	20,000.00	67%
4390	Professional Service	72,518.57	95,691.45	145,066.32	9,962.48	60,000.00	30,000.00	-50%
4420	Lien Filing Fees	1,273.00	437.00	1,412.25	847.00	2,000.00	1,500.00	-25%
4422	Bad Debt Expense	5,125.52	2,968.11	2,388.31	3,922.67	1,000.00	2,000.00	100%
4423	Service Charges	5,470.00	1,433.75	0.00	0.00	4,000.00	2,000.00	-50%
4640	Computer Supplies	3,464.55	500.29	1,086.71	170.00	2,000.00	1,500.00	-25%
4650	Office Supplies	17,199.70	23,737.07	12,058.54	2,526.79	6,000.00	6,000.00	0%
4660	Gasoline & Oil	47,115.85	53,867.07	57,501.15	34,344.41	56,000.00	54,000.00	-4%
4680	Operating Supplies	185,400.87	70,318.22	71,885.95	88,613.60	75,000.00	85,000.00	13%
4685	Landscaping Supplies	680.00	0.00	0.00	0.00	2,000.00	2,000.00	0%
4710	Publications	1,003.72	885.18	650.70	359.53	1,000.00	800.00	-20%
4780	Depreciation Expense	824,659.67	869,304.94	909,478.42	0.00	0.00	0.00	N/A
4780	Depreciation Expense	(824,659.67)	(869,304.94)	(909,478.42)	0.00	0.00	0.00	N/A
4783	Insurance Deductible	676.28	0.00	1,256.17	0.00	0.00	2,000.00	N/A
4860	Meters	0.00	0.00	0.00	69,267.27	90,000.00	100,000.00	11%
4881	Special Programs	0.00	0.00	0.00	0.00	1,000.00	1,000.00	0%
4954	Equipment Lease Payment	4,722.08	5,809.99	0.00	5,924.54	6,855.00	25,645.00	274%
Account Classification Total: EX60 - Operating Expenses		\$4,663,642.65	\$5,338,744.82	\$5,403,713.25	\$3,937,313.40	\$5,460,022.00	\$5,542,105.00	2%
EX70 - Miscellaneous								
4421	Returned Checks	0.00	0.00	0.00	0.00	1,000.00	500.00	-50%
4550	Overpayment Refunds	7,614.91	15,015.27	15,033.05	10,643.11	13,000.00	15,000.00	15%
4809	Miscellaneous Expense	1,243.00	277.61	137.95	90.73	500.00	400.00	-20%
Account Classification Total: EX70 - Miscellaneous		\$8,857.91	\$15,292.88	\$15,171.00	\$10,733.84	\$14,500.00	\$15,900.00	10%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
EX71 - Capital Expenditures								
4807	Easements	0.00	133.50	49.00	23,471.09	3,000.00	10,000.00	233%
4808	Land	0.00	(1,000.00)	0.00	0.00	0.00	0.00	N/A
4810	Buildings	0.00	0.00	0.00	0.00	110,000.00	130,000.00	18%
4833	Vehicles	0.00	0.40	0.00	63,516.00	137,000.00	55,000.00	-60%
4840	Equipment	0.00	(5,809.99)	0.00	27,291.08	45,500.00	185,000.00	307%
4884	ImprovementsOtherThanBldg	0.00	0.00	0.00	0.00	20,000.00	182,000.00	810%
4900	Land	0.00	1,000.00	0.00	0.00	0.00	1,000.00	N/A
4872	Extensions	0.00	0.00	0.01	143,662.80	383,000.00	1,161,000.00	203%
Account Classification Total: EX71 - Capital Expenditures		\$0.00	(\$5,676.09)	\$49.01	\$257,940.97	\$698,500.00	\$1,724,000.00	147%
EX72 - Transfers to Other Funds								
4904	Fee in lieu of taxes	411,898.20	449,985.00	452,978.00	235,363.00	470,725.00	489,420.00	4%
4989	Transfers	386,710.00	385,435.00	388,125.00	0.00	0.00	0.00	N/A
Account Classification Total: EX72 - Transfers to Other Funds		\$798,608.20	\$835,420.00	\$841,103.00	\$235,363.00	\$470,725.00	\$489,420.00	4%
EX83 - Loan Payable - principal								
4955	Loan payment-principal	(4,722.08)	0.00	0.00	274,983.64	307,960.00	286,780.00	-7%
5000	Interest - Loans	151,028.55	153,245.16	138,308.14	122,466.96	131,660.00	124,625.00	-5%
Account Classification Total: EX83 - Loan Payable - principal		\$146,306.47	\$153,245.16	\$138,308.14	\$397,450.60	\$439,620.00	\$411,405.00	-6%
Department Total: 01 - Expenses		\$8,027,126.24	\$8,955,393.23	\$9,294,345.95	\$6,761,837.85	\$9,875,947.00	\$11,165,125.00	13%
Expenditures Total		\$8,027,126.24	\$8,955,393.23	\$9,294,345.95	\$6,761,837.85	\$9,875,947.00	\$11,165,125.00	13%
Fund Revenue	Total: 31 - Water Op & Maintenance	\$9,530,131.20	\$10,434,273.79	\$9,897,223.31	\$8,806,400.10	\$9,875,947.00	\$11,165,125.00	13%
Fund Expenditure	Total: 31 - Water Op & Maintenance	\$8,027,126.24	\$8,955,393.23	\$9,294,345.95	\$6,761,837.85	\$9,875,947.00	\$11,165,125.00	13%
Fund Net	Total: 31 - Water Op & Maintenance	\$1,503,004.96	\$1,478,880.56	\$602,877.36	\$2,044,562.25	\$0.00	\$0.00	13%
Fund: 34 - Sewer Oper & Maintenance								
<u>Revenues</u>								
Department: 00 - Revenues								
RE60 - Grants								
3054	Other State Grants	0.00	92,000.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: RE60 - Grants		\$0.00	\$92,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
RE70 - Miscellaneous								
3520	Sewer Excavation Permits	120.00	320.00	150.00	386.38	200.00	150.00	-25%
3823	Miscellaneous Income	2,250.00	2,250.00	2,466.38	13,507.49	2,000.00	2,000.00	0%
Account Classification Total: RE70 - Miscellaneous		\$2,370.00	\$2,570.00	\$2,616.38	\$13,893.87	\$2,200.00	\$2,150.00	-2%
RE80 - Operational Revenue								
3430	Penalties	17,197.81	18,365.84	18,470.67	14,217.82	15,000.00	15,000.00	0%
3460	Users Charge	1,052,551.85	1,124,021.24	1,218,171.16	1,010,135.17	1,050,000.00	1,200,000.00	14%
3508	B.O.D. Sewer Charge	133,581.09	134,211.25	144,891.20	79,651.05	140,000.00	200,000.00	43%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council Level 3	FY16B vs FY15B %
3510	Sewer Sales	3,204,231.69	3,397,390.63	3,627,364.65	3,300,615.63	3,693,000.00	3,800,000.00	3%
3540	Tap on Fees	140,142.34	97,001.46	90,580.16	113,904.00	70,000.00	90,000.00	29%
3761	ShilohValleySewerProceeds	230,797.83	263,007.71	269,629.83	311,431.90	426,511.00	390,000.00	-9%
Account Classification Total: RE80 - Operational Revenue		\$4,778,502.61	\$5,033,998.13	\$5,369,107.67	\$4,829,955.57	\$5,394,511.00	\$5,695,000.00	6%
RE81 - Transfer from Reserves								
3914	Transfer from Sewer Reser	(3,038.81)	(8,875.48)	(25,435.93)	0.00	12,000.00	1,678,150.00	13885%
Account Classification Total: RE81 - Transfer from Reserves		(\$3,038.81)	(\$8,875.48)	(\$25,435.93)	\$0.00	\$12,000.00	\$1,678,150.00	13885%
RE83 - Bond/Loan Proceeds								
3765	Loan Proceeds	0.00	0.00	0.00	160,805.07	0.00	0.00	N/A
Account Classification Total: RE83 - Bond/Loan Proceeds		\$0.00	\$0.00	\$0.00	\$160,805.07	\$0.00	\$0.00	0%
RE84 - Transfers from Other Funds								
3903	Transfer from General Fun	3,038.81	8,875.48	25,435.93	0.00	3,000.00	3,000.00	0%
Account Classification Total: RE84 - Transfers from Other Funds		\$3,038.81	\$8,875.48	\$25,435.93	\$0.00	\$3,000.00	\$3,000.00	0%
Department Total: 00 - Revenues		\$4,780,872.61	\$5,128,568.13	\$5,371,724.05	\$5,004,654.51	\$5,411,711.00	\$7,378,300.00	36%
Revenues Total		\$4,780,872.61	\$5,128,568.13	\$5,371,724.05	\$5,004,654.51	\$5,411,711.00	\$7,378,300.00	36%
Expenditures								
Department: 01 - Expenses								
EX10 - Personnel								
4000	Salaries	352,838.81	361,358.07	382,806.15	271,822.89	387,000.00	415,000.00	7%
4001	Part Time Salaries	4,178.27	2,336.03	398.84	335.05	2,000.00	2,000.00	0%
4002	Seasonal Wages	6,082.00	3,823.08	2,283.42	753.70	3,000.00	3,000.00	0%
4005	Overtime Wages	37,590.20	40,544.17	21,039.94	19,249.84	40,000.00	42,045.00	5%
4036	Temporary Help	79,734.17	72,161.90	62,735.89	47,777.12	40,000.00	0.00	-100%
Account Classification Total: EX10 - Personnel		\$480,423.45	\$480,223.25	\$469,264.24	\$339,938.60	\$472,000.00	\$462,045.00	-2%
EX15 - Other Personnel								
4006	Contracted Services	0.00	0.00	0.00	43,513.12	46,000.00	63,000.00	37%
4012	Social Security	35,947.88	37,099.65	37,610.57	0.00	58,000.00	40,000.00	-31%
4030	Hospitalization Insurance	79,143.12	87,050.55	111,143.11	71,406.61	127,010.00	125,000.00	-2%
4031	Dental Insurance	5,084.58	5,157.58	6,104.92	4,054.67	7,000.00	6,650.00	-5%
4032	Life Insurance	385.53	349.14	445.04	264.64	600.00	380.00	-37%
4060	Unemployment Compensation	2,702.62	2,898.49	2,934.73	1,546.29	6,000.00	5,060.00	-16%
4210	Workmens Comp Insurance	21,431.98	16,070.30	16,902.15	16,015.28	25,000.00	25,000.00	0%
4020	Pension	28,719.24	25,012.65	28,397.78	24,206.76	35,000.00	40,000.00	14%
4690	Uniforms	2,532.59	28.00	314.97	2,067.52	3,600.00	3,600.00	0%
Account Classification Total: EX15 - Other Personnel		\$175,947.54	\$173,666.36	\$203,853.27	\$163,074.89	\$308,210.00	\$308,690.00	0%
EX30 - Utilities								
4230	Telephone	8,311.01	9,592.26	12,614.43	1,883.42	6,000.00	8,375.00	40%
4260	Utilities	185,748.72	161,621.37	233,976.24	171,994.44	190,000.00	204,000.00	7%
4310	Garbage Disposal	72.20	0.00	0.00	0.00	1,000.00	1,000.00	0%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Account Classification Total: EX30 - Utilities		\$194,131.93	\$171,213.63	\$246,590.67	\$173,877.86	\$197,000.00	\$213,375.00	8%
EX40 - Travel/Training								
4290	Travel Expense	127.59	586.78	209.76	0.00	2,000.00	3,000.00	50%
4320	Training	646.60	1,413.77	2,165.00	2,788.81	6,000.00	5,500.00	-8%
4416	Dues	41,089.29	34,351.50	33,409.67	33,648.00	42,000.00	42,000.00	0%
Account Classification Total: EX40 - Travel/Training		\$41,863.48	\$36,352.05	\$35,784.43	\$36,436.81	\$50,000.00	\$50,500.00	1%
EX50 - Maintenance & Equipment								
4100	Maintenance Bldgs	23,743.17	4,925.68	7,413.78	4,969.56	10,000.00	28,000.00	180%
4110	Maintenance Vehicles	1,397.79	25.76	285.85	9,502.41	4,000.00	10,000.00	150%
4120	Maintenance Equipment	80,033.61	30,923.35	45,945.25	5,044.72	40,000.00	30,000.00	-25%
4130	Maintenance Streets	0.00	0.00	0.00	73,013.45	50,000.00	50,000.00	0%
4140	Maintenance Sidewalks	0.00	0.00	0.00	0.00	1,000.00	8,000.00	700%
4150	Maintenance Grounds	67,668.92	(183.06)	4,485.13	3,369.10	10,000.00	6,000.00	-40%
4160	Maintenance Utility Syste	64,800.98	618.25	98,182.90	318,419.19	60,000.00	50,000.00	-17%
4200	Tree Removal	2,675.00	550.00	0.00	900.00	2,000.00	2,000.00	0%
4655	Equipment- Non-capital	3,742.67	18,113.48	24,516.03	300.60	10,000.00	8,000.00	-20%
4670	Maintenance Supplies	31,727.49	13,334.89	15,015.61	17,464.10	14,000.00	25,000.00	79%
Account Classification Total: EX50 - Maintenance & Equipment		\$275,789.63	\$68,308.35	\$195,844.55	\$432,983.13	\$201,000.00	\$217,000.00	8%
EX60 - Operating Expenses								
4220	General Insurance	91,261.26	103,548.47	115,922.93	125,659.88	130,000.00	138,000.00	6%
4280	Rental	0.00	0.00	3,240.00	0.00	5,000.00	4,000.00	-20%
4330	Postage	14,439.38	14,982.83	15,626.00	13,080.57	17,000.00	17,000.00	0%
4340	Computer Services	18,677.93	16,860.52	94,779.36	42,741.14	65,076.00	66,905.00	3%
4345	IT Support/Services	3,515.69	14,564.62	42,152.93	6,716.33	14,245.00	21,810.00	53%
4350	Printing & Publishing	4,872.90	1,661.92	2,990.41	3,019.16	4,000.00	4,000.00	0%
4360	Accounting Services	4,384.50	4,544.50	4,473.30	4,773.00	5,000.00	5,000.00	0%
4365	General Services	0.00	0.00	0.00	0.00	400.00	400.00	0%
4370	Engineering Services	103,422.06	75,350.00	55,665.00	5,168.26	40,000.00	150,000.00	275%
4380	Legal Services	5,265.00	4,422.90	3,093.75	15,527.16	4,000.00	8,000.00	100%
4390	Professional Service	79,064.36	73,884.53	46,631.35	41,552.79	45,000.00	45,000.00	0%
4422	Bad Debt Expense	(2,339.13)	2,062.54	3,756.01	4,054.48	300.00	500.00	67%
4640	Computer Supplies	42.07	72.25	681.33	0.00	2,000.00	1,000.00	-50%
4650	Office Supplies	7,947.22	3,524.42	2,674.57	729.86	2,000.00	2,400.00	20%
4660	Gasoline & Oil	13,781.21	12,972.45	20,599.02	19,422.25	28,000.00	25,000.00	-11%
4680	Operating Supplies	73,136.81	61,846.81	58,165.84	48,748.37	60,000.00	64,000.00	7%
4685	Landscaping Supplies	0.00	0.00	0.00	0.00	1,000.00	1,000.00	0%
4710	Publications	837.97	732.64	601.47	359.53	700.00	700.00	0%
4780	Depreciation Expense	210,718.75	253,131.01	299,680.36	0.00	0.00	0.00	N/A
4780	Depreciation Expense	(210,718.75)	(253,131.01)	(299,680.36)	0.00	0.00	0.00	N/A
4783	Insurance Deductible	0.00	0.00	0.00	0.00	500.00	500.00	0%
4951	Sludge Removal	78,684.19	68,713.32	86,828.94	179,993.97	110,000.00	185,000.00	68%
4954	Equipment Lease Payment	1,421.89	1,751.02	0.00	1,971.50	4,000.00	7,290.00	82%
Account Classification Total: EX60 - Operating Expenses		\$498,415.31	\$461,495.74	\$557,882.21	\$513,518.25	\$538,221.00	\$747,505.00	39%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
EX70 - Miscellaneous								
4809	Miscellaneous Expense	0.00	0.00	25.74	0.00	500.00	400.00	-20%
Account Classification Total: EX70 - Miscellaneous		\$0.00	\$0.00	\$25.74	\$0.00	\$500.00	\$400.00	-20%
EX71 - Capital Expenditures								
4808	Land	0.00	22,226.00	2,825.50	0.00	0.00	0.00	N/A
4810	Buildings	0.00	0.00	20,000.00	0.00	40,000.00	102,000.00	155%
4833	Vehicles	7,349.25	9,174.40	0.00	41,637.20	42,000.00	0.00	-100%
4840	Equipment	(7,349.25)	(31,400.40)	(82,825.50)	68,228.50	59,000.00	80,000.00	36%
4874	WWTF Improvement	0.00	0.00	0.00	0.00	0.00	10,000.00	N/A
4884	ImprovementsOtherThanBldg	0.00	0.00	0.00	0.00	40,000.00	20,000.00	-50%
Account Classification Total: EX71 - Capital Expenditures		\$0.00	\$0.00	(\$60,000.00)	\$109,865.70	\$181,000.00	\$212,000.00	17%
EX72 - Transfers to Other Funds								
4904	Fee in lieu of taxes	87,200.40	97,985.00	94,303.00	48,566.00	97,133.00	100,045.00	3%
4906	Transfer to Sewer Debt	540,419.04	540,419.04	540,419.00	270,209.52	540,000.00	540,420.00	0%
4908	Transfer to Sewer Constr	33,739.53	0.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: EX72 - Transfers to Other Funds		\$661,358.97	\$638,404.04	\$634,722.00	\$318,775.52	\$637,133.00	\$640,465.00	1%
EX83 - Loan Payable - principal								
4955	Loan payment-principal	(1,421.89)	(1,751.02)	0.00	75,019.95	146,560.00	146,545.00	0%
5000	Interest - Loans	0.00	0.00	0.00	41,192.13	79,115.00	80,810.00	2%
Account Classification Total: EX83 - Loan Payable - principal		(\$1,421.89)	(\$1,751.02)	\$0.00	\$116,212.08	\$225,675.00	\$227,355.00	1%
Department Total: 01 - Expenses		\$2,326,508.42	\$2,027,912.40	\$2,283,967.11	\$2,204,682.84	\$2,810,739.00	\$3,079,335.00	10%
Department: 61 - Sewer Line Maintenance								
EX10 - Personnel								
4000	Salaries	304,214.84	309,576.28	315,184.38	313,570.65	402,000.00	430,000.00	7%
4001	Part Time Salaries	4,383.26	4,780.30	498.73	450.25	2,400.00	415.00	-83%
4002	Seasonal Wages	1,230.35	5,987.99	4,002.65	393.70	5,000.00	5,000.00	0%
4005	Overtime Wages	21,637.64	29,916.42	32,114.82	32,568.69	42,000.00	43,265.00	3%
4036	Temporary Help	0.00	0.00	0.00	0.00	15,000.00	0.00	-100%
Account Classification Total: EX10 - Personnel		\$331,466.09	\$350,260.99	\$351,800.58	\$346,983.29	\$466,400.00	\$478,680.00	3%
EX15 - Other Personnel								
4006	Contracted Services	0.00	0.00	0.00	1,154.84	0.00	0.00	N/A
4012	Social Security	24,504.63	27,157.54	26,161.27	0.00	48,000.00	39,000.00	-19%
4030	Hospitalization Insurance	66,979.66	79,835.61	83,688.17	85,196.03	106,930.00	135,000.00	26%
4031	Dental Insurance	4,342.14	4,899.59	4,965.96	5,347.14	7,000.00	7,975.00	14%
4032	Life Insurance	324.54	293.62	320.38	306.73	600.00	410.00	-32%
4060	Unemployment Compensation	2,252.19	2,415.42	1,010.80	1,288.58	3,000.00	2,695.00	-10%
4210	Workmens Comp Insurance	12,634.91	9,401.07	9,870.43	9,290.75	10,000.00	15,000.00	50%
4020	Pension	68,896.55	68,267.71	75,440.09	62,247.12	86,000.00	82,000.00	-5%
4690	Uniforms	3,973.54	1,923.21	1,277.72	4,848.91	4,000.00	5,000.00	25%
Account Classification Total: EX15 - Other Personnel		\$183,908.16	\$194,193.77	\$202,734.82	\$169,680.10	\$265,530.00	\$287,080.00	8%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
EX30 - Utilities								
4230	Telephone	30,927.31	34,219.23	29,435.07	5,070.58	20,000.00	9,145.00	-54%
4260	Utilities	23,421.08	27,651.41	21,678.50	15,596.46	26,000.00	26,000.00	0%
4310	Garbage Disposal	0.00	0.00	0.00	0.00	500.00	400.00	-20%
Account Classification Total: EX30 - Utilities		\$54,348.39	\$61,870.64	\$51,113.57	\$20,667.04	\$46,500.00	\$35,545.00	-24%
EX40 - Travel/Training								
4290	Travel Expense	1,370.32	1,993.95	1,541.10	1,131.57	4,000.00	4,000.00	0%
4300	Automobile Allowance	5,445.00	0.00	0.00	0.00	0.00	0.00	N/A
4320	Training	1,813.47	1,844.16	7,225.15	1,180.85	8,000.00	5,000.00	-38%
4416	Dues	767.30	5,684.71	6,063.63	4,511.48	5,000.00	6,000.00	20%
Account Classification Total: EX40 - Travel/Training		\$9,396.09	\$9,522.82	\$14,829.88	\$6,823.90	\$17,000.00	\$15,000.00	-12%
EX50 - Maintenance & Equipment								
4100	Maintenance Bldgs	21,658.62	18,933.07	33,744.37	6,736.72	15,000.00	15,000.00	0%
4110	Maintenance Vehicles	18,043.75	3,564.82	5,013.79	11,408.48	10,000.00	12,000.00	20%
4120	Maintenance Equipment	24,496.33	23,876.49	29,207.97	15,524.01	35,000.00	32,000.00	-9%
4130	Maintenance Streets	626.79	0.00	33,368.04	10,674.58	20,000.00	24,000.00	20%
4140	Maintenance Sidewalks	0.00	4,801.27	9,318.01	0.00	6,000.00	5,000.00	-17%
4150	Maintenance Grounds	616.40	7,692.96	14,580.23	1,822.26	10,000.00	6,000.00	-40%
4160	Maintenance Utility Syste	333,233.89	470,658.29	459,285.40	676,822.07	434,980.00	2,450,000.00	463%
4200	Tree Removal	1,042.72	0.00	3,380.00	1,450.00	1,000.00	2,000.00	100%
4655	Equipment- Non-capital	1,664.26	8,103.04	8,688.34	2,316.63	8,000.00	8,000.00	0%
4670	Maintenance Supplies	18,578.32	41,768.06	31,939.29	23,654.86	26,000.00	30,000.00	15%
Account Classification Total: EX50 - Maintenance & Equipment		\$419,961.08	\$579,398.00	\$628,525.44	\$750,409.61	\$565,980.00	\$2,584,000.00	357%
EX60 - Operating Expenses								
4220	General Insurance	92,659.19	105,752.86	118,330.34	127,524.66	132,000.00	140,000.00	6%
4280	Rental	0.00	3,495.50	130.00	75.99	2,000.00	2,000.00	0%
4330	Postage	19,630.77	14,916.22	17,512.90	14,047.65	16,000.00	18,000.00	13%
4340	Computer Services	53,823.08	70,217.35	92,145.67	43,482.36	70,945.00	85,850.00	21%
4345	IT Support/Services	21,384.82	21,143.28	45,059.90	6,650.88	14,245.00	21,795.00	53%
4350	Printing & Publishing	3,222.23	1,973.44	3,265.10	2,753.40	4,000.00	4,000.00	0%
4360	Accounting Services	0.00	0.00	0.00	0.00	1,000.00	1,000.00	0%
4365	General Services	0.00	0.00	0.00	0.00	300.00	200.00	-33%
4370	Engineering Services	95,920.35	221,776.11	223,173.58	200,475.76	200,000.00	120,000.00	-40%
4380	Legal Services	3,528.33	5,687.39	14,774.04	8,483.15	10,000.00	12,000.00	20%
4390	Professional Service	40,208.97	32,565.79	3,271.36	128.13	10,000.00	10,000.00	0%
4640	Computer Supplies	3,207.86	695.19	879.71	170.00	1,500.00	1,500.00	0%
4650	Office Supplies	3,354.96	17,045.74	16,686.40	1,185.19	4,000.00	2,400.00	-40%
4660	Gasoline & Oil	33,627.16	41,529.38	46,974.73	22,273.39	45,000.00	34,000.00	-24%
4680	Operating Supplies	25,482.83	21,318.71	7,482.44	11,332.06	24,000.00	20,000.00	-17%
4685	Landscaping Supplies	361.25	0.00	0.00	0.00	2,000.00	1,000.00	-50%
4710	Publications	732.82	749.21	601.47	359.53	700.00	700.00	0%
4783	Insurance Deductible	0.00	4,567.11	346.46	0.00	5,000.00	4,000.00	-20%
4954	Equipment Lease Payment	1,751.69	1,948.97	0.00	1,868.61	4,000.00	6,905.00	73%
Account Classification Total: EX60 - Operating Expenses		\$398,896.31	\$565,382.25	\$590,634.10	\$440,810.76	\$546,690.00	\$485,350.00	-11%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
EX70 - Miscellaneous								
4809	Miscellaneous Expense	0.00	700.58	337.71	2,181.66	500.00	500.00	0%
Account Classification Total: EX70 - Miscellaneous		\$0.00	\$700.58	\$337.71	\$2,181.66	\$500.00	\$500.00	0%
EX71 - Capital Expenditures								
4807	Easements	0.00	0.00	2,000.00	(2,000.00)	4,000.00	6,000.00	50%
4810	Buildings	0.00	0.00	60,000.00	0.00	100,000.00	82,000.00	-18%
4833	Vehicles	0.00	142,811.00	0.00	55,026.80	177,000.00	55,000.00	-69%
4840	Equipment	0.00	(142,811.00)	0.00	57,066.35	82,000.00	58,500.00	-29%
4884	ImprovementsOtherThanBldg	0.00	0.00	0.00	0.00	10,000.00	32,500.00	225%
4872	Extensions	0.00	0.00	0.00	6,163.12	211,439.00	80,000.00	-62%
Account Classification Total: EX71 - Capital Expenditures		\$0.00	\$0.00	\$62,000.00	\$116,256.27	\$584,439.00	\$314,000.00	-46%
EX72 - Transfers to Other Funds								
4904	Fee in lieu of taxes	86,120.20	96,860.00	93,139.00	47,966.00	95,933.00	98,810.00	3%
Account Classification Total: EX72 - Transfers to Other Funds		\$86,120.20	\$96,860.00	\$93,139.00	\$47,966.00	\$95,933.00	\$98,810.00	3%
EX83 - Loan Payable - principal								
4955	Loan payment-principal	(1,751.69)	(1,948.97)	0.00	4,279.24	12,000.00	0.00	-100%
5000	Interest - Loans	271.63	0.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: EX83 - Loan Payable - principal		(\$1,480.06)	(\$1,948.97)	\$0.00	\$4,279.24	\$12,000.00	\$0.00	-100%
Department Total: 61 - Sewer Line Maintenance		\$1,482,616.26	\$1,856,240.08	\$1,995,115.10	\$1,906,057.87	\$2,600,972.00	\$4,298,965.00	65%
Expenditures Total		\$3,809,124.68	\$3,884,152.48	\$4,279,082.21	\$4,110,740.71	\$5,411,711.00	\$7,378,300.00	10%
Fund Revenue	Total: 34 - Sewer Oper & Maintenance	\$4,780,872.61	\$5,128,568.13	\$5,371,724.05	\$5,004,654.51	\$5,411,711.00	\$7,378,300.00	36%
Fund Expenditure	Total: 34 - Sewer Oper & Maintenance	\$3,809,124.68	\$3,884,152.48	\$4,279,082.21	\$4,110,740.71	\$5,411,711.00	\$7,378,300.00	10%
Fund Net	Total: 34 - Sewer Oper & Maintenance	\$971,747.93	\$1,244,415.65	\$1,092,641.84	\$893,913.80	\$0.00	\$0.00	36%
Fund: 39 - Special Service Areas								
<u>Revenues</u>								
Department: 00 - Revenues								
RE10 - Property Tax								
3010	Property Taxes	0.00	0.00	0.00	135.44	0.00	0.00	N/A
Account Classification Total: RE10 - Property Tax		\$0.00	\$0.00	\$0.00	\$135.44	\$0.00	\$0.00	0%
Department Total: 00 - Revenues		\$0.00	\$0.00	\$0.00	\$135.44	\$0.00	\$0.00	0%
Department: 100 - Georgetown Revenue								
RE10 - Property Tax								
3010	Property Taxes	2,000.87	2,159.79	1,985.56	2,000.79	2,000.00	2,000.00	0%
Account Classification Total: RE10 - Property Tax		\$2,000.87	\$2,159.79	\$1,985.56	\$2,000.79	\$2,000.00	\$2,000.00	0%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Department Total: 100 - Georgetown Revenue		\$2,000.87	\$2,159.79	\$1,985.56	\$2,000.79	\$2,000.00	\$2,000.00	0%
Department: 200 - Countryside Glen Revenue								
RE10 - Property Tax								
3010	Property Taxes	3,000.48	2,851.39	3,000.81	3,000.75	3,000.00	3,000.00	0%
Account Classification Total: RE10 - Property Tax		\$3,000.48	\$2,851.39	\$3,000.81	\$3,000.75	\$3,000.00	\$3,000.00	0%
Department Total: 200 - Countryside Glen Revenue		\$3,000.48	\$2,851.39	\$3,000.81	\$3,000.75	\$3,000.00	\$3,000.00	0%
Department: 300 - Lincolnshire Revenue								
RE10 - Property Tax								
3010	Property Taxes	2,000.45	1,836.09	1,993.37	1,860.51	2,000.00	2,000.00	0%
Account Classification Total: RE10 - Property Tax		\$2,000.45	\$1,836.09	\$1,993.37	\$1,860.51	\$2,000.00	\$2,000.00	0%
Department Total: 300 - Lincolnshire Revenue		\$2,000.45	\$1,836.09	\$1,993.37	\$1,860.51	\$2,000.00	\$2,000.00	0%
Department: 400 - O'Fallon Meadows Revenue								
RE10 - Property Tax								
3010	Property Taxes	1,200.15	1,199.73	1,200.16	1,173.97	1,200.00	1,200.00	0%
Account Classification Total: RE10 - Property Tax		\$1,200.15	\$1,199.73	\$1,200.16	\$1,173.97	\$1,200.00	\$1,200.00	0%
Department Total: 400 - O'Fallon Meadows Revenue		\$1,200.15	\$1,199.73	\$1,200.16	\$1,173.97	\$1,200.00	\$1,200.00	0%
Department: 500 - Eagle Revenue								
RE10 - Property Tax								
3010	Property Taxes	3,002.28	3,007.85	2,991.47	3,007.51	3,000.00	3,000.00	0%
Account Classification Total: RE10 - Property Tax		\$3,002.28	\$3,007.85	\$2,991.47	\$3,007.51	\$3,000.00	\$3,000.00	0%
Department Total: 500 - Eagle Revenue		\$3,002.28	\$3,007.85	\$2,991.47	\$3,007.51	\$3,000.00	\$3,000.00	0%
Department: 600 - Cambridge Commons Revenue								
RE10 - Property Tax								
3010	Property Taxes	1,990.20	2,000.78	2,004.99	1,997.93	2,000.00	2,000.00	0%
Account Classification Total: RE10 - Property Tax		\$1,990.20	\$2,000.78	\$2,004.99	\$1,997.93	\$2,000.00	\$2,000.00	0%
Department Total: 600 - Cambridge Commons Revenue		\$1,990.20	\$2,000.78	\$2,004.99	\$1,997.93	\$2,000.00	\$2,000.00	0%
Department: 700 - Greenmount Revenue								
RE10 - Property Tax								
3010	Property Taxes	1,997.19	1,806.89	2,001.07	2,000.30	2,000.00	2,000.00	0%
Account Classification Total: RE10 - Property Tax		\$1,997.19	\$1,806.89	\$2,001.07	\$2,000.30	\$2,000.00	\$2,000.00	0%
Department Total: 700 - Greenmount Revenue		\$1,997.19	\$1,806.89	\$2,001.07	\$2,000.30	\$2,000.00	\$2,000.00	0%
Revenues Total		\$15,191.62	\$14,862.52	\$15,177.43	\$15,177.20	\$15,200.00	\$15,200.00	0%

Expenditures

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Department: 101 - Georgetown Expense								
EX50 - Maintenance & Equipment								
4150	Maintenance Grounds	2,765.00	501.00	552.00	696.00	1,700.00	1,700.00	0%
Account Classification Total: EX50 - Maintenance & Equipment		\$2,765.00	\$501.00	\$552.00	\$696.00	\$1,700.00	\$1,700.00	0%
EX60 - Operating Expenses								
4360	Accounting Services	0.00	0.00	0.00	0.00	100.00	100.00	0%
4370	Engineering Services	0.00	0.00	0.00	0.00	100.00	100.00	0%
4390	Professional Service	0.00	0.00	0.00	0.00	100.00	100.00	0%
Account Classification Total: EX60 - Operating Expenses		\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00	0%
Department Total: 101 - Georgetown Expense		\$2,765.00	\$501.00	\$552.00	\$696.00	\$2,000.00	\$2,000.00	0%
Department: 201 - Countryside Glen Expense								
EX50 - Maintenance & Equipment								
4150	Maintenance Grounds	0.00	0.00	0.00	0.00	1,500.00	1,500.00	0%
Account Classification Total: EX50 - Maintenance & Equipment		\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	0%
EX60 - Operating Expenses								
4360	Accounting Services	0.00	0.00	0.00	0.00	250.00	250.00	0%
4370	Engineering Services	0.00	0.00	0.00	0.00	250.00	250.00	0%
4390	Professional Service	0.00	0.00	0.00	0.00	1,000.00	1,000.00	0%
Account Classification Total: EX60 - Operating Expenses		\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	0%
Department Total: 201 - Countryside Glen Expense		\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00	0%
Department: 301 - Lincolnshire Expense								
EX50 - Maintenance & Equipment								
4150	Maintenance Grounds	840.00	3,873.00	1,184.00	1,853.00	1,500.00	1,500.00	0%
Account Classification Total: EX50 - Maintenance & Equipment		\$840.00	\$3,873.00	\$1,184.00	\$1,853.00	\$1,500.00	\$1,500.00	0%
EX60 - Operating Expenses								
4360	Accounting Services	0.00	0.00	0.00	0.00	100.00	100.00	0%
4370	Engineering Services	0.00	0.00	0.00	0.00	200.00	200.00	0%
4390	Professional Service	0.00	0.00	0.00	0.00	200.00	200.00	0%
Account Classification Total: EX60 - Operating Expenses		\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	0%
Department Total: 301 - Lincolnshire Expense		\$840.00	\$3,873.00	\$1,184.00	\$1,853.00	\$2,000.00	\$2,000.00	0%
Department: 401 - O'Fallon Meadows Expense								
EX50 - Maintenance & Equipment								
4150	Maintenance Grounds	513.00	506.00	410.00	600.00	900.00	900.00	0%
Account Classification Total: EX50 - Maintenance & Equipment		\$513.00	\$506.00	\$410.00	\$600.00	\$900.00	\$900.00	0%
EX60 - Operating Expenses								
4360	Accounting Services	0.00	0.00	0.00	0.00	100.00	100.00	0%
4370	Engineering Services	0.00	0.00	0.00	0.00	100.00	100.00	0%

City of O Fallon
Annual Budget by Classification

Fiscal Year 2016

Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
4390	Professional Service	0.00	0.00	0.00	0.00	100.00	100.00	0%
Account Classification Total: EX60 - Operating Expenses		\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00	0%
Department Total: 401 - O'Fallon Meadows Expense		\$513.00	\$506.00	\$410.00	\$600.00	\$1,200.00	\$1,200.00	0%
Department: 501 - Eagle Expense								
EX50 - Maintenance & Equipment								
4150	Maintenance Grounds	0.00	0.00	0.00	0.00	1,700.00	1,700.00	0%
Account Classification Total: EX50 - Maintenance & Equipment		\$0.00	\$0.00	\$0.00	\$0.00	\$1,700.00	\$1,700.00	0%
EX60 - Operating Expenses								
4360	Accounting Services	0.00	0.00	0.00	0.00	500.00	500.00	0%
4370	Engineering Services	0.00	0.00	0.00	0.00	300.00	300.00	0%
4390	Professional Service	0.00	0.00	0.00	0.00	500.00	500.00	0%
Account Classification Total: EX60 - Operating Expenses		\$0.00	\$0.00	\$0.00	\$0.00	\$1,300.00	\$1,300.00	0%
Department Total: 501 - Eagle Expense		\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00	0%
Department: 601 - Cambridge Commons Expense								
EX50 - Maintenance & Equipment								
4150	Maintenance Grounds	513.00	705.00	378.00	504.00	1,000.00	1,000.00	0%
Account Classification Total: EX50 - Maintenance & Equipment		\$513.00	\$705.00	\$378.00	\$504.00	\$1,000.00	\$1,000.00	0%
EX60 - Operating Expenses								
4360	Accounting Services	0.00	0.00	0.00	0.00	200.00	200.00	0%
4370	Engineering Services	0.00	0.00	0.00	0.00	500.00	500.00	0%
4390	Professional Service	0.00	0.00	0.00	0.00	300.00	300.00	0%
Account Classification Total: EX60 - Operating Expenses		\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00	0%
Department Total: 601 - Cambridge Commons Expense		\$513.00	\$705.00	\$378.00	\$504.00	\$2,000.00	\$2,000.00	0%
Department: 701 - Greenmount Expense								
EX50 - Maintenance & Equipment								
4150	Maintenance Grounds	1,370.00	637.00	2,002.00	690.00	1,500.00	1,500.00	0%
Account Classification Total: EX50 - Maintenance & Equipment		\$1,370.00	\$637.00	\$2,002.00	\$690.00	\$1,500.00	\$1,500.00	0%
EX60 - Operating Expenses								
4360	Accounting Services	0.00	0.00	0.00	0.00	100.00	100.00	0%
4370	Engineering Services	0.00	0.00	0.00	0.00	200.00	200.00	0%
4390	Professional Service	0.00	0.00	0.00	0.00	200.00	200.00	0%
Account Classification Total: EX60 - Operating Expenses		\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	0%
Department Total: 701 - Greenmount Expense		\$1,370.00	\$637.00	\$2,002.00	\$690.00	\$2,000.00	\$2,000.00	0%
Expenditures Total		\$6,001.00	\$6,222.00	\$4,526.00	\$4,343.00	\$15,200.00	\$15,200.00	0%
Fund Revenue	Total: 39 - Special Service Areas	\$15,191.62	\$14,862.52	\$15,177.43	\$15,177.20	\$15,200.00	\$15,200.00	0%

City of O Fallon
Annual Budget by Classification

Fiscal Year 2016

Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Fund Expenditure	Total: 39 - Special Service Areas	\$6,001.00	\$6,222.00	\$4,526.00	\$4,343.00	\$15,200.00	\$15,200.00	0%
Fund Net	Total: 39 - Special Service Areas	\$9,190.62	\$8,640.52	\$10,651.43	\$10,834.20	\$0.00	\$0.00	0%
Fund: 44 - Police Pension Fund								
<u>Revenues</u>								
Department: 00 - Revenues								
RE10 - Property Tax								
3015	Police Pension RE Tax	1,049,698.50	1,141,624.89	1,160,958.67	1,092,897.08	1,099,600.00	1,097,760.00	0%
Account Classification Total: RE10 - Property Tax		\$1,049,698.50	\$1,141,624.89	\$1,160,958.67	\$1,092,897.08	\$1,099,600.00	\$1,097,760.00	0%
RE30 - Other Tax								
3101	Police Pension C.P.P.R.T	4,972.23	5,262.54	5,515.29	3,784.35	3,000.00	3,000.00	0%
Account Classification Total: RE30 - Other Tax		\$4,972.23	\$5,262.54	\$5,515.29	\$3,784.35	\$3,000.00	\$3,000.00	0%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING								
3000	Interest Earned-CD/other	3,650.19	4,251.48	14.13	0.00	1,000.00	1,000.00	0%
3001	IPTIP	5,529.57	0.00	7,922.74	0.00	5,000.00	5,000.00	0%
3002	Interest	134,650.07	134,467.33	217,941.77	0.00	160,000.00	160,000.00	0%
3004	Dividends	258,321.95	615,677.11	634,408.13	0.00	200,000.00	200,000.00	0%
3072	Illinois Funds Interest	239.05	423.67	40.91	18.04	400.00	400.00	0%
3763	Checking Account Interest	10.18	0.00	0.00	0.00	0.00	0.00	N/A
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$402,401.01	\$754,819.59	\$860,327.68	\$18.04	\$366,400.00	\$366,400.00	0%
RE70 - Miscellaneous								
3005	GNMA - Proceeds	79,292.61	67,628.35	55,272.47	0.00	70,000.00	70,000.00	0%
3007	Gain On Sale	95,339.71	201,199.00	199,235.94	0.00	80,000.00	80,000.00	0%
Account Classification Total: RE70 - Miscellaneous		\$174,632.32	\$268,827.35	\$254,508.41	\$0.00	\$150,000.00	\$150,000.00	0%
RE80 - Operational Revenue								
3772	P/R Contribution Deposit	307,313.82	313,335.63	322,252.46	280,404.10	300,000.00	300,000.00	0%
Account Classification Total: RE80 - Operational Revenue		\$307,313.82	\$313,335.63	\$322,252.46	\$280,404.10	\$300,000.00	\$300,000.00	0%
Department Total: 00 - Revenues		\$1,939,017.88	\$2,483,870.00	\$2,603,562.51	\$1,377,103.57	\$1,919,000.00	\$1,917,160.00	0%
Revenues Total		\$1,939,017.88	\$2,483,870.00	\$2,603,562.51	\$1,377,103.57	\$1,919,000.00	\$1,917,160.00	0%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX15 - Other Personnel								
4010	Federal Tax Payments	(3,445.90)	0.00	0.00	0.00	0.00	0.00	N/A
4020	Pension	560,880.38	633,449.63	770,555.21	0.00	650,000.00	648,160.00	0%
Account Classification Total: EX15 - Other Personnel		\$557,434.48	\$633,449.63	\$770,555.21	\$0.00	\$650,000.00	\$648,160.00	0%
EX40 - Travel/Training								
4320	Training	4,663.00	1,675.40	2,289.10	0.00	5,000.00	5,000.00	0%

City of O Fallon
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Fiscal Year 2016

Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
4416	Dues	775.00	1,525.00	300.00	0.00	1,500.00	1,500.00	0%
Account Classification Total: EX40 - Travel/Training		\$5,438.00	\$3,200.40	\$2,589.10	\$0.00	\$6,500.00	\$6,500.00	0%
EX60 - Operating Expenses								
4360	Accounting Services	2,100.00	2,100.00	2,300.00	0.00	2,500.00	2,500.00	0%
4372	Physicals	2,349.36	1,381.75	6,532.70	0.00	3,000.00	3,000.00	0%
4380	Legal Services	6,800.00	5,600.00	10,010.50	0.00	7,000.00	7,000.00	0%
4423	Service Charges	0.00	0.00	256.24	0.00	0.00	0.00	N/A
4750	Investment Manager fee	26,750.92	28,459.68	30,329.55	0.00	26,000.00	26,000.00	0%
4800	Filing Fees-Annual Report	2,889.07	3,321.99	4,398.30	0.00	3,000.00	3,000.00	0%
Account Classification Total: EX60 - Operating Expenses		\$40,889.35	\$40,863.42	\$53,827.29	\$0.00	\$41,500.00	\$41,500.00	0%
EX70 - Miscellaneous								
4022	Refund Contributions	0.00	0.00	109,174.76	0.00	10,000.00	10,000.00	0%
4809	Miscellaneous Expense	0.00	0.00	0.00	0.00	5,000.00	5,000.00	0%
Account Classification Total: EX70 - Miscellaneous		\$0.00	\$0.00	\$109,174.76	\$0.00	\$15,000.00	\$15,000.00	0%
EX73 - Transfer to Reserves								
4751	Investments	780,000.00	0.00	0.00	0.00	1,206,000.00	1,206,000.00	0%
Account Classification Total: EX73 - Transfer to Reserves		\$780,000.00	\$0.00	\$0.00	\$0.00	\$1,206,000.00	\$1,206,000.00	0%
Department Total: 01 - Expenses		\$1,383,761.83	\$677,513.45	\$936,146.36	\$0.00	\$1,919,000.00	\$1,917,160.00	0%
Expenditures Total		\$1,383,761.83	\$677,513.45	\$936,146.36	\$0.00	\$1,919,000.00	\$1,917,160.00	0%
Fund Revenue	Total: 44 - Police Pension Fund	\$1,939,017.88	\$2,483,870.00	\$2,603,562.51	\$1,377,103.57	\$1,919,000.00	\$1,917,160.00	0%
Fund Expenditure	Total: 44 - Police Pension Fund	\$1,383,761.83	\$677,513.45	\$936,146.36	\$0.00	\$1,919,000.00	\$1,917,160.00	0%
Fund Net	Total: 44 - Police Pension Fund	\$555,256.05	\$1,806,356.55	\$1,667,416.15	\$1,377,103.57	\$0.00	\$0.00	0%
Fund: 48 - Sewer Debt Service Fund								
<u>Revenues</u>								
Department: 00 - Revenues								
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING								
3072	Illinois Funds Interest	0.83	1.18	0.20	0.02	0.00	0.00	N/A
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$0.83	\$1.18	\$0.20	\$0.02	\$0.00	\$0.00	0%
RE81 - Transfer from Reserves								
3914	Transfer from Sewer Reser	574,158.57	540,419.04	540,419.00	270,209.52	540,420.00	540,420.00	0%
Account Classification Total: RE81 - Transfer from Reserves		\$574,158.57	\$540,419.04	\$540,419.00	\$270,209.52	\$540,420.00	\$540,420.00	0%
Department Total: 00 - Revenues		\$574,159.40	\$540,420.22	\$540,419.20	\$270,209.54	\$540,420.00	\$540,420.00	0%
Revenues Total		\$574,159.40	\$540,420.22	\$540,419.20	\$270,209.54	\$540,420.00	\$540,420.00	0%

Expenditures

City of O Fallon
Annual Budget by Classification
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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Department: 01 - Expenses								
EX83 - Loan Payable - principal								
4758	IEPA Loan	540,419.04	540,419.04	540,419.04	540,419.04	540,420.00	540,420.00	0%
Account Classification Total: EX83 - Loan Payable - principal		\$540,419.04	\$540,419.04	\$540,419.04	\$540,419.04	\$540,420.00	\$540,420.00	0%
Department Total: 01 - Expenses		\$540,419.04	\$540,419.04	\$540,419.04	\$540,419.04	\$540,420.00	\$540,420.00	0%
Expenditures Total		\$540,419.04	\$540,419.04	\$540,419.04	\$540,419.04	\$540,420.00	\$540,420.00	0%
Fund Revenue	Total: 48 - Sewer Debt Service Fund	\$574,159.40	\$540,420.22	\$540,419.20	\$270,209.54	\$540,420.00	\$540,420.00	0%
Fund Expenditure	Total: 48 - Sewer Debt Service Fund	\$540,419.04	\$540,419.04	\$540,419.04	\$540,419.04	\$540,420.00	\$540,420.00	0%
Fund Net	Total: 48 - Sewer Debt Service Fund	\$33,740.36	\$1.18	\$0.16	(\$270,209.50)	\$0.00	\$0.00	0%
Fund: 50 - Special Tax Alloc. (TIF)								
<u>Revenues</u>								
Department: 00 - Revenues								
RE10 - Property Tax								
3010	Property Taxes	344,399.10	354,143.75	389,361.08	365,198.12	350,000.00	350,000.00	0%
Account Classification Total: RE10 - Property Tax		\$344,399.10	\$354,143.75	\$389,361.08	\$365,198.12	\$350,000.00	\$350,000.00	0%
RE81 - Transfer from Reserves								
3948	Transfer from Reserves	0.00	0.00	0.00	0.00	0.00	345,000.00	100%
Account Classification Total: RE81 - Transfer from Reserves		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$345,000.00	100%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.								
3072	Illinois Funds Interest	61.49	86.03	17.68	1.47	0.00	0.00	N/A
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$61.49	\$86.03	\$17.68	\$1.47	\$0.00	\$0.00	0%
Department Total: 00 - Revenues		\$344,460.59	\$354,229.78	\$389,378.76	\$365,199.59	\$350,000.00	\$695,000.00	0%
Department: 83 - GreenMt Medical - TIF								
RE10 - Property Tax								
3010	Property Taxes	0.00	0.00	0.00	16,172.78	0.00	16,000.00	N/A
Account Classification Total: RE10 - Property Tax		\$0.00	\$0.00	\$0.00	\$16,172.78	\$0.00	\$16,000.00	
RE81 - Transfer from Reserves								
3948	Transfer from Reserves	0.00	0.00	0.00	0.00	75,000.00	5,538,415.00	7285%
Account Classification Total: RE81 - Transfer from Reserves		\$0.00	\$0.00	\$0.00	\$0.00	\$75,000.00	\$5,538,415.00	7285%
RE83 - Bond/Loan Proceeds								
3819	Bond Proceeds	0.00	0.00	0.00	0.00	0.00	10,000,000.00	N/A
Account Classification Total: RE83 - Bond/Loan Proceeds		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000,000.00	
Department Total: 83 - GreenMt Medical - TIF		\$0.00	\$0.00	\$0.00	\$16,172.78	\$75,000.00	\$15,554,415.00	20639%

City of O Fallon
Annual Budget by Classification

Fiscal Year 2016

Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Department: 84 - CentralPark Plaza - TIF								
RE10 - Property Tax								
3010	Property Taxes	0.00	0.00	0.00	270,008.38	27,600.00	270,000.00	878%
Account Classification Total: RE10 - Property Tax		\$0.00	\$0.00	\$0.00	\$270,008.38	\$27,600.00	\$270,000.00	878%
RE81 - Transfer from Reserves								
3948	Transfer from Reserves	0.00	0.00	0.00	0.00	47,400.00	45,000.00	-5%
Account Classification Total: RE81 - Transfer from Reserves		\$0.00	\$0.00	\$0.00	\$0.00	\$47,400.00	\$45,000.00	-5%
Department Total: 84 - CentralPark Plaza - TIF		\$0.00	\$0.00	\$0.00	\$270,008.38	\$75,000.00	\$315,000.00	320%
Department: 85 - Scott Troy Road/Hwy 50 TIF-(Rink)								
RE81 - Transfer from Reserves								
3948	Transfer from Reserves	0.00	0.00	0.00	0.00	0.00	20,000.00	N/A
Account Classification Total: RE81 - Transfer from Reserves		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	
Department Total: 85 - Scott Troy Road/Hwy 50 TIF-(Rink)		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	
Department: 86 - Downtown/Central City TIF								
RE81 - Transfer from Reserves								
3948	Transfer from Reserves	0.00	0.00	0.00	0.00	0.00	332,000.00	N/A
Account Classification Total: RE81 - Transfer from Reserves		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$332,000.00	
Department Total: 86 - Downtown/Central City TIF		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$332,000.00	
Revenues Total		\$344,460.59	\$354,229.78	\$389,378.76	\$651,380.75	\$500,000.00	\$16,916,415.00	0%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX60 - Operating Expenses								
4390	Professional Service	2,436.00	0.00	5,365.52	2,643.48	5,000.00	5,000.00	0%
4882	Development Projects	1,500,000.00	750.00	1,163,397.70	0.00	345,000.00	690,000.00	0%
Account Classification Total: EX60 - Operating Expenses		\$1,502,436.00	\$750.00	\$1,168,763.22	\$2,643.48	\$350,000.00	\$695,000.00	0%
Department Total: 01 - Expenses		\$1,502,436.00	\$750.00	\$1,168,763.22	\$2,643.48	\$350,000.00	\$695,000.00	0%
Department: 83 - GreenMt Medical - TIF								
EX60 - Operating Expenses								
4380	Legal Services	18,757.06	4,770.00	67.50	1,989.00	25,000.00	25,000.00	0%
4390	Professional Service	20,308.51	0.00	55,111.47	90,729.80	50,000.00	14,475,000.00	28850%
Account Classification Total: EX60 - Operating Expenses		\$39,065.57	\$4,770.00	\$55,178.97	\$92,718.80	\$75,000.00	\$14,500,000.00	19233%
EX71 - Capital Expenditures								
4900	Land	0.00	0.00	0.00	0.00	0.00	200,000.00	N/A
Account Classification Total: EX71 - Capital Expenditures		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200,000.00	
EX84 - Bond Payments								

City of O Fallon
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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
4757	Bond Interest	0.00	0.00	0.00	0.00	0.00	419,415.00	N/A
4870	Bond Principal Payment	0.00	0.00	0.00	0.00	0.00	435,000.00	N/A
Account Classification Total: EX84 - Bond Payments		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$854,415.00	
Department Total: 83 - GreenMt Medical - TIF		\$39,065.57	\$4,770.00	\$55,178.97	\$92,718.80	\$75,000.00	\$15,554,415.00	20639%
Department: 84 - CentralPark Plaza - TIF								
EX60 - Operating Expenses								
4380	Legal Services	4,635.00	12,249.70	337.50	1,035.00	25,000.00	10,000.00	-60%
4390	Professional Service	36,797.33	2,242.75	41,801.23	2,145.00	50,000.00	25,000.00	-50%
4882	Development Projects	0.00	0.00	0.00	185,936.40	0.00	190,000.00	N/A
4865	TIF Surplus Distribution	0.00	0.00	0.00	81,056.95	0.00	90,000.00	N/A
Account Classification Total: EX60 - Operating Expenses		\$41,432.33	\$14,492.45	\$42,138.73	\$270,173.35	\$75,000.00	\$315,000.00	320%
Department Total: 84 - CentralPark Plaza - TIF		\$41,432.33	\$14,492.45	\$42,138.73	\$270,173.35	\$75,000.00	\$315,000.00	320%
Department: 85 - Scott Troy Road/Hwy 50 TIF-(Rink)								
EX60 - Operating Expenses								
4380	Legal Services	0.00	0.00	0.00	937.80	0.00	10,000.00	N/A
4390	Professional Service	0.00	0.00	0.00	5,255.00	0.00	10,000.00	N/A
Account Classification Total: EX60 - Operating Expenses		\$0.00	\$0.00	\$0.00	\$6,192.80	\$0.00	\$20,000.00	
Department Total: 85 - Scott Troy Road/Hwy 50 TIF-(Rink)		\$0.00	\$0.00	\$0.00	\$6,192.80	\$0.00	\$20,000.00	
Department: 86 - Downtown/Central City TIF								
EX60 - Operating Expenses								
4380	Legal Services	0.00	0.00	0.00	630.00	0.00	5,000.00	N/A
4390	Professional Service	0.00	0.00	0.00	27,560.32	0.00	327,000.00	N/A
Account Classification Total: EX60 - Operating Expenses		\$0.00	\$0.00	\$0.00	\$28,190.32	\$0.00	\$332,000.00	
Department Total: 86 - Downtown/Central City TIF		\$0.00	\$0.00	\$0.00	\$28,190.32	\$0.00	\$332,000.00	
Expenditures Total		\$1,582,933.90	\$20,012.45	\$1,266,080.92	\$399,918.75	\$500,000.00	\$16,916,415.00	0%
Fund Revenue	Total: 50 - Special Tax Alloc. (TIF)	\$344,460.59	\$354,229.78	\$389,378.76	\$651,380.75	\$500,000.00	\$16,916,415.00	0%
Fund Expenditure	Total: 50 - Special Tax Alloc. (TIF)	\$1,582,933.90	\$20,012.45	\$1,266,080.92	\$399,918.75	\$500,000.00	\$16,916,415.00	0%
Fund Net	Total: 50 - Special Tax Alloc. (TIF)	(\$1,238,473.31)	\$334,217.33	(\$876,702.16)	\$251,462.00	\$0.00	\$0.00	3214%
Fund: 51 - Hotel/Motel Use Tax Fund								
<u>Revenues</u>								
Department: 00 - Revenues								
RE51 - Hotel/Motel Receipts								
3415	Hotel/Motel Tax	685,143.31	695,511.13	690,888.00	565,144.00	700,000.00	740,000.00	6%
Account Classification Total: RE51 - Hotel/Motel Receipts		\$685,143.31	\$695,511.13	\$690,888.00	\$565,144.00	\$700,000.00	\$740,000.00	6%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING								
3000	Interest Earned-CD/other	0.00	486.94	0.00	232.40	250.00	0.00	-100%
3072	Illinois Funds Interest	45.35	63.44	13.02	1.08	50.00	50.00	0%
3763	Checking Account Interest	0.00	0.00	0.00	0.00	0.00	250.00	N/A
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$45.35	\$550.38	\$13.02	\$233.48	\$300.00	\$300.00	0%
RE81 - Transfer from Reserves								
3948	Transfer from Reserves	0.00	0.00	0.00	0.00	225,425.00	195,930.00	-40%
Account Classification Total: RE81 - Transfer from Reserves		\$0.00	\$0.00	\$0.00	\$0.00	\$225,425.00	\$195,930.00	-40%
Department Total: 00 - Revenues		\$685,188.66	\$696,061.51	\$690,901.02	\$565,377.48	\$925,725.00	\$936,230.00	-5%
Revenues Total		\$685,188.66	\$696,061.51	\$690,901.02	\$565,377.48	\$925,725.00	\$936,230.00	-5%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX10 - Personnel								
4000	Salaries	31,178.32	30,217.19	30,680.59	25,364.75	33,800.00	34,000.00	1%
Account Classification Total: EX10 - Personnel		\$31,178.32	\$30,217.19	\$30,680.59	\$25,364.75	\$33,800.00	\$34,000.00	1%
EX15 - Other Personnel								
4030	Hospitalization Insurance	2,635.88	2,915.48	2,854.75	1,746.82	4,200.00	3,000.00	-29%
4031	Dental Insurance	184.68	192.44	191.24	141.53	210.00	200.00	-5%
4032	Life Insurance	24.12	22.11	28.74	16.54	30.00	30.00	0%
4060	Unemployment Compensation	0.00	0.00	0.00	0.00	0.00	0.00	N/A
4210	Workmens Comp Insurance	0.00	0.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: EX15 - Other Personnel		\$2,844.68	\$3,130.03	\$3,074.73	\$1,904.89	\$4,440.00	\$3,230.00	-27%
EX60 - Operating Expenses								
4390	Professional Service	0.00	719.42	0.00	0.00	4,000.00	4,000.00	0%
4392	Prof Service - Tourism	14,519.96	16,398.00	15,658.00	6,798.00	22,000.00	22,000.00	0%
4882	Development Projects	151,860.95	81,922.28	79,398.50	65,248.10	120,000.00	120,000.00	0%
Account Classification Total: EX60 - Operating Expenses		\$166,380.91	\$99,039.70	\$95,056.50	\$72,046.10	\$146,000.00	\$146,000.00	0%
EX72 - Transfers to Other Funds								
4790	Transfers	348,350.00	398,009.48	811,796.51	363,993.43	741,485.00	753,000.00	-7%
Account Classification Total: EX72 - Transfers to Other Funds		\$348,350.00	\$398,009.48	\$811,796.51	\$363,993.43	\$741,485.00	\$753,000.00	-7%
Department Total: 01 - Expenses		\$548,753.91	\$530,396.40	\$940,608.33	\$463,309.17	\$925,725.00	\$936,230.00	-5%
Expenditures Total		\$548,753.91	\$530,396.40	\$940,608.33	\$463,309.17	\$925,725.00	\$936,230.00	-5%
Fund Revenue	Total: 51 - Hotel/Motel Use Tax Fund	\$685,188.66	\$696,061.51	\$690,901.02	\$565,377.48	\$925,725.00	\$936,230.00	-5%
Fund Expenditure	Total: 51 - Hotel/Motel Use Tax Fund	\$548,753.91	\$530,396.40	\$940,608.33	\$463,309.17	\$925,725.00	\$936,230.00	-5%
Fund Net	Total: 51 - Hotel/Motel Use Tax Fund	\$136,434.75	\$165,665.11	(\$249,707.31)	\$102,068.31	\$0.00	\$0.00	-5%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Fund: 53 - 97 Junior Debt Service								
<u>Revenues</u>								
Department: 00 - Revenues								
RE84 - Transfers from Other Funds								
3903	Transfer from General Fun	230,996.00	598,805.00	599,830.00	62,702.50	595,905.00	590,330.00	-1%
Account Classification Total: RE84 - Transfers from Other Funds		\$230,996.00	\$598,805.00	\$599,830.00	\$62,702.50	\$595,905.00	\$590,330.00	-1%
Department Total: 00 - Revenues		\$230,996.00	\$598,805.00	\$599,830.00	\$62,702.50	\$595,905.00	\$590,330.00	-1%
Revenues Total		\$230,996.00	\$598,805.00	\$599,830.00	\$62,702.50	\$595,905.00	\$590,330.00	-1%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX60 - Operating Expenses								
4423	Service Charges	500.00	250.00	250.00	250.00	500.00	500.00	0%
Account Classification Total: EX60 - Operating Expenses		\$500.00	\$250.00	\$250.00	\$250.00	\$500.00	\$500.00	0%
EX84 - Bond Payments								
4730	Interest Expense	175,496.06	143,805.00	134,705.00	125,405.00	125,405.00	114,830.00	-8%
4870	Bond Prinicpal Payment	55,000.00	455,000.00	465,000.00	470,000.00	470,000.00	475,000.00	1%
Account Classification Total: EX84 - Bond Payments		\$230,496.06	\$598,805.00	\$599,705.00	\$595,405.00	\$595,405.00	\$589,830.00	-1%
Department Total: 01 - Expenses		\$230,996.06	\$599,055.00	\$599,955.00	\$595,655.00	\$595,905.00	\$590,330.00	-1%
Expenditures Total		\$230,996.06	\$599,055.00	\$599,955.00	\$595,655.00	\$595,905.00	\$590,330.00	-1%
Fund Revenue	Total: 53 - 97 Junior Debt Service	\$230,996.00	\$598,805.00	\$599,830.00	\$62,702.50	\$595,905.00	\$590,330.00	-1%
Fund Expenditure	Total: 53 - 97 Junior Debt Service	\$230,996.06	\$599,055.00	\$599,955.00	\$595,655.00	\$595,905.00	\$590,330.00	-1%
Fund Net	Total: 53 - 97 Junior Debt Service	(\$0.06)	(\$250.00)	(\$125.00)	(\$532,952.50)	\$0.00	\$0.00	-1%
Fund: 55 - 2002 Bond Issue								
<u>Revenues</u>								
Department: 00 - Revenues								
RE84 - Transfers from Other Funds								
3903	Transfer from General Fun	372,750.00	544,780.00	547,205.00	72,090.00	549,430.00	555,320.00	1%
3920	Transfer From Prop S	415,450.00	415,393.52	414,655.40	126,086.56	416,255.00	415,610.00	0%
Account Classification Total: RE84 - Transfers from Other Funds		\$788,200.00	\$960,173.52	\$961,860.40	\$198,176.56	\$965,685.00	\$970,930.00	1%
Department Total: 00 - Revenues		\$788,200.00	\$960,173.52	\$961,860.40	\$198,176.56	\$965,685.00	\$970,930.00	1%
Revenues Total		\$788,200.00	\$960,173.52	\$961,860.40	\$198,176.56	\$965,685.00	\$970,930.00	1%
<u>Expenditures</u>								
Department: 01 - Expenses								

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
EX60 - Operating Expenses								
4423	Service Charges	500.00	570.00	483.33	566.00	500.00	500.00	0%
Account Classification Total: EX60 - Operating Expenses		\$500.00	\$570.00	\$483.33	\$566.00	\$500.00	\$500.00	0%
EX84 - Bond Payments								
4730	Interest Expense	465,877.72	422,773.52	409,755.40	396,353.10	396,355.00	381,520.00	-4%
4870	Bond Principal Payment	322,320.00	537,400.00	552,480.00	568,830.00	568,830.00	588,910.00	4%
Account Classification Total: EX84 - Bond Payments		\$788,197.72	\$960,173.52	\$962,235.40	\$965,183.10	\$965,185.00	\$970,430.00	1%
Department Total: 01 - Expenses		\$788,697.72	\$960,743.52	\$962,718.73	\$965,749.10	\$965,685.00	\$970,930.00	1%
Expenditures Total		\$788,697.72	\$960,743.52	\$962,718.73	\$965,749.10	\$965,685.00	\$970,930.00	1%
Fund Revenue	Total: 55 - 2002 Bond Issue	\$788,200.00	\$960,173.52	\$961,860.40	\$198,176.56	\$965,685.00	\$970,930.00	1%
Fund Expenditure	Total: 55 - 2002 Bond Issue	\$788,697.72	\$960,743.52	\$962,718.73	\$965,749.10	\$965,685.00	\$970,930.00	1%
Fund Net	Total: 55 - 2002 Bond Issue	(\$497.72)	(\$570.00)	(\$858.33)	(\$767,572.54)	\$0.00	\$0.00	1%
Fund: 57 - 2003 Water Bond Issue								
<u>Revenues</u>								
Department: 00 - Revenues								
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING								
3072	Illinois Funds Interest	36.07	50.44	10.34	0.86	0.00	0.00	N/A
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$36.07	\$50.44	\$10.34	\$0.86	\$0.00	\$0.00	0%
RE84 - Transfers from Other Funds								
3909	Water Revenue Transfer	386,710.00	385,435.00	388,125.00	0.00	0.00	0.00	N/A
Account Classification Total: RE84 - Transfers from Other Funds		\$386,710.00	\$385,435.00	\$388,125.00	\$0.00	\$0.00	\$0.00	0%
Department Total: 00 - Revenues		\$386,746.07	\$385,485.44	\$388,135.34	\$0.86	\$0.00	\$0.00	0%
Revenues Total		\$386,746.07	\$385,485.44	\$388,135.34	\$0.86	\$0.00	\$0.00	0%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX60 - Operating Expenses								
4423	Service Charges	500.00	500.00	250.00	0.00	0.00	0.00	N/A
Account Classification Total: EX60 - Operating Expenses		\$500.00	\$500.00	\$250.00	\$0.00	\$0.00	\$0.00	0%
EX71 - Capital Expenditures								
4849	Amortization	3,092.74	2,095.08	1,068.91	0.00	0.00	0.00	N/A
Account Classification Total: EX71 - Capital Expenditures		\$3,092.74	\$2,095.08	\$1,068.91	\$0.00	\$0.00	\$0.00	0%
EX84 - Bond Payments								
4730	Interest Expense	36,210.00	25,185.00	6,562.50	0.00	0.00	0.00	N/A
Account Classification Total: EX84 - Bond Payments		\$36,210.00	\$25,185.00	\$6,562.50	\$0.00	\$0.00	\$0.00	0%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
	Department Total: 01 - Expenses	\$39,802.74	\$27,780.08	\$7,881.41	\$0.00	\$0.00	\$0.00	0%
	Expenditures Total	\$39,802.74	\$27,780.08	\$7,881.41	\$0.00	\$0.00	\$0.00	0%
Fund Revenue	Total: 57 - 2003 Water Bond Issue	\$386,746.07	\$385,485.44	\$388,135.34	\$0.86	\$0.00	\$0.00	0%
Fund Expenditure	Total: 57 - 2003 Water Bond Issue	\$39,802.74	\$27,780.08	\$7,881.41	\$0.00	\$0.00	\$0.00	0%
Fund Net	Total: 57 - 2003 Water Bond Issue	\$346,943.33	\$357,705.36	\$380,253.93	\$0.86	\$0.00	\$0.00	0%
Fund: 61 - SSA #1 Debt Service Fund								
<u>Revenues</u>								
Department: 00 - Revenues								
RE10 - Property Tax								
3010	Property Taxes	167,175.10	168,475.14	164,652.58	165,700.12	166,780.00	167,600.00	0%
	Account Classification Total: RE10 - Property Tax	\$167,175.10	\$168,475.14	\$164,652.58	\$165,700.12	\$166,780.00	\$167,600.00	0%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING								
3000	Interest Earned-CD/other	274.99	313.60	363.59	32.26	0.00	0.00	N/A
3072	Illinois Funds Interest	21.27	1.04	0.16	0.01	710.00	860.00	21%
	RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.	\$296.26	\$314.64	\$363.75	\$32.27	\$710.00	\$860.00	21%
	Department Total: 00 - Revenues	\$167,471.36	\$168,789.78	\$165,016.33	\$165,732.39	\$167,490.00	\$168,460.00	1%
	Revenues Total	\$167,471.36	\$168,789.78	\$165,016.33	\$165,732.39	\$167,490.00	\$168,460.00	1%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX60 - Operating Expenses								
4423	Service Charges	440.00	400.00	440.00	790.00	750.00	800.00	7%
	Account Classification Total: EX60 - Operating Expenses	\$440.00	\$400.00	\$440.00	\$790.00	\$750.00	\$800.00	7%
EX84 - Bond Payments								
4730	Interest Expense	97,960.00	94,390.00	90,565.00	86,740.00	86,740.00	82,660.00	-5%
4870	Bond Principal Payment	70,000.00	75,000.00	75,000.00	80,000.00	80,000.00	85,000.00	6%
	Account Classification Total: EX84 - Bond Payments	\$167,960.00	\$169,390.00	\$165,565.00	\$166,740.00	\$166,740.00	\$167,660.00	1%
	Department Total: 01 - Expenses	\$168,400.00	\$169,790.00	\$166,005.00	\$167,530.00	\$167,490.00	\$168,460.00	1%
	Expenditures Total	\$168,400.00	\$169,790.00	\$166,005.00	\$167,530.00	\$167,490.00	\$168,460.00	1%
Fund Revenue	Total: 61 - SSA #1 Debt Service Fund	\$167,471.36	\$168,789.78	\$165,016.33	\$165,732.39	\$167,490.00	\$168,460.00	1%
Fund Expenditure	Total: 61 - SSA #1 Debt Service Fund	\$168,400.00	\$169,790.00	\$166,005.00	\$167,530.00	\$167,490.00	\$168,460.00	1%
Fund Net	Total: 61 - SSA #1 Debt Service Fund	(\$928.64)	(\$1,000.22)	(\$988.67)	(\$1,797.61)	\$0.00	\$0.00	1%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Fund: 62 - SSA #2 Debt Service Fund								
<u>Revenues</u>								
Department: 00 - Revenues								
RE10 - Property Tax								
3010	Property Taxes	35,600.10	40,724.76	39,725.02	38,725.10	38,225.00	37,225.00	-3%
Account Classification Total: RE10 - Property Tax		\$35,600.10	\$40,724.76	\$39,725.02	\$38,725.10	\$38,225.00	\$37,225.00	-3%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING								
3000	Interest Earned-CD/other	257.72	293.86	313.42	30.23	0.00	800.00	N/A
3072	Illinois Funds Interest	12.06	16.06	3.27	0.27	750.00	0.00	-100%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$269.78	\$309.92	\$316.69	\$30.50	\$750.00	\$800.00	7%
Department Total: 00 - Revenues		\$35,869.88	\$41,034.68	\$40,041.71	\$38,755.60	\$38,975.00	\$38,025.00	-2%
Revenues Total		\$35,869.88	\$41,034.68	\$40,041.71	\$38,755.60	\$38,975.00	\$38,025.00	-2%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX60 - Operating Expenses								
4423	Service Charges	440.00	400.00	440.00	750.00	750.00	800.00	7%
Account Classification Total: EX60 - Operating Expenses		\$440.00	\$400.00	\$440.00	\$750.00	\$750.00	\$800.00	7%
EX84 - Bond Payments								
4730	Interest Expense	20,975.00	20,225.00	19,225.00	9,112.50	18,225.00	17,225.00	-5%
4870	Bond Principal Payment	15,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	0%
Account Classification Total: EX84 - Bond Payments		\$35,975.00	\$40,225.00	\$39,225.00	\$29,112.50	\$38,225.00	\$37,225.00	-3%
Department Total: 01 - Expenses		\$36,415.00	\$40,625.00	\$39,665.00	\$29,862.50	\$38,975.00	\$38,025.00	-2%
Expenditures Total		\$36,415.00	\$40,625.00	\$39,665.00	\$29,862.50	\$38,975.00	\$38,025.00	-2%
Fund Revenue	Total: 62 - SSA #2 Debt Service Fund	\$35,869.88	\$41,034.68	\$40,041.71	\$38,755.60	\$38,975.00	\$38,025.00	-2%
Fund Expenditure	Total: 62 - SSA #2 Debt Service Fund	\$36,415.00	\$40,625.00	\$39,665.00	\$29,862.50	\$38,975.00	\$38,025.00	-2%
Fund Net	Total: 62 - SSA #2 Debt Service Fund	(\$545.12)	\$409.68	\$376.71	\$8,893.10	\$0.00	\$0.00	-2%
Fund: 63 - SSA #4 Debt Service Fund								
<u>Revenues</u>								
Department: 00 - Revenues								
RE10 - Property Tax								
3010	Property Taxes	110,184.00	112,760.00	110,210.00	112,534.00	112,935.00	110,130.00	-2%
Account Classification Total: RE10 - Property Tax		\$110,184.00	\$112,760.00	\$110,210.00	\$112,534.00	\$112,935.00	\$110,130.00	-2%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING								
3000	Interest Earned-CD/other	466.99	532.10	567.43	54.77	0.00	800.00	N/A

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
3072	Illinois Funds Interest	48.08	3.26	0.62	0.05	750.00	0.00	-100%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$515.07	\$535.36	\$568.05	\$54.82	\$750.00	\$800.00	7%
Department Total: 00 - Revenues		\$110,699.07	\$113,295.36	\$110,778.05	\$112,588.82	\$113,685.00	\$110,930.00	-2%
Revenues Total		\$110,699.07	\$113,295.36	\$110,778.05	\$112,588.82	\$113,685.00	\$110,930.00	-2%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX60 - Operating Expenses								
4423	Service Charges	440.00	0.00	440.00	790.00	750.00	800.00	7%
Account Classification Total: EX60 - Operating Expenses		\$440.00	\$0.00	\$440.00	\$790.00	\$750.00	\$800.00	7%
EX84 - Bond Payments								
4730	Interest Expense	65,330.00	63,035.00	60,485.00	57,935.00	57,935.00	55,130.00	-5%
4870	Bond Principal Payment	45,000.00	50,000.00	50,000.00	55,000.00	55,000.00	55,000.00	0%
Account Classification Total: EX84 - Bond Payments		\$110,330.00	\$113,035.00	\$110,485.00	\$112,935.00	\$112,935.00	\$110,130.00	-2%
Department Total: 01 - Expenses		\$110,770.00	\$113,035.00	\$110,925.00	\$113,725.00	\$113,685.00	\$110,930.00	-2%
Expenditures Total		\$110,770.00	\$113,035.00	\$110,925.00	\$113,725.00	\$113,685.00	\$110,930.00	-2%
Fund Revenue	Total: 63 - SSA #4 Debt Service Fund	\$110,699.07	\$113,295.36	\$110,778.05	\$112,588.82	\$113,685.00	\$110,930.00	-2%
Fund Expenditure	Total: 63 - SSA #4 Debt Service Fund	\$110,770.00	\$113,035.00	\$110,925.00	\$113,725.00	\$113,685.00	\$110,930.00	-2%
Fund Net	Total: 63 - SSA #4 Debt Service Fund	(\$70.93)	\$260.36	(\$146.95)	(\$1,136.18)	\$0.00	\$0.00	-2%
Fund: 64 - Subaru Debt Service								
<u>Revenues</u>								
Department: 00 - Revenues								
RE10 - Property Tax								
3010	Property Taxes	78,500.00	76,900.00	75,300.00	0.00	79,500.00	0.00	-100%
Account Classification Total: RE10 - Property Tax		\$78,500.00	\$76,900.00	\$75,300.00	\$0.00	\$79,500.00	\$0.00	-100%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.								
3072	Illinois Funds Interest	32.05	28.17	5.77	0.48	750.00	0.00	-100%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$32.05	\$28.17	\$5.77	\$0.48	\$750.00	\$0.00	-100%
Department Total: 00 - Revenues		\$78,532.05	\$76,928.17	\$75,305.77	\$0.48	\$80,250.00	\$0.00	-100%
Revenues Total		\$78,532.05	\$76,928.17	\$75,305.77	\$0.48	\$80,250.00	\$0.00	-100%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX60 - Operating Expenses								
4423	Service Charges	0.00	840.00	440.00	0.00	750.00	0.00	-100%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Account Classification Total: EX60 - Operating Expenses		\$0.00	\$840.00	\$440.00	\$0.00	\$750.00	\$0.00	-100%
EX84 - Bond Payments								
4730	Interest Expense	59,300.00	57,700.00	77,445.83	0.00	54,500.00	0.00	-100%
4870	Bond Prinicpal Payment	20,000.00	20,000.00	580,000.00	0.00	25,000.00	0.00	-100%
Account Classification Total: EX84 - Bond Payments		\$79,300.00	\$77,700.00	\$657,445.83	\$0.00	\$79,500.00	\$0.00	-100%
Department Total: 01 - Expenses		\$79,300.00	\$78,540.00	\$657,885.83	\$0.00	\$80,250.00	\$0.00	-100%
Expenditures Total		\$79,300.00	\$78,540.00	\$657,885.83	\$0.00	\$80,250.00	\$0.00	-100%
Fund Revenue	Total: 64 - Subaru Debt Service	\$78,532.05	\$76,928.17	\$75,305.77	\$0.48	\$80,250.00	\$0.00	-100%
Fund Expenditure	Total: 64 - Subaru Debt Service	\$79,300.00	\$78,540.00	\$657,885.83	\$0.00	\$80,250.00	\$0.00	-100%
Fund Net	Total: 64 - Subaru Debt Service	(\$767.95)	(\$1,611.83)	(\$582,580.06)	\$0.48	\$0.00	\$0.00	-100%
Fund: 67 - Newbold Debt Service								
<u>Revenues</u>								
Department: 00 - Revenues								
RE10 - Property Tax								
3010	Property Taxes	197,001.00	193,002.00	123,087.00	158,700.00	196,600.00	197,900.00	1%
Account Classification Total: RE10 - Property Tax		\$197,001.00	\$193,002.00	\$123,087.00	\$158,700.00	\$196,600.00	\$197,900.00	1%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKIN								
3000	Interest Earned-CD/other	673.40	1,236.95	0.00	0.00	0.00	0.00	N/A
3072	Illinois Funds Interest	14.51	2.04	0.36	0.03	0.00	0.00	N/A
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$687.91	\$1,238.99	\$0.36	\$0.03	\$0.00	\$0.00	0%
RE80 - Operational Revenue								
3008	Sale of Bonds	0.00	1,540,000.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: RE80 - Operational Revenue		\$0.00	\$1,540,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
RE81 - Transfer from Reserves								
3921	Transfer from other funds	0.00	287,380.49	0.00	0.00	0.00	0.00	N/A
Account Classification Total: RE81 - Transfer from Reserves		\$0.00	\$287,380.49	\$0.00	\$0.00	\$0.00	\$0.00	0%
Department Total: 00 - Revenues		\$197,688.91	\$2,021,621.48	\$123,087.36	\$158,700.03	\$196,600.00	\$197,900.00	1%
Revenues Total		\$197,688.91	\$2,021,621.48	\$123,087.36	\$158,700.03	\$196,600.00	\$197,900.00	1%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX60 - Operating Expenses								
4423	Service Charges	880.00	71,021.00	1,390.00	1,778.00	0.00	2,000.00	N/A
Account Classification Total: EX60 - Operating Expenses		\$880.00	\$71,021.00	\$1,390.00	\$1,778.00	\$0.00	\$2,000.00	N/A

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
EX72 - Transfers to Other Funds								
4790	Transfers	0.00	287,380.49	0.00	0.00	0.00	0.00	N/A
Account Classification Total: EX72 - Transfers to Other Funds		\$0.00	\$287,380.49	\$0.00	\$0.00	\$0.00	\$0.00	0%
EX84 - Bond Payments								
4730	Interest Expense	149,000.00	91,306.39	83,450.00	79,312.00	136,600.00	130,900.00	-4%
4870	Bond Principal Payment	50,000.00	1,604,000.00	75,000.00	80,000.00	60,000.00	65,000.00	8%
Account Classification Total: EX84 - Bond Payments		\$199,000.00	\$1,695,306.39	\$158,450.00	\$159,312.00	\$196,600.00	\$195,900.00	0%
Department Total: 01 - Expenses		\$199,880.00	\$2,053,707.88	\$159,840.00	\$161,090.00	\$196,600.00	\$197,900.00	1%
Expenditures Total		\$199,880.00	\$2,053,707.88	\$159,840.00	\$161,090.00	\$196,600.00	\$197,900.00	1%
Fund Revenue	Total: 67 - Newbold Debt Service	\$197,688.91	\$2,021,621.48	\$123,087.36	\$158,700.03	\$196,600.00	\$197,900.00	1%
Fund Expenditure	Total: 67 - Newbold Debt Service	\$199,880.00	\$2,053,707.88	\$159,840.00	\$161,090.00	\$196,600.00	\$197,900.00	1%
Fund Net	Total: 67 - Newbold Debt Service	(\$2,191.09)	(\$32,086.40)	(\$36,752.64)	(\$2,389.97)	\$0.00	\$0.00	1%
Fund: 68 - Convention Center								
<u>Revenues</u>								
Department: 00 - Revenues								
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING								
3000	Interest Earned-CD/other	1,899.65	1,607.39	0.00	767.16	0.00	0.00	N/A
3072	Illinois Funds Interest	(1,899.65)	0.00	0.00	0.00	0.00	0.00	N/A
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$0.00	\$1,607.39	\$0.00	\$767.16	\$0.00	\$0.00	0%
RE84 - Transfers from Other Funds								
3903	Transfer from General Fun	529,182.04	528,236.63	527,933.80	160,338.41	529,510.00	528,695.00	0%
Account Classification Total: RE84 - Transfers from Other Funds		\$529,182.04	\$528,236.63	\$527,933.80	\$160,338.41	\$529,510.00	\$528,695.00	0%
Department Total: 00 - Revenues		\$529,182.04	\$529,844.02	\$527,933.80	\$161,105.57	\$529,510.00	\$528,695.00	0%
Revenues Total		\$529,182.04	\$529,844.02	\$527,933.80	\$161,105.57	\$529,510.00	\$528,695.00	0%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX60 - Operating Expenses								
4423	Service Charges	700.00	320.00	233.33	316.00	500.00	500.00	0%
Account Classification Total: EX60 - Operating Expenses		\$700.00	\$320.00	\$233.33	\$316.00	\$500.00	\$500.00	0%
EX84 - Bond Payments								
4730	Interest Expense	340,965.28	334,436.63	327,673.80	320,676.84	320,675.00	313,400.00	-2%
4870	Bond Principal Payment	187,340.00	193,800.00	200,260.00	208,335.00	208,335.00	214,795.00	3%
Account Classification Total: EX84 - Bond Payments		\$528,305.28	\$528,236.63	\$527,933.80	\$529,011.84	\$529,010.00	\$528,195.00	0%
Department Total: 01 - Expenses		\$529,005.28	\$528,556.63	\$528,167.13	\$529,327.84	\$529,510.00	\$528,695.00	0%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
	Expenditures Total	\$529,005.28	\$528,556.63	\$528,167.13	\$529,327.84	\$529,510.00	\$528,695.00	0%
Fund Revenue	Total: 68 - Convention Center	\$529,182.04	\$529,844.02	\$527,933.80	\$161,105.57	\$529,510.00	\$528,695.00	0%
Fund Expenditure	Total: 68 - Convention Center	\$529,005.28	\$528,556.63	\$528,167.13	\$529,327.84	\$529,510.00	\$528,695.00	0%
Fund Net	Total: 68 - Convention Center	\$176.76	\$1,287.39	(\$233.33)	(\$368,222.27)	\$0.00	\$0.00	0%
Fund: 69 - Park Sports Complex								
<u>Revenues</u>								
Department: 00 - Revenues								
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING								
3072	Illinois Funds Interest	1,189.35	375.53	64.09	5.33	500.00	600.00	20%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$1,189.35	\$375.53	\$64.09	\$5.33	\$500.00	\$600.00	20%
RE83 - Bond/Loan Proceeds								
3022	Build America bonds Reimb	160,413.76	160,413.74	160,571.07	70,484.85	160,410.00	147,775.00	-8%
Account Classification Total: RE83 - Bond/Loan Proceeds		\$160,413.76	\$160,413.74	\$160,571.07	\$70,484.85	\$160,410.00	\$147,775.00	-8%
RE84 - Transfers from Other Funds								
3913	Transfer from Various Fds	862,721.83	989,687.64	989,292.08	439,141.29	990,710.00	1,002,270.00	1%
Account Classification Total: RE84 - Transfers from Other Funds		\$862,721.83	\$989,687.64	\$989,292.08	\$439,141.29	\$990,710.00	\$1,002,270.00	1%
	Department Total: 00 - Revenues	\$1,024,324.94	\$1,150,476.91	\$1,149,927.24	\$509,631.47	\$1,151,620.00	\$1,150,645.00	0%
	Revenues Total	\$1,024,324.94	\$1,150,476.91	\$1,149,927.24	\$509,631.47	\$1,151,620.00	\$1,150,645.00	0%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX60 - Operating Expenses								
4423	Service Charges	375.00	560.00	483.34	568.00	500.00	600.00	20%
Account Classification Total: EX60 - Operating Expenses		\$375.00	\$560.00	\$483.34	\$568.00	\$500.00	\$600.00	20%
EX72 - Transfers to Other Funds								
4981	Transfer to Capital Impro	2,233,208.40	0.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: EX72 - Transfers to Other Funds		\$2,233,208.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
EX84 - Bond Payments								
4730	Interest Expense	904,852.24	896,302.37	887,445.82	887,395.08	878,285.00	868,750.00	-1%
4870	Bond Principal Payment	245,340.00	253,800.00	262,260.00	272,835.00	272,835.00	281,295.00	3%
Account Classification Total: EX84 - Bond Payments		\$1,150,192.24	\$1,150,102.37	\$1,149,705.82	\$1,160,230.08	\$1,151,120.00	\$1,150,045.00	0%
	Department Total: 01 - Expenses	\$3,383,775.64	\$1,150,662.37	\$1,150,189.16	\$1,160,798.08	\$1,151,620.00	\$1,150,645.00	0%
	Expenditures Total	\$3,383,775.64	\$1,150,662.37	\$1,150,189.16	\$1,160,798.08	\$1,151,620.00	\$1,150,645.00	0%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Fund Revenue	Total: 69 - Park Sports Complex	\$1,024,324.94	\$1,150,476.91	\$1,149,927.24	\$509,631.47	\$1,151,620.00	\$1,150,645.00	0%
Fund Expenditure	Total: 69 - Park Sports Complex	\$3,383,775.64	\$1,150,662.37	\$1,150,189.16	\$1,160,798.08	\$1,151,620.00	\$1,150,645.00	0%
Fund Net	Total: 69 - Park Sports Complex	(\$2,359,450.70)	(\$185.46)	(\$261.92)	(\$651,166.61)	\$0.00	\$0.00	0%
Fund: 71 - Harley Davidson Debt Serv								
<u>Revenues</u>								
Department: 00 - Revenues								
RE10 - Property Tax								
3010	Property Taxes	168,200.00	165,000.00	105,072.00	135,625.00	164,800.00	168,200.00	2%
Account Classification Total: RE10 - Property Tax		\$168,200.00	\$165,000.00	\$105,072.00	\$135,625.00	\$164,800.00	\$168,200.00	2%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING								
3000	Interest Earned-CD/other	664.70	1,233.88	0.00	0.00	0.00	0.00	N/A
3072	Illinois Funds Interest	20.15	1.04	0.16	0.01	0.00	0.00	N/A
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$684.85	\$1,234.92	\$0.16	\$0.01	\$0.00	\$0.00	0%
Department Total: 00 - Revenues		\$168,884.85	\$166,234.92	\$105,072.16	\$135,625.01	\$164,800.00	\$168,200.00	2%
Revenues Total		\$168,884.85	\$166,234.92	\$105,072.16	\$135,625.01	\$164,800.00	\$168,200.00	2%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX60 - Operating Expenses								
4423	Service Charges	390.00	67,281.00	1,390.00	1,780.00	0.00	2,000.00	N/A
Account Classification Total: EX60 - Operating Expenses		\$390.00	\$67,281.00	\$1,390.00	\$1,780.00	\$0.00	\$2,000.00	
EX72 - Transfers to Other Funds								
4790	Transfers	0.00	250,950.80	0.00	0.00	0.00	0.00	N/A
Account Classification Total: EX72 - Transfers to Other Funds		\$0.00	\$250,950.80	\$0.00	\$0.00	\$0.00	\$0.00	0%
EX84 - Bond Payments								
4730	Interest Expense	129,800.00	80,032.64	74,250.00	70,860.00	119,800.00	116,200.00	-3%
4870	Bond Principal Payment	40,000.00	1,156,782.53	60,000.00	65,000.00	45,000.00	50,000.00	11%
Account Classification Total: EX84 - Bond Payments		\$169,800.00	\$1,236,815.17	\$134,250.00	\$135,860.00	\$164,800.00	\$166,200.00	1%
Department Total: 01 - Expenses		\$170,190.00	\$1,555,046.97	\$135,640.00	\$137,640.00	\$164,800.00	\$168,200.00	2%
Expenditures Total		\$170,190.00	\$1,555,046.97	\$135,640.00	\$137,640.00	\$164,800.00	\$168,200.00	2%
Fund Revenue	Total: 71 - Harley Davidson Debt Serv	\$168,884.85	\$166,234.92	\$105,072.16	\$135,625.01	\$164,800.00	\$168,200.00	2%
Fund Expenditure	Total: 71 - Harley Davidson Debt Serv	\$170,190.00	\$1,555,046.97	\$135,640.00	\$137,640.00	\$164,800.00	\$168,200.00	2%
Fund Net	Total: 71 - Harley Davidson Debt Serv	(\$1,305.15)	(\$1,388,812.05)	(\$30,567.84)	(\$2,014.99)	\$0.00	\$0.00	2%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Fund: 72 - Park Land Fund Subdivisio								
<u>Revenues</u>								
Department: 00 - Revenues								
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING								
3072	Illinois Funds Interest	137.80	140.72	28.96	2.41	50.00	50.00	0%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$137.80	\$140.72	\$28.96	\$2.41	\$50.00	\$50.00	0%
RE70 - Miscellaneous								
3884	Park Dedication Fee	14,992.00	18,850.19	20,088.38	28,192.19	15,000.00	30,000.00	100%
3886	Arbor Green Subd.	17,500.00	17,500.00	2,500.00	0.00	10,000.00	0.00	-100%
Account Classification Total: RE70 - Miscellaneous		\$32,492.00	\$36,350.19	\$22,588.38	\$28,192.19	\$25,000.00	\$30,000.00	20%
Department Total: 00 - Revenues		\$32,629.80	\$36,490.91	\$22,617.34	\$28,194.60	\$25,050.00	\$30,050.00	20%
Revenues Total		\$32,629.80	\$36,490.91	\$22,617.34	\$28,194.60	\$25,050.00	\$30,050.00	20%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX72 - Transfers to Other Funds								
4981	Transfer to Capital Impro	120,000.00	0.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: EX72 - Transfers to Other Funds		\$120,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
EX73 - Transfer to Reserves								
4772	Investment Transfer	0.00	0.00	0.00	0.00	25,050.00	30,050.00	20%
Account Classification Total: EX73 - Transfer to Reserves		\$0.00	\$0.00	\$0.00	\$0.00	\$25,050.00	\$30,050.00	20%
Department Total: 01 - Expenses		\$120,000.00	\$0.00	\$0.00	\$0.00	\$25,050.00	\$30,050.00	20%
Expenditures Total		\$120,000.00	\$0.00	\$0.00	\$0.00	\$25,050.00	\$30,050.00	20%
Fund Revenue	Total: 72 - Park Land Fund Subdivisio	\$32,629.80	\$36,490.91	\$22,617.34	\$28,194.60	\$25,050.00	\$30,050.00	20%
Fund Expenditure	Total: 72 - Park Land Fund Subdivisio	\$120,000.00	\$0.00	\$0.00	\$0.00	\$25,050.00	\$30,050.00	20%
Fund Net	Total: 72 - Park Land Fund Subdivisio	(\$87,370.20)	\$36,490.91	\$22,617.34	\$28,194.60	\$0.00	\$0.00	20%
Fund: 73 - Annex Fees								
<u>Revenues</u>								
Department: 00 - Revenues								
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING								
3000	Interest Earned-CD/other	1,256.84	890.69	950.07	91.67	0.00	0.00	N/A
3072	Illinois Funds Interest	162.05	226.64	46.69	3.88	100.00	0.00	-100%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$1,418.89	\$1,117.33	\$996.76	\$95.55	\$100.00	\$0.00	-100%
RE70 - Miscellaneous								
3881	Annex Fee	169,750.00	153,250.00	143,805.98	105,490.27	125,000.00	150,000.00	20%
Account Classification Total: RE70 - Miscellaneous		\$169,750.00	\$153,250.00	\$143,805.98	\$105,490.27	\$125,000.00	\$150,000.00	20%

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Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Department Total: 00 - Revenues		\$171,168.89	\$154,367.33	\$144,802.74	\$105,585.82	\$125,100.00	\$150,000.00	20%
Revenues Total		\$171,168.89	\$154,367.33	\$144,802.74	\$105,585.82	\$125,100.00	\$150,000.00	20%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX72 - Transfers to Other Funds								
4981	Transfer to Capital Impro	59,500.00	209,484.22	59,500.00	0.00	59,500.00	0.00	-100%
Account Classification Total: EX72 - Transfers to Other Funds		\$59,500.00	\$209,484.22	\$59,500.00	\$0.00	\$59,500.00	\$0.00	-100%
EX73 - Transfer to Reserves								
4772	Investment Transfer	0.00	0.00	0.00	0.00	65,600.00	150,000.00	129%
Account Classification Total: EX73 - Transfer to Reserves		\$0.00	\$0.00	\$0.00	\$0.00	\$65,600.00	\$150,000.00	129%
Department Total: 01 - Expenses		\$59,500.00	\$209,484.22	\$59,500.00	\$0.00	\$125,100.00	\$150,000.00	20%
Expenditures Total		\$59,500.00	\$209,484.22	\$59,500.00	\$0.00	\$125,100.00	\$150,000.00	20%
Fund Revenue	Total: 73 - Annex Fees	\$171,168.89	\$154,367.33	\$144,802.74	\$105,585.82	\$125,100.00	\$150,000.00	20%
Fund Expenditure	Total: 73 - Annex Fees	\$59,500.00	\$209,484.22	\$59,500.00	\$0.00	\$125,100.00	\$150,000.00	20%
Fund Net	Total: 73 - Annex Fees	\$111,668.89	(\$55,116.89)	\$85,302.74	\$105,585.82	\$0.00	\$0.00	20%
Fund: 74 - Ohlendorf Bequest								
<u>Revenues</u>								
Department: 00 - Revenues								
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING								
3000	Interest Earned-CD/other	100,563.44	62,356.17	66,186.62	0.00	50,000.00	50,000.00	0%
RE66 - INTEREST EARNED-IL FUNDS/INV./CHECKING ACCTS.		\$100,563.44	\$62,356.17	\$66,186.62	\$0.00	\$50,000.00	\$50,000.00	0%
RE70 - Miscellaneous								
3942	Realized Gain (Loss)	215,511.36	11,723.37	114,580.39	0.00	0.00	0.00	N/A
Account Classification Total: RE70 - Miscellaneous		\$215,511.36	\$11,723.37	\$114,580.39	\$0.00	\$0.00	\$0.00	0%
Department Total: 00 - Revenues		\$316,074.80	\$74,079.54	\$180,767.01	\$0.00	\$50,000.00	\$50,000.00	0%
Revenues Total		\$316,074.80	\$74,079.54	\$180,767.01	\$0.00	\$50,000.00	\$50,000.00	0%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX72 - Transfers to Other Funds								
4981	Transfer to Capital Impro	2,000,000.00	0.00	0.00	0.00	0.00	0.00	N/A
4989	Transfers	154,565.58	0.00	0.00	0.00	0.00	0.00	N/A
Account Classification Total: EX72 - Transfers to Other Funds		\$2,154,565.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%

City of O Fallon
Annual Budget by Classification

Fiscal Year 2016

Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
EX73 - Transfer to Reserves								
4772	Investment Transfer	0.00	0.00	0.00	0.00	50,000.00	50,000.00	0%
Account Classification Total: EX73 - Transfer to Reserves		\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$50,000.00	0%
Department Total: 01 - Expenses		\$2,154,565.58	\$0.00	\$0.00	\$0.00	\$50,000.00	\$50,000.00	0%
Expenditures Total		\$2,154,565.58	\$0.00	\$0.00	\$0.00	\$50,000.00	\$50,000.00	0%
Fund Revenue	Total: 74 - Ohlendorf Bequest	\$316,074.80	\$74,079.54	\$180,767.01	\$0.00	\$50,000.00	\$50,000.00	0%
Fund Expenditure	Total: 74 - Ohlendorf Bequest	\$2,154,565.58	\$0.00	\$0.00	\$0.00	\$50,000.00	\$50,000.00	0%
Fund Net	Total: 74 - Ohlendorf Bequest	(\$1,838,490.78)	\$74,079.54	\$180,767.01	\$0.00	\$0.00	\$0.00	0%
Fund: 77 - 2M Build America(Prev#46)								
<u>Revenues</u>								
Department: 00 - Revenues								
RE83 - Bond/Loan Proceeds								
3022	Build America bonds Reimb	0.00	0.00	16,688.43	14,436.65	32,365.00	30,265.00	-6%
Account Classification Total: RE83 - Bond/Loan Proceeds		\$0.00	\$0.00	\$16,688.43	\$14,436.65	\$32,365.00	\$30,265.00	-6%
RE84 - Transfers from Other Funds								
3913	Transfer from Various Fds	0.00	148,864.13	164,174.06	46,236.25	150,360.00	148,630.00	-1%
Account Classification Total: RE84 - Transfers from Other Funds		\$0.00	\$148,864.13	\$164,174.06	\$46,236.25	\$150,360.00	\$148,630.00	-1%
Department Total: 00 - Revenues		\$0.00	\$148,864.13	\$180,862.49	\$60,672.90	\$182,725.00	\$178,895.00	-2%
Revenues Total		\$0.00	\$148,864.13	\$180,862.49	\$60,672.90	\$182,725.00	\$178,895.00	-2%
<u>Expenditures</u>								
Department: 01 - Expenses								
EX60 - Operating Expenses								
4423	Service Charges	0.00	250.00	250.00	250.00	250.00	250.00	0%
Account Classification Total: EX60 - Operating Expenses		\$0.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	0%
EX84 - Bond Payments								
4757	Bond Interest	0.00	63,864.12	95,362.50	92,472.50	92,475.00	88,645.00	-4%
4870	Bond Prinicpal Payment	0.00	85,000.00	85,000.00	90,000.00	90,000.00	90,000.00	0%
Account Classification Total: EX84 - Bond Payments		\$0.00	\$148,864.12	\$180,362.50	\$182,472.50	\$182,475.00	\$178,645.00	-2%
Department Total: 01 - Expenses		\$0.00	\$149,114.12	\$180,612.50	\$182,722.50	\$182,725.00	\$178,895.00	-2%
Expenditures Total		\$0.00	\$149,114.12	\$180,612.50	\$182,722.50	\$182,725.00	\$178,895.00	-2%
Fund Revenue	Total: 77 - 2M Build America(Prev#46)	\$0.00	\$148,864.13	\$180,862.49	\$60,672.90	\$182,725.00	\$178,895.00	-2%
Fund Expenditure	Total: 77 - 2M Build America(Prev#46)	\$0.00	\$149,114.12	\$180,612.50	\$182,722.50	\$182,725.00	\$178,895.00	-2%

City of O Fallon
Annual Budget by Classification
Fiscal Year 2016

Account Number	Description	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2015 Amended Budget	2016 Council-Level 3	FY16B vs FY15B %
Fund Net	Total: 77 - 2M Build America(Prev#46)	\$0.00	(\$249.99)	\$249.99	(\$122,049.60)	\$0.00	\$0.00	-2%
Fund:	78 - Strategic Plan Fund							
	<u>Revenues</u>							
Department:	00 - Revenues							
	RE80 - Operational Revenue							
	3016 Sale of Cell Tower	0.00	0.00	492,429.16	0.00	0.00	0.00	N/A
	Account Classification Total: RE80 - Operational Revenue	\$0.00	\$0.00	\$492,429.16	\$0.00	\$0.00	\$0.00	0%
	RE81 - Transfer from Reserves							
	3921 Transfer from other funds	0.00	0.00	0.00	0.00	200,000.00	220,300.00	44%
	Account Classification Total: RE81 - Transfer from Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$200,000.00	\$220,300.00	44%
	RE84 - Transfers from Other Funds							
	3017 Transfer of Blumbergs sell of assets	0.00	0.00	138,163.50	0.00	0.00	0.00	N/A
	Account Classification Total: RE84 - Transfers from Other Funds	\$0.00	\$0.00	\$138,163.50	\$0.00	\$0.00	\$0.00	0%
	Department Total: 00 - Revenues	\$0.00	\$0.00	\$630,592.66	\$0.00	\$200,000.00	\$220,300.00	44%
	Revenues Total	\$0.00	\$0.00	\$630,592.66	\$0.00	\$200,000.00	\$220,300.00	44%
	<u>Expenditures</u>							
Department:	01 - Expenses							
	EX60 - Operating Expenses							
	4390 Professional Service	0.00	0.00	0.00	7,642.12	50,000.00	75,000.00	50%
	Account Classification Total: EX60 - Operating Expenses	\$0.00	\$0.00	\$0.00	\$7,642.12	\$50,000.00	\$75,000.00	50%
	EX73 - Transfer to Reserves							
	4821 Reserve	0.00	0.00	0.00	0.00	150,000.00	145,300.00	42%
	Account Classification Total: EX73 - Transfer to Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$150,000.00	\$145,300.00	42%
	Department Total: 01 - Expenses	\$0.00	\$0.00	\$0.00	\$7,642.12	\$200,000.00	\$220,300.00	44%
	Expenditures Total	\$0.00	\$0.00	\$0.00	\$7,642.12	\$200,000.00	\$220,300.00	44%
Fund Revenue	Total: 78 - Strategic Plan Fund	\$0.00	\$0.00	\$630,592.66	\$0.00	\$200,000.00	\$220,300.00	44%
Fund Expenditure	Total: 78 - Strategic Plan Fund	\$0.00	\$0.00	\$0.00	\$7,642.12	\$200,000.00	\$220,300.00	44%
Fund Net	Total: 78 - Strategic Plan Fund	\$0.00	\$0.00	\$630,592.66	(\$7,642.12)	\$0.00	\$0.00	44%
	Revenue Grand Totals:	\$52,757,686.60	\$55,131,334.22	\$57,977,682.08	\$40,024,979.92	\$62,245,479.00	\$76,001,065.00	19%
	Expenditure Grand Totals:	\$50,327,011.74	\$50,773,459.64	\$54,614,206.19	\$42,248,887.89	\$62,245,479.00	\$76,001,065.00	19%
	Net Grand Totals:	\$2,430,674.86	\$4,357,874.58	\$3,363,475.89	(\$2,223,907.97)	\$0.00	\$0.00	0%



**DRAFT MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 PM Monday, March 23, 2015**

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held at the Public Safety Building, 285 N. Seven Hills Road, O'Fallon, Illinois.

CALL TO ORDER: 6:00 PM

- I) **Roll Call** – *Committee members:* Jerry Albrecht, Gene McCoskey, David Cozad, Ray Holden, Harlan Gerrish, and Jerry Mouser. *Other Elected Officials Present:* Ed True, Mike Bennett, Richie Meile, Herb Roach, Kevin Hagarty, and John Drolet. *Staff:* Walter Denton, Pam Funk, Ted Shekell, Sandy Evans, Jeff Stehman, and Justin Randall. *Visitors:* Charlie Pitts, Vern Malare, Dean Oelze, Pat McLeod, Dave Witter, Kurt Schroeder, John Busch, Lauren Vardaman, Denny Blumberg, and Marsha Maller.

- II) **Approval of Minutes from Previous Meeting** – All ayes. Motion carried.

- III) **Items Requiring Council Action**
 - A. McKendree Metro Rec Plex / Four Points Center (Multiple Action Items) – Justin Randall provided the Committee with an overview of the Four Points Center development. Randall gave a brief presentation on the zoning and platting component of the Four Points Center, including lots, land use, parking, utilities and traffic. Randall also presented a number of ordinance regarding the finance piece of the development, including removing the property from an existing TIF, an intergovernmental agreement with the school districts, ordinances approving the TIF and redevelopment agreement and setting a hearing date for the establishment of a business district. Dean Oelze provided the committee with additional information on detention and the overall project. The committee discussed the project and improvements necessary as a part of the development. The committee recommended moving the resolution and all of the ordinances forward with a vote of 6-0.

 - B. Reserves of Timber Ridge (Multiple Action Items) – Justin Randall brief overview of the Reserves of Timber Ridge subdivision located off of Simmons Road, north of Kyle Road. Randall provided the committee with an explanation of the preliminary plat, zoning and annexation of the property. Randall informed the committee there was one issues unresolved on the annexation agreement, sanitary sewer. Randall informed the committee the developer has the option for City of O'Fallon or Caseyville Township to provide sanitary sewer service. Ted Shekell indicated the rest of the agreement would be the standard language for an annexation agreement, including the annexation fee and park fees. Denny Blumberg provided the committee with additional information on the subdivision. The committee discussed the proposed subdivision and recommended moving the resolution and ordinances forward with a vote of 6-0.

 - C. Gateway Classic Cars – Planned Use (1st Reading) – Justin Randall gave an overview of the planned use for Gateway Classic Cars. Randall indicated the planned use would grant the

ability for the business to have a number of events inside as a place of public assembly, including corporate luncheons and private parties. The major issue would be proposed large events that would exceed occupancy requirements, use the parking lot for portions of the event or having alcohol onsite. John Busch of Gateway Classic Cars provided additional information on the types of events they are being asked to schedule and confirmed to the committee they understood the conditions. Kurt Schroeder commented on the planned use, expressing concerns over the events being allowed at the site. The committee discussed the planned use approve and recommended moving it forward with a vote of 6-0.

- D. SEPA -Gateway Classic Cars – Midwest Motorcycle Expo (Motion) – Justin Randall gave an overview of the Special Event Permit for the Midwest Motorcycle Expo at Gateway Classic Cars. Randall outlined the event and measured taken by Gateway Classic Cars to address parking concerns and safety of the event. The committee discussed the event and asked staff to conduct additional research into the security of the event. The committee recommended moving it forward with a vote of 6-0.
- E. SEPA – Global Brew Multiple Events (Motion) – Justin Randall gave a brief overview of the four events proposed by Global Brew needing Council approval. The events would take place in the building and in an area behind the building with alcohol and live music. June 20th is the Crawfish Boil, August 14th is the Founders Day Fest, September 12th is the Craft Brew Bash at Community Park and October 3rd is the Oktoberfest and Fun Run. The events are consistent with the 2014 events for Global Brew, except the Crawfish Boil is a new event for 2015. The committee recommended approval of the Special Event Permits with a vote of 6-0.
- F. SEPA – YMCA Summer Camp (Motion) – Justin Randall briefed the committee on the use of two mobile classrooms to be located in the rear parking area of the YMCA, where they have been located for a number of years. The committee recommended approval of the Special Event Permit with a vote of 6-0.

IV) Other Business - None

MEETING ADJOURNED: 7:30 PM

NEXT MEETING: April 13, 2015 – Public Safety Building

Prepared by: Justin Randall, Senior City Planner

PD _____
FD _____
Clerk _____



COMMUNITY DEVELOPMENT DEPARTMENT
255 S. Lincoln Avenue, 2nd Floor
O'Fallon, IL 62269
Ph: (618) 624-4500 x4
Fax: (618) 624-4534

Attach proof of not-for-profit status with application

OR

Provide \$50.00 application fee with application

BUILDING DEPARTMENT ORIGINAL

RECEIVED MAR 11 2015

APPLICATION FOR A SPECIAL EVENT PERMIT

Event Name: Crawfish Boil

Location of Event: 455-B Regency Park, O'Fallon IL 62269

Name of Event Organization: Global Brew Tap House

Name of person in charge of event (applicant) and mailing address: Lauren Vardaman
455-B Regency Park, O'Fallon IL 62269

Phone: (618) 789-1241 E-Mail: laurenv@globalbrew.com

Secondary Contact Person: Chelsea Pinkel

Phone: (618) 719-7771 E-Mail: chelseap@globalbrew.com

Beginning Date / Times: 06/20/2015 11:00a Ending Date / Times: 06/20/2015 / 11:59p

THE FOLLOWING INFORMATION (WHERE APPLICABLE) MUST BE PROVIDED IN WRITTEN FORM BEFORE APPLICATION WILL BE PROCESSED.

- NARRATIVE** (Including hours of operation; activities provided; signage including dimensions, quantity, location, etc...; traffic/parking plan; contingency plans for rain; plans for toilet facilities; security plan; expected attendance; etc...).
- ATTACHED
- Sketch plan of site.
- ATTACHED
- Permission letter from property owner, if applicant is not the property owner.
- ATTACHED NOT APPLICABLE
- Proof of not-for-profit status (so that application fee can be waived.)
- ATTACHED NOT APPLICABLE
- Proof of Liability Insurance should be provided and if event is held City property, **City of O'Fallon**, should be named as an additional insured in the amount of One Million Dollars (\$1,000,000).
- ATTACHED NOT APPLICABLE
- Damage bonds or cash deposit to protect City facilities (this would be mainly for out-of-town sponsors) in the amount of \$300,000. PAID NOT APPLICABLE

includes 8/14 and 10/3 events we
(liquor liab) to be provided by 3/12 we

7. Liquor license information for beer sales (including hours of sale): attached
(Attach release/indemnification forms and a copy of the liquor license and certificate of liquor liability)

8. List for profit vendors and sales tax numbers (to verify that sales tax is collected and remitted) to be provided prior to event: _____

Global Brew Tap House & Lounge 4005-6023

9. Special consideration requests such, as City provided assistance. (Fees may be charged for these Services.) **Please include specific considerations requested in narrative or as an attachment.**

NONE REQUESTED

Street Department, IDOT (for street closings, signalization, and detour routes)

Parks Department

Police Department

Fire and EMS Department

10. Coordinate all food concessions with St. Clair County Health Department at (618)233-7769.

PERMIT REQUIRED (please attach copy)

NOT APPLICABLE

11. American Disability Compliance

ATTACHED

NOT APPLICABLE

As part of the approval of this Special Event Permit, temporary signs for said Special Event shall be permitted as provided for in the City Sign Ordinance or as otherwise approved by the City Council.

Electrical inspections are required for all new exterior electrical connections. The City electrical inspector must be contacted a minimum of twenty-four (24) hours prior to inspection.

Lauren Vardaman
Signature of Applicant/ person in charge of event

10 March 2015
Date of Submission

FOR OFFICE USE ONLY

ELIGIBLE FOR ADMINISTRATIVE APPROVAL? () YES NO

AR 3/11/15

ADMINISTRATIVE APPROVAL CONDITIONS:

APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR & DATE _____

All other requests for "Special Events Permits" not approved by the Community Development Director shall go before the Community Development Committee and the City Council for their approval.

APPROVED: CITY COUNCIL _____ (DATE)

NARRATIVE

Please include:

- hours of operation
- activities provided
- signage
 - dimensions,
 - quantity,
 - location, etc...
- traffic/parking plan
- contingency plans for rain
- plans for toilet facilities
- security plan
- expected attendance
- Any additional helpful information

Narrative:

Hours of operation - 11:00 am through 11:59pm

Activities provided - live music, beer sales

Signage- none

Traffic/Parking plan - our existing parking lot

Contingency plans for rain - move customers inside Global Brew

Plans for toilet facilities - the existing facilities inside Global Brew

Security plan - additional staff members on site

Expected attendance - 500 people, not all at once

Additional information - none

Letter ID: L0501901792



STATE OF ILLINOIS
LIQUOR CONTROL COMMISSION
Governor Pat Quinn

1A-0105006

License Number

IN ACCORDANCE WITH THE LIQUOR CONTROL
ACT OF 1934, THIS CERTIFIES THAT:

GLOBAL BREW INC
GLOBAL BREW TAP HOUSE & LOUNGE
455 REGENCY PARK
STE B
O FALLON IL 62269-1998

St. Clair

HAS PAID ALL FEES
AND IS ISSUED A
LICENSE IN THE
FOLLOWING CLASS:

RETAILER
COMBINED

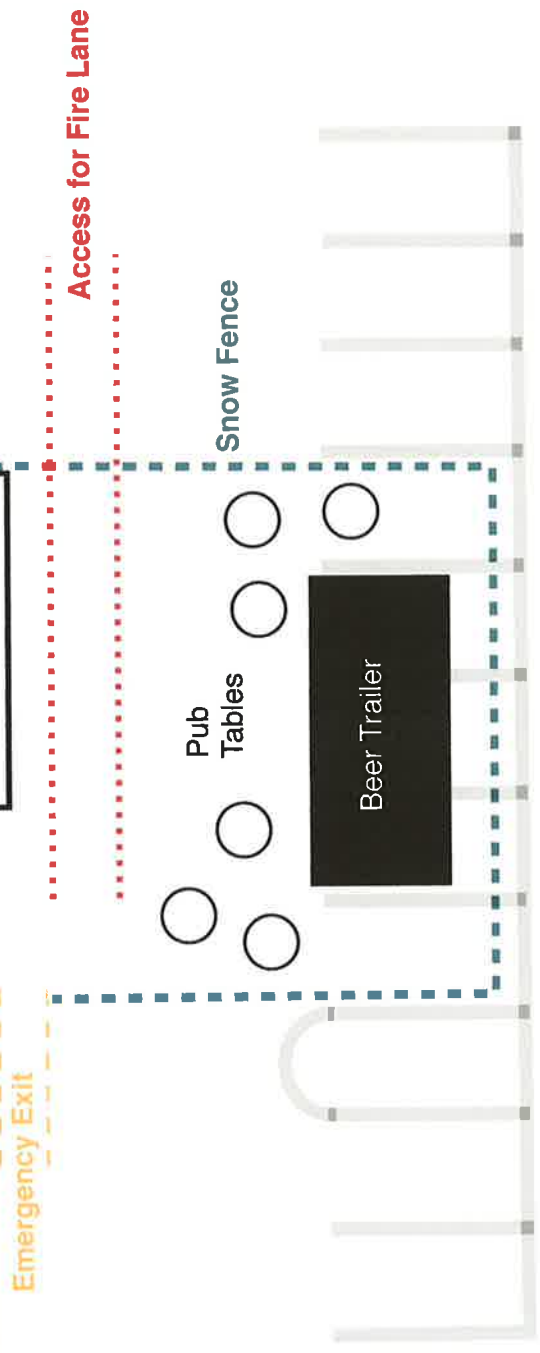
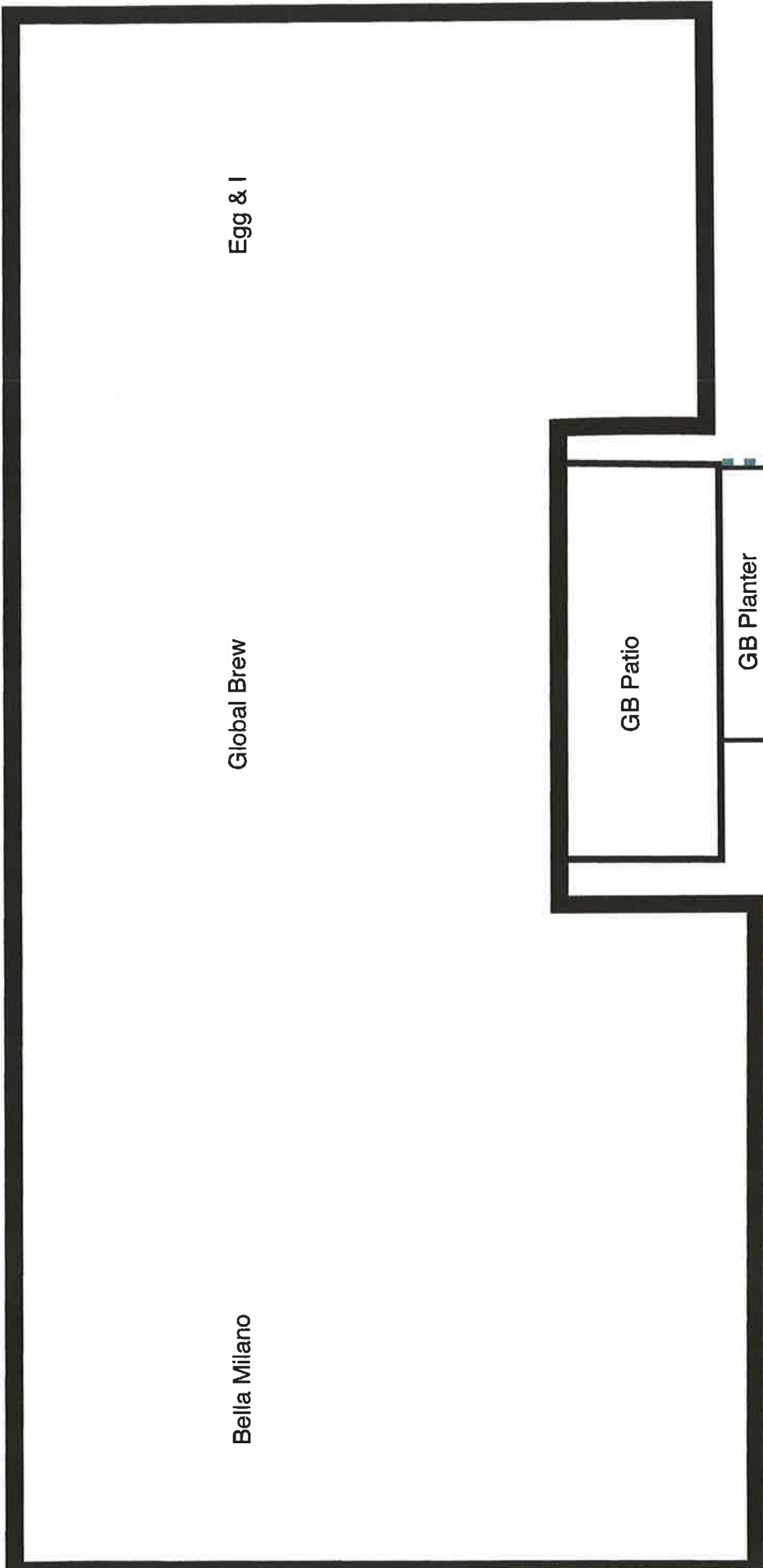
ISSUE DATE: 04/29/14 Effective: 05/01/14

THIS LICENSE
EXPIRES ON: 04/30/15

THIS LICENSE MUST BE FRAMED AND HUNG IN PLAIN VIEW
IN A CONSPICUOUS PLACE ON THE LICENSED PREMISES.

Warehouse: N/A

Sales Tax Acct # 40056023 THIS LICENSE NOT TRANSFERABLE
AS TO PRINCIPAL





January 27, 2015

Global Brew has been given permission to hold outdoor events in the back parking lot at their facility at 455-B Regency Park Drive on the following dates:

Saturday, June 20th
Friday, August 14th
Saturday, October 3rd

Sincerely,

Terry Johnson, Landlord

455 Regency Partners

(618) 977-8367

GLOBAL BREW FRANCHISING INC. / 455(B) REGENCY PARK DRIVE / O'FALLON, IL 62269

☎ 866.336.2739 | ✉ INFO@GLOBALBREW.COM | www.globalbrew.com

GLOBAL COORDINATES | 38° latitude N 43' | 89° longitude W 57' | believe in GOOD BEER.



PD —
FD —
Clerk —



COMMUNITY DEVELOPMENT DEPARTMENT
255 S. Lincoln Avenue, 2nd Floor
O'Fallon, IL 62269
Ph: (618) 624-4500 x4
Fax: (618) 624-4534

<input type="radio"/>	Attach proof of not-for-profit status with application
OR	
<input checked="" type="radio"/>	Provide \$50.00 application fee with application



RECEIVED MAR 11 2015

APPLICATION FOR A SPECIAL EVENT PERMIT

Event Name: Founders All Day Fest

Location of Event: 455-B Regency Park, O'Fallon IL 62269

Name of Event Organization: Global Brew Tap House

Name of person in charge of event (applicant) and mailing address: Lauren Vardaman
455-B Regency Park, O'Fallon IL 62269

Phone: (618) 789-1241 E-Mail: laurenv@globalbrew.com

Secondary Contact Person: Chelsea Pinkel

Phone: (618) 719-7771 E-Mail: chelseap@globalbrew.com

Beginning Date / Times: 08/14/2015 1:00p Ending Date / Times: 08/14/2015 / 11:59p

THE FOLLOWING INFORMATION (WHERE APPLICABLE) MUST BE PROVIDED IN WRITTEN FORM BEFORE APPLICATION WILL BE PROCESSED.

1. **NARRATIVE** (Including hours of operation; activities provided; signage including dimensions, quantity, location, etc...; traffic/parking plan; contingency plans for rain; plans for toilet facilities; security plan; expected attendance; etc...).

ATTACHED

2. Sketch plan of site.

ATTACHED

3. Permission letter from property owner, if applicant is not the property owner.

ATTACHED

NOT APPLICABLE

(attached to Crawfish Boil file)

4. Proof of not-for-profit status (so that application fee can be waived.)

ATTACHED

NOT APPLICABLE

5. Proof of Liability Insurance should be provided and if event is held City property, **City of O'Fallon**, should be named as an additional insured in the amount of One Million Dollars (\$1,000,000).

ATTACHED

NOT APPLICABLE

(for liquor liab)

6. Damage bonds or cash deposit to protect City facilities (this would be mainly for out-of-town sponsors) in the amount of \$300,000. PAID NOT APPLICABLE

- needs to be renewed after 4/30/15

7. Liquor license information for beer sales (including hours of sale): attached
(Attach release/indemnification forms and a copy of the liquor license and certificate of liquor liability)

8. List for profit vendors and sales tax numbers (to verify that sales tax is collected and remitted) to be provided prior to event: _____

Global Brew Tap House & Lounge 4005-6023

9. Special consideration requests such, as City provided assistance. (Fees may be charged for these Services.) **Please include specific considerations requested in narrative or as an attachment.**

- NONE REQUESTED
- Street Department, IDOT (for street closings, signalization, and detour routes)
- Parks Department Police Department Fire and EMS Department

10. Coordinate all food concessions with St. Clair County Health Department at (618)233-7769.

- PERMIT REQUIRED (please attach copy)
- NOT APPLICABLE

11. American Disability Compliance

- ATTACHED
- NOT APPLICABLE

As part of the approval of this Special Event Permit, temporary signs for said Special Event shall be permitted as provided for in the City Sign Ordinance or as otherwise approved by the City Council.

Electrical inspections are required for all new exterior electrical connections. The City electrical inspector must be contacted a minimum of twenty-four (24) hours prior to inspection.

Lauren Vardaman
Signature of Applicant/ person in charge of event

12 February 2015
Date of Submission

FOR OFFICE USE ONLY

=====

ELIGIBLE FOR ADMINISTRATIVE APPROVAL? () YES (X) NO *JRL 3/10/15*

ADMINISTRATIVE APPROVAL CONDITIONS:

APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR & DATE _____

All other requests for "Special Events Permits" not approved by the Community Development Director shall go before the Community Development Committee and the City Council for their approval.

APPROVED: CITY COUNCIL _____ (DATE)

NARRATIVE

Please include:

- hours of operation
- activities provided
- signage
 - dimensions,
 - quantity,
 - location, etc...
- traffic/parking plan
- contingency plans for rain
- plans for toilet facilities
- security plan
- expected attendance
- Any additional helpful information

Narrative:

Hours of operation - 1:00 pm through 11:59pm

Activities provided - live music, beer sales

Signage- none

Traffic/Parking plan - our existing parking lot

Contingency plans for rain - move customers inside Global Brew

Plans for toilet facilities - the existing facilities inside Global Brew

Security plan - additional staff members on site

Expected attendance - 500 people, not all at once

Additional information - none

Letter ID:L0501901792



STATE OF ILLINOIS
LIQUOR CONTROL COMMISSION
Governor Pat Quinn

1A-0105006
License Number

HAS PAID ALL FEES AND IS ISSUED A LICENSE IN THE FOLLOWING CLASS:	04/29/14	Effective:	05/01/14
	ISSUE DATE:	04/30/15	THIS LICENSE EXPIRES ON:

IN ACCORDANCE WITH THE LIQUOR CONTROL ACT OF 1934, THIS CERTIFIES THAT:

GLOBAL BREW INC
 GLOBAL BREW TAP HOUSE & LOUNGE
 455 REGENCY PARK
 STE B
 O FALLON IL 62269-1998

St. Clair

THIS LICENSE MUST BE FRAMED AND HUNG IN PLAIN VIEW IN A CONSPICUOUS PLACE ON THE LICENSED PREMISES.
 Warehouse: N/A

THIS LICENSE NOT TRANSFERABLE AS TO PRINCIPAL

Sales Tax Acct # 40056023

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER 28-Diamond Bros.-Edwardsville 2900 Madison Avenue Granite City, IL 62040 618 877-0388	CONTACT NAME: Tammy Daum PHONE (A/C, No, Ext): 618-532-5626 E-MAIL ADDRESS:		FAX (A/C, No): 618-532-1531
	INSURER(S) AFFORDING COVERAGE		
INSURED Global Brew Inc. 455B Regency Park OFallon, IL 62269	INSURER A : Illinois Casualty Company		NAIC # 40371
	INSURER B : Columbia Insurance Group		
	INSURER C :		
	INSURER D :		
	INSURER E :		
	INSURER F :		


COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS			
A	GENERAL LIABILITY			BP34439	11/15/2014	11/15/2015	EACH OCCURRENCE \$ 1,000,000			
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000			
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 2,000			
	GEN'L AGGREGATE LIMIT APPLIES PER:									PERSONAL & ADV INJURY \$ 1,000,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC									GENERAL AGGREGATE \$ 2,000,000
										PRODUCTS - COMPIOP AGG \$ 2,000,000
										\$
B	AUTOMOBILE LIABILITY			CAPIL0000017086	03/02/2015	03/02/2016	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000			
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$			
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$			
	<input checked="" type="checkbox"/> HIRED AUTOS	<input checked="" type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident) \$			
	UMBRELLA LIAB						EACH OCCURRENCE \$			
	EXCESS LIAB						AGGREGATE \$			
	DED		RETENTION \$				\$			
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WQ990573	04/14/2014	04/14/2015	WC STATUTORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/>			
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N/A					E.L. EACH ACCIDENT \$ 500,000			
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 500,000			
							E.L. DISEASE - POLICY LIMIT \$ 500,000			
A	Liquor Liab			LL96179	11/15/2014	11/15/2015	1,000,000			

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Founders All Day Fest - August 14, 2015
 455B Regency Park, OFallon, IL 62269
 It will be in the rear parking lot at the OFallon Global Brew

CERTIFICATE HOLDER City of O'Fallon 255 S Lincoln O Fallon, IL 62269	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

Bella Milano

Global Brew

Egg & I

GB Patio

GB Planter

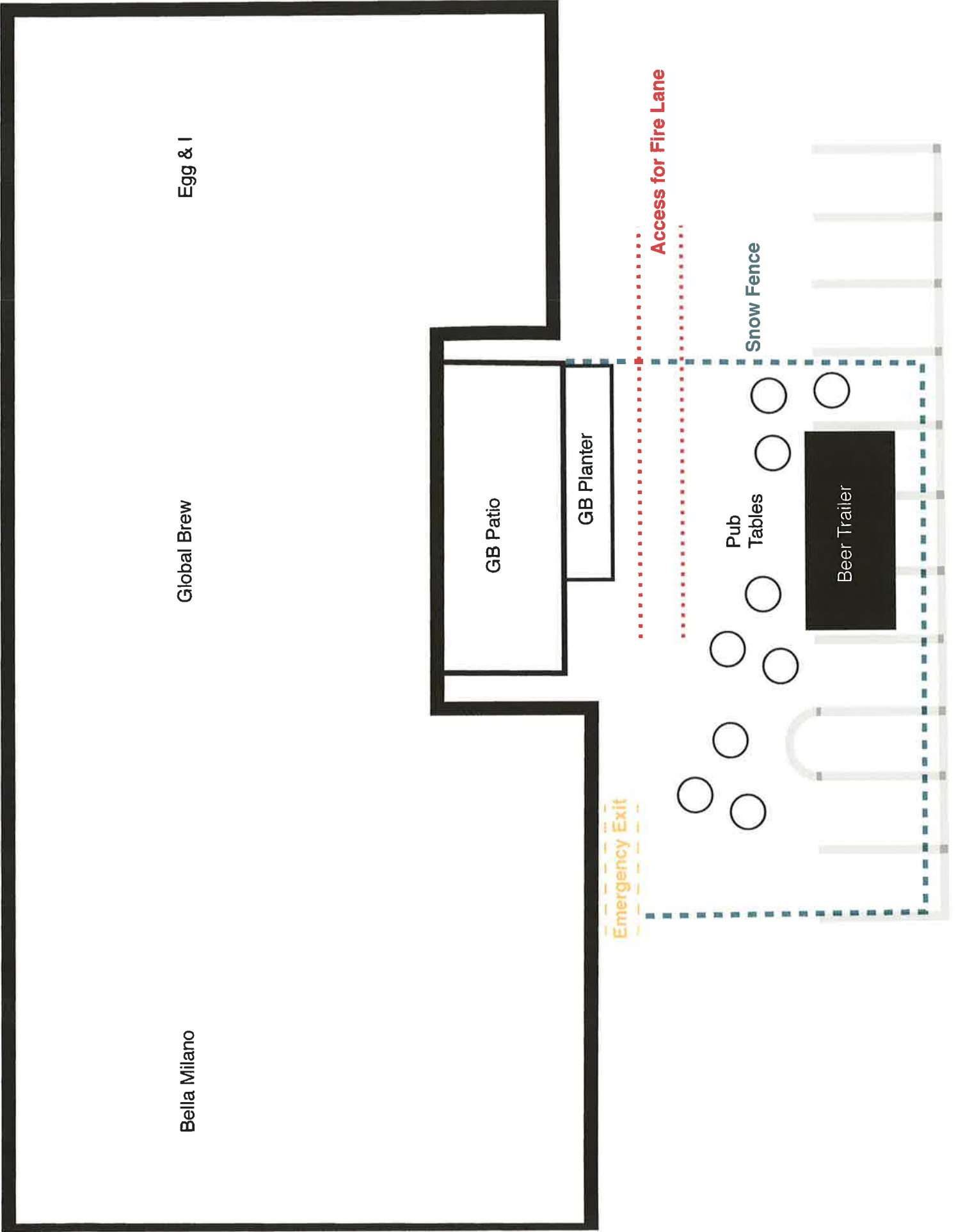
Emergency Exit

Access for Fire Lane

Pub
Tables

Snow Fence

Beer Trailer



PD _____
FD _____
P+R _____
Clerk _____
PW _____



COMMUNITY DEVELOPMENT DEPARTMENT
255 S. Lincoln Avenue, 2nd Floor
O'Fallon, IL 62269
Ph: (618) 624-4500 x4
Fax: (618) 624-4534

Attach proof of not-for-profit status with application

OR

Provide \$50.00 application fee with application

BUILDING DEPARTMENT ORIGINAL

APPLICATION FOR A SPECIAL EVENT PERMIT

RECEIVED MAR 11 2015

Event Name: Global Brew Craft Beer Bash

Location of Event: O'Fallon Community Park

Name of Event Organization: Global Brew Tap House

Name of person in charge of event (applicant) and mailing address: Ryan High
455-B Regency Park, O'Fallon IL, 62269

Phone: (618) 889-1777 E-Mail: ryanh@globalbrew.com

Secondary Contact Person: Lauren Vardaman / Chelsea Pinkel

Phone: (618) 789-1241 E-Mail: laurenv@globalbrew.com

Beginning Date / Times: 09/12/2015 11:00am Ending Date / Times: 09/12/2015 8:00pm

THE FOLLOWING INFORMATION (WHERE APPLICABLE) MUST BE PROVIDED IN WRITTEN FORM BEFORE APPLICATION WILL BE PROCESSED.

- NARRATIVE** (Including hours of operation; activities provided; signage including dimensions, quantity, location, etc...; traffic/parking plan; contingency plans for rain; plans for toilet facilities; security plan; expected attendance; etc...)
 ATTACHED
- Sketch plan of site.
 ATTACHED
- Permission letter from property owner, if applicant is not the property owner
 ATTACHED NOT APPLICABLE
- Proof of not-for-profit status (so that application fee can be waived.)
 ATTACHED NOT APPLICABLE
- Proof of Liability Insurance should be provided and if event is held City property, **City of O'Fallon**, should be named as an additional insured in the amount of One Million Dollars (\$1,000,000).
 ATTACHED NOT APPLICABLE *(for liquor liab., also)*
- Damage bonds or cash deposit to protect City facilities (this would be mainly for out-of-town sponsors) in the amount of \$300,000. PAID NOT APPLICABLE

**needs to be renewed after 4/30/15*

7. Liquor license information for beer sales (including hours of sale): attached
(Attach release/indemnification forms and a copy of the liquor license and certificate of liquor liability)

8. List for profit vendors and sales tax numbers (to verify that sales tax is collected and remitted) to be provided prior to event: _____
Global Brew Tap House & Lounge 4005-6023, Food Vendors still being determined

9. Special consideration requests such, as City provided assistance. (Fees may be charged for these Services.) **Please include specific considerations requested in narrative or as an attachment.**

- NONE REQUESTED
- Street Department, IDOT (for street closings, signalization, and detour routes)
- Parks Department Police Department Fire and EMS Department

10. Coordinate all food concessions with St. Clair County Health Department at (618)233-7769.

- PERMIT REQUIRED (please attach copy)
- NOT APPLICABLE

11. American Disability Compliance

- ATTACHED
- NOT APPLICABLE

As part of the approval of this Special Event Permit, temporary signs for said Special Event shall be permitted as provided for in the City Sign Ordinance or as otherwise approved by the City Council.

Electrical inspections are required for all new exterior electrical connections. The City electrical inspector must be contacted a minimum of twenty-four (24) hours prior to inspection.

Lauren Vardaman
Signature of Applicant/ person in charge of event

12 February 2015
Date of Submission

FOR OFFICE USE ONLY

=====

ELIGIBLE FOR ADMINISTRATIVE APPROVAL? () YES NO *ABZ 3/10/15*

ADMINISTRATIVE APPROVAL CONDITIONS:

APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR & DATE _____

All other requests for "Special Events Permits" not approved by the Community Development Director shall go before the Community Development Committee and the City Council for their approval.

APPROVED: CITY COUNCIL _____ (DATE)

NARRATIVE

Please include:

- hours of operation
- activities provided
- signage
 - dimensions,
 - quantity,
 - location, etc...
- traffic/parking plan
- contingency plans for rain
- plans for toilet facilities
- security plan
- expected attendance
- Any additional helpful information

Narrative:

Hours of operation - 11:00am through 8:00pm

Activities provided - live music, food sales, beer sales, t-shirt vendors, additional vendors

Signage-

Traffic/Parking plan - local street and public parking will be utilized

Contingency plans for rain - a large tent will be provided over the grassy seating area as well as usage of the permanent pavilions in the park areas

Plans for toilet facilities - the standing facilities will be used as well as the additional port-a-johns we will rent

Security plan - local law enforcement will be enlisted in addition to the responsibilities of the event staff and volunteers

Expected attendance - approximately 3,000 people

Additional information - The inaugural Craft Beer Bash in September of 2014 was a great success and we would like to continue the fest every year; our expertise and commitment to the community aid in ensuring a smooth and beneficial event for all parties involved

Letter ID: L0501901792



STATE OF ILLINOIS
LIQUOR CONTROL COMMISSION
Governor Pat Quinn

1A-0105006

License Number

IN ACCORDANCE WITH THE LIQUOR CONTROL
ACT OF 1934, THIS CERTIFIES THAT:

GLOBAL BREW INC
GLOBAL BREW TAP HOUSE & LOUNGE
455 REGENCY PARK
STE B
O FALLON IL 62269-1998

St. Clair

HAS PAID ALL FEES
AND IS ISSUED A
LICENSE IN THE
FOLLOWING CLASS:

RETAILER
COMBINED

ISSUE DATE: 04/29/14 Effective: 05/01/14

THIS LICENSE
EXPIRES ON: 04/30/15

THIS LICENSE MUST BE FRAMED AND HUNG IN PLAIN VIEW
IN A CONSPICUOUS PLACE ON THE LICENSED PREMISES.

Sales Tax Acct # 40056023

THIS LICENSE NOT TRANSFERABLE
AS TO PRINCIPAL

Warehouse: N/A

Client#: 83072

GLOBABRE

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/15/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER 28-Dimond Bros.-Edwardsville 2900 Madison Avenue Granite City, IL 62040 618 877-0388	CONTACT NAME: Tammy Daum	
	PHONE (A/C, No, Ext): 618-532-5626 FAX (A/C, No): 618-532-1531 E-MAIL ADDRESS:	
INSURED Global Brew Inc. 455B Regency Park O'Fallon IL 62269	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Illinois Casualty Company	40371
	INSURER B: Columbia Insurance Group	
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EXCLUSION MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC		BP34439	11/15/2014	11/15/2015	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$2,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		CAPIL0000017086	03/02/2015	03/02/2016	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	WQ990573	04/14/2014	04/14/2015	WC STATUTORY LIMITS OTHER E.L. EACH ACCIDENT \$500,000 E.L. DISEASE - EA EMPLOYEE \$500,000 E.L. DISEASE - POLICY LIMIT \$500,000
A	Liquor Liabi		LL96179	11/15/2014	11/15/2015	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 Global Brew Craft Beer Bash, 308 E Fifth Street, O'Fallon IL 62269
 Sep. 12, 2015
 The City of O'Fallon is considered as additional insured as required by written agreement.

CERTIFICATE HOLDER

CANCELLATION

City of O'Fallon 255 S Lincoln O Fallon, IL 62269	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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APPLE STREET

5TH STREET

PARK STREET

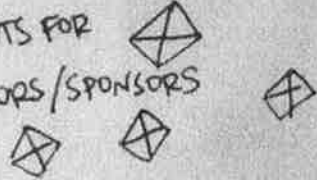
PARKVIEW DRIVE

PLAYGROUND

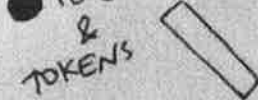
KCCC

FOOD VENDORS

TENTS FOR VENDORS/SPONSORS

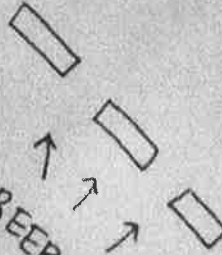


ID CHECK & TOKENS

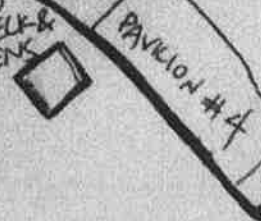


Field #2

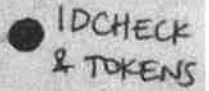
BEER TRUCKS/TRAILERS



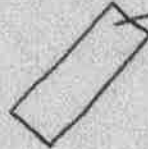
ID CHECK & TOKENS



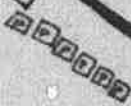
IDCHECK & TOKENS



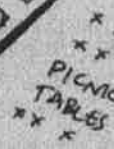
MUSIC STAGE



PORTA POTTY SETUP (10)



PICNIC TABLES



PAVILION #4



1 2 3

PD _____
FD _____
Clerk _____
PW FYI _____



COMMUNITY DEVELOPMENT DEPARTMENT
255 S. Lincoln Avenue, 2nd Floor
O'Fallon, IL 62269
Ph: (618) 624-4500 x4
Fax: (618) 624-4534

Attach proof of not-for-profit status with application

OR

Provide \$50.00 application fee with application

RECEIVED MAR 11 2015

BUILDING DEPARTMENT ORIGINAL

APPLICATION FOR A SPECIAL EVENT PERMIT

Event Name: Global Brew Oktoberfest (+run w)

Location of Event: 455-B Regency Park, O'Fallon IL 62269

Name of Event Organization: Global Brew Tap House

Name of person in charge of event (applicant) and mailing address: Lauren Vardaman
455-B Regency Park, O'Fallon IL 62269

Phone: (618) 789-1241 E-Mail: laurenv@globalbrew.com

Secondary Contact Person: Chelsea Pinkel

Phone: (618) 719-7771 E-Mail: chelseap@globalbrew.com

Beginning Date / Times: 09/19/2015 11:00a Ending Date / Times: 09/19/2015 11:59p

THE FOLLOWING INFORMATION (WHERE APPLICABLE) MUST BE PROVIDED IN WRITTEN FORM BEFORE APPLICATION WILL BE PROCESSED.

1. **NARRATIVE** (Including hours of operation; activities provided; signage including dimensions, quantity, location, etc...; traffic/parking plan; contingency plans for rain; plans for toilet facilities; security plan; expected attendance; etc...).

ATTACHED

2. Sketch plan of site.

ATTACHED

3. Permission letter from property owner, if applicant is not the property owner.

ATTACHED

NOT APPLICABLE

(attached to crawfish Boil app) ve

4. Proof of not-for-profit status (so that application fee can be waived.)

ATTACHED

NOT APPLICABLE

5. Proof of Liability Insurance should be provided and if event is held City property, **City of O'Fallon**, should be named as an additional insured in the amount of One Million Dollars (\$1,000,000).

ATTACHED

NOT APPLICABLE

(for liquor liab. also) ve

6. Damage bonds or cash deposit to protect City facilities (this would be mainly for out-of-town sponsors) in the amount of \$300,000. PAID NOT APPLICABLE

needs to be renewed after 4/30/15

7. Liquor license information for beer sales (including hours of sale): attached
(Attach release/indemnification forms and a copy of the liquor license and certificate of liquor liability)

8. List for profit vendors and sales tax numbers (to verify that sales tax is collected and remitted) to be provided prior to event: _____

Global Brew Tap House & Lounge 4005-6023

9. Special consideration requests such, as City provided assistance. (Fees may be charged for these Services.) **Please include specific considerations requested in narrative or as an attachment.**

NONE REQUESTED

Street Department, IDOT (for street closings, signalization, and detour routes)

Parks Department

Police Department

Fire and EMS Department

10. Coordinate all food concessions with St. Clair County Health Department at (618)233-7769.

PERMIT REQUIRED (please attach copy)

NOT APPLICABLE

11. American Disability Compliance

ATTACHED

NOT APPLICABLE

As part of the approval of this Special Event Permit, temporary signs for said Special Event shall be permitted as provided for in the City Sign Ordinance or as otherwise approved by the City Council.

Electrical inspections are required for all new exterior electrical connections. The City electrical inspector must be contacted a minimum of twenty-four (24) hours prior to inspection.

Lauren Vardaman
Signature of Applicant/ person in charge of event

12 February 2015
Date of Submission

FOR OFFICE USE ONLY

ELIGIBLE FOR ADMINISTRATIVE APPROVAL? () YES (X) NO

APR 31/15

ADMINISTRATIVE APPROVAL CONDITIONS:

APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR & DATE _____

All other requests for "Special Events Permits" not approved by the Community Development Director shall go before the Community Development Committee and the City Council for their approval.

APPROVED: CITY COUNCIL _____ (DATE)

NARRATIVE

Please include:

- hours of operation
- activities provided
- signage
 - dimensions,
 - quantity,
 - location, etc...
- traffic/parking plan
- contingency plans for rain
- plans for toilet facilities
- security plan
- expected attendance
- Any additional helpful information

Narrative:

Hours of operation - 11:00am through 11:59pm

Activities provided - live music, German food, beer trailer, fun run (route attached)

Signage- none

↳ Race begins : 3:00 PM
Race ends: 4:00 PM

Traffic/Parking plan - our existing parking lot

Contingency plans for rain - move customers inside Global Brew

Plans for toilet facilities - the existing facilities inside Global Brew

Security plan - additional staff members on site

Expected attendance - 400 people, not all at once

Additional information - Food will be provided by a local, outside vendor that will fulfill all necessary additional permits. Fun Run organized and directed by Rich Luers at Final Lap Racing (finalapracings.com)

Letter ID: L0501901792



STATE OF ILLINOIS
LIQUOR CONTROL COMMISSION
Governor Pat Quinn

1A-0105006
License Number

IN ACCORDANCE WITH THE LIQUOR CONTROL ACT OF 1934, THIS CERTIFIES THAT:

GLOBAL BREW INC
GLOBAL BREW TAP HOUSE & LOUNGE
455 REGENCY PARK
STE B
O FALLON IL 62269-1998

St. Clair

HAS PAID ALL FEES AND IS ISSUED A LICENSE IN THE FOLLOWING CLASS:	RETAILER COMBINED	
ISSUE DATE:	04/29/14	Effective: 05/01/14
THIS LICENSE EXPIRES ON:	04/30/15	

THIS LICENSE NOT TRANSFERABLE AS TO PRINCIPAL

Sales Tax Acct # 40056023

THIS LICENSE MUST BE FRAMED AND HUNG IN PLAIN VIEW IN A CONSPICUOUS PLACE ON THE LICENSED PREMISES.

Warehouse: N/A

Client#: 83072

GLOBABRE

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/15/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER 28-Diamond Bros.-Edwardsville 2900 Madison Avenue Granite City, IL 62040 618 877-0388	CONTACT NAME: Tammy Daum	
	PHONE (A/C, No, Ext): 618-532-5626 FAX (A/C, No): 618-532-1531	
INSURED Global Brew Inc. 455B Regency Park O'Fallon, IL 62269	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Illinois Casualty Company	
	INSURER B: Columbia Insurance Group	40371
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVO	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/>		BP34439	11/15/2014	11/15/2015	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$2,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS SCHEDULED AUTOS NON-OWNED AUTOS <input checked="" type="checkbox"/>		CAPIL0000017086	03/02/2015	03/02/2016	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> Y/N (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	WQ990573	04/14/2014	04/14/2015	WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$500,000 E.L. DISEASE - EA EMPLOYEE \$500,000 E.L. DISEASE - POLICY LIMIT \$500,000
A	Liquor Liab		LL96179	11/15/2014	11/15/2015	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)


Global Brew Oktoberfest, 455B Regency Park, O'Fallon IL 62269

Oct. 3, 2015

The City of O'Fallon is considered as additional insured as required by written agreement.

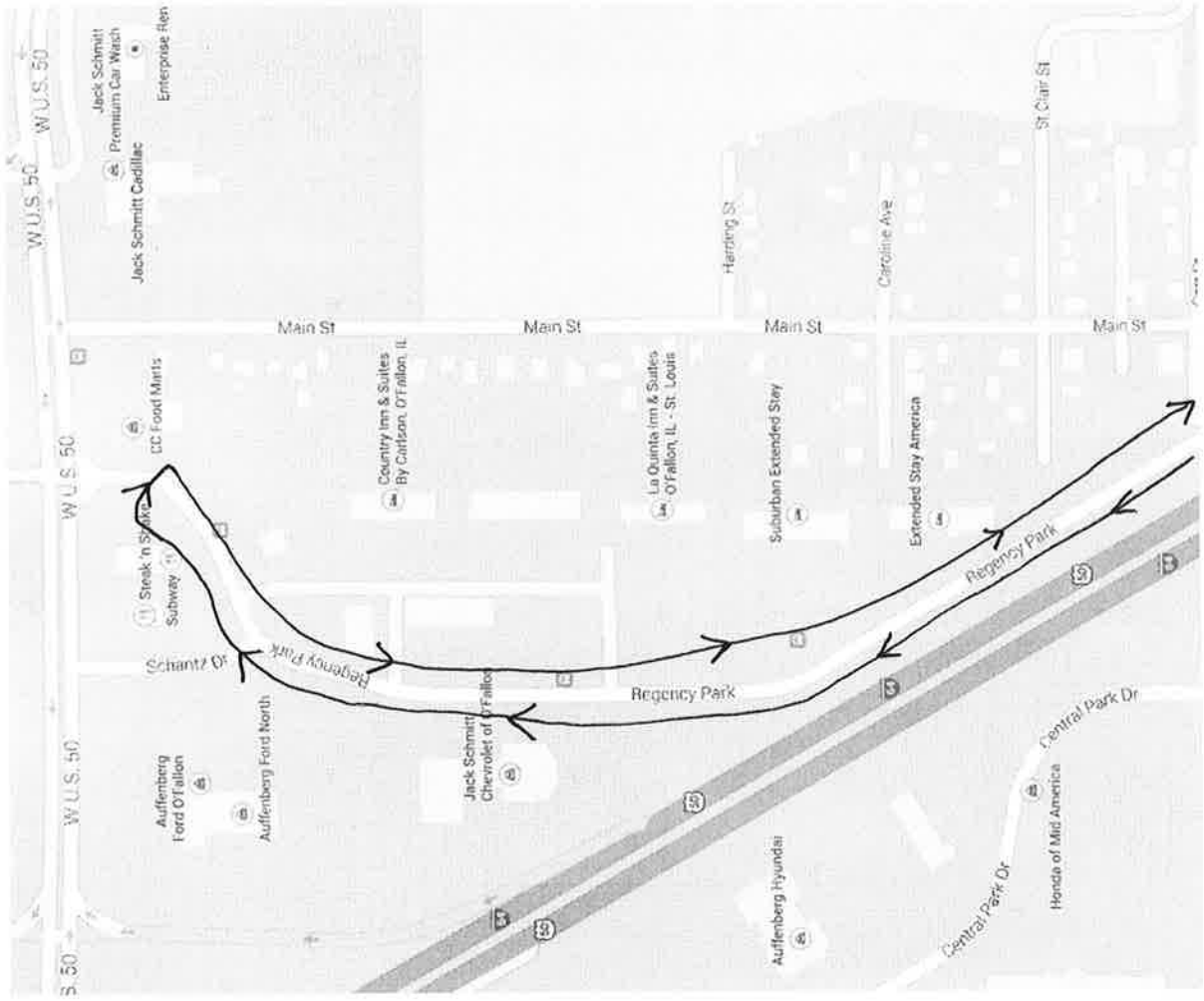
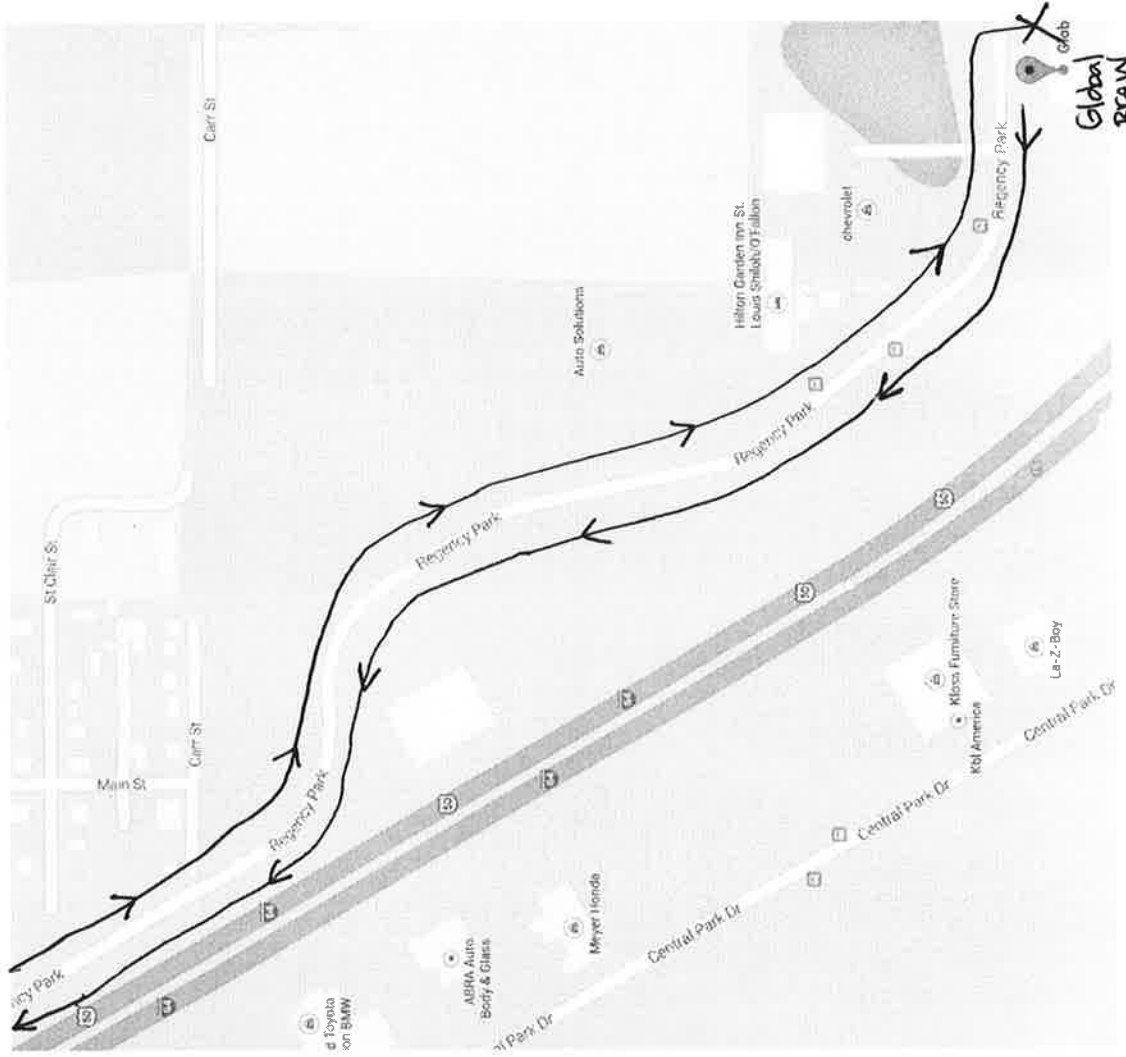
CERTIFICATE HOLDER

CANCELLATION

City of O'Fallon 255 S Lincoln O Fallon, IL 62269	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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RUN ROUTE



Bella Milano

Global Brew

Egg & I

GB Patio

GB Planter

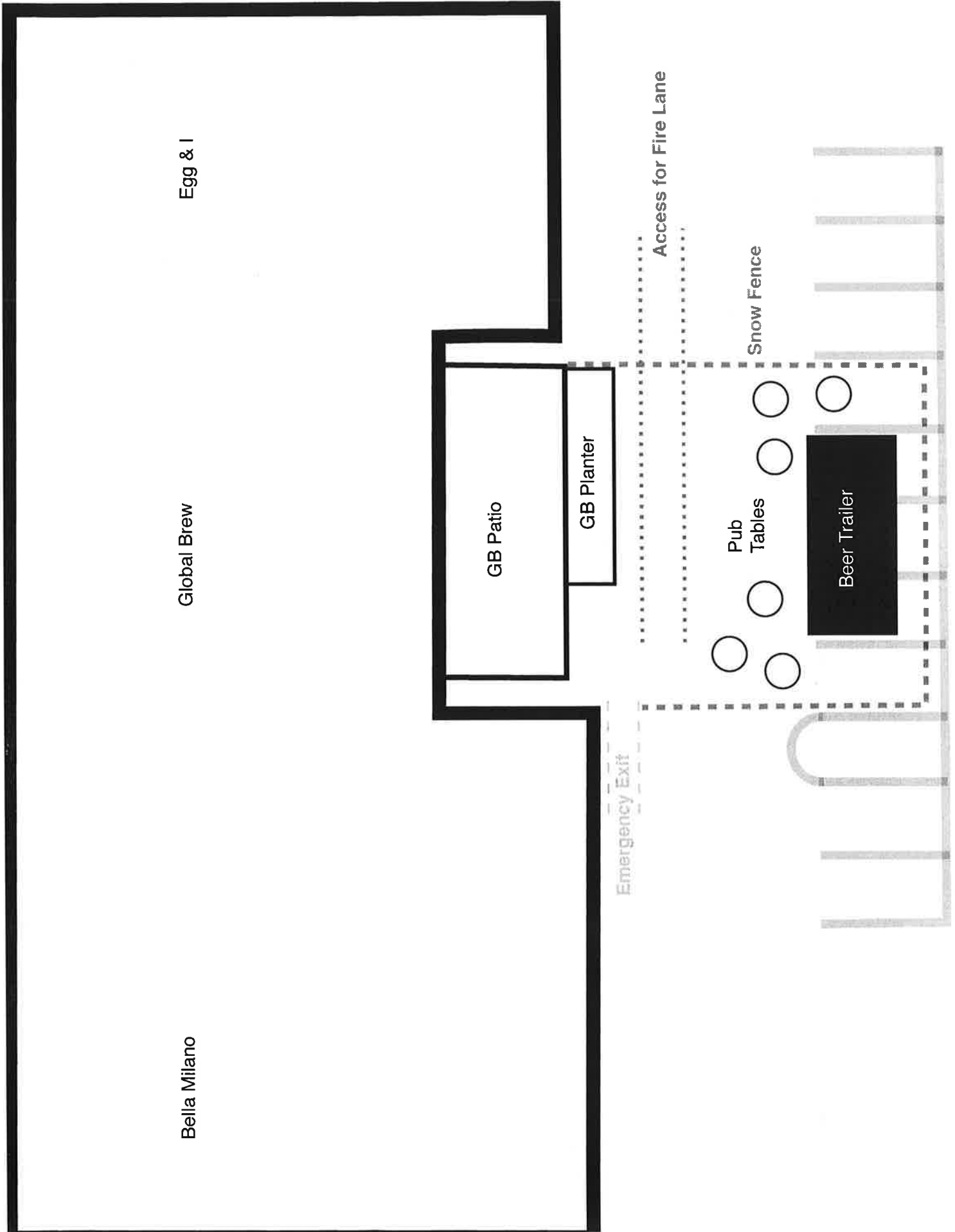
Emergency Exit

Access for Fire Lane

Pub
Tables

Snow Fence

Beer Trailer



**Public Works Committee
Minutes
7:00 P.M.; March 23, 2015**

Minutes of a meeting of the City of O'Fallon's Public Works Committee, held in the Community Room of the Public Safety Building, 285 N. Seven Hills Road, O'Fallon, Illinois on March 23, 2015.

CALL TO ORDER: Time: 7:39 P.M.

ROLL CALL: MEMBERS: Meile, Cozad, Bennett, Roach, Drolet
NON-COMMITTEE ALDERMEN: Hagarty; True, Gerrish, Holden, Albrecht, McCoskey
STAFF LIAISON: Bell, Sullivan, Bowman, Nolan, Taylor, Denton, Evans, Funk
GUESTS: Vern Malare, Ron Zelms, Joe Rushing, Karl Kombrink, Scott Munie, Charles Pitts, Jon Vicki, Fred Boch, Galyn Rushing, Stephanie Francis, Jason Helldoerfer, Andy Brockhahn, Justin Renner

Minutes from February 23, 2015 were approved.

Item 1: POI: Water & Sewer Taps and Review Fees Legislation – State Senator Kyle McCarter, R-Lebanon tried to get something very similar passed in the last legislative session. And, was successful, until Governor Quinn stepped in and put it on hold. This is a new attempt to try and pass it with some minor changes. It covers both Township and Municipal code, and does not allow home rule cities an exemption as the previous bill. It declares fair and reasonable rates are allowable and then sets the rates for taps and review fees. What is proposed for tap fees are not in line with our fees or any other municipal entities in Illinois where population growth is a factor. Review fees are limited to \$100. City staff would bill out at \$150.00 to 200.00 per hour just like an engineer in the private sector. The legislation does not apply to municipalities with a population over 3 million people. O'Fallon, Edwardsville and Columbia from southern Illinois are most vocal against the legislation. Northern communities have their attorneys fighting it. This would have impacted O'Fallon to the tune of nearly \$400,000 in 2014 had the legislation been in place. (Closed)

Item 2: AI: Sewerage Study, I-64 East Areas – Staff had it as an action item for the Committee meeting; however, the consultant could not get the fee for the agreement in time for the meeting. This study is to look taking on sewage flow from Scott Air Force Base (SAFB), the proposed NGA site and the general areas southeast of the City. Mascoutah has already approached us about servicing sites south of I-64. There will be three (3) alternate routes proposed in the proposed study. SAFB sewage would be pumped to lift station near the Cardinal Creek Golf Course Club House, then a lift station there would move it to north of Shiloh Township Road where it would gravity flow to a riparian area with an unnamed creek adjacent to Rieder Road, where a final lift station would pump it to our wastewater treatment plant (WWTP). We have the capacity to serve SAFB. The NGA site is still an unknown factor at this time. Staff currently treats 2.5 to 3.5 million gallons per

POI: Point of Information

AI: Action Item

day on average. Our design capacity for an average day is 5.6 million gallons. (Open)

Item 3: AI: Striping Machine – Staff missed placing this item in the budget for FY16 due to an oversight. Staff presented information on an acceptable striping machine to do parking lots, street parking, curbs and general pavement striping. Sherwin-Williams the provider of the info just happened to have a seminar recently on street painting and provided the quote and information. We currently have been lucky to have St. Clair County Roads & Bridges do main-line striping for us, or have had paving contractors do striping in conjunction with a paving contract. There is currently a shortage of striping companies in the area. Staff has a need for the machine with road maintenance and upcoming parking lot projects. Staff already allocated \$20,000.00 in the FY16 Budget for parking lot and striping projects. It was recommended after some discussion to place funding of a striping machine in the FY16 Budget, as the budget has not yet been approved. (Closed)

Item 4: AI: IDG Grant Application – Staff previously told the Committee that we don't qualify for any low-income area grants from the St. Clair Intergovernmental Grants (IDG) Department as our wage survey information is out of date and would require more effort than funding that might be secured. However, they have asked us to apply for Americans with Disability Act (ADA) Sidewalk Project funding. Staff has generated the Resolution supporting the grant as needed to move forward. The City pays half the cost of the project to support the grant estimated to value \$10,000.00. (Closed)

Motion: Committee recommended approval of the Resolution supporting the IDG Grant Application.

Item 5: POI: Project Update – Staff presented project updates for CY14 & CY15. There was a brief discussion by the Committee members on a few items. Additional questions will be addressed by e-mail to all Aldermen should any Alderman have a specific project-related question. (Closed)

ADJOURNMENT: 8:23 P.M.

PREPARED BY: Heide Bell

Next regular meeting is scheduled for Monday, April 27, 2015 at 7:00 P.M., to be held in the Community Room at the Public Safety Building.



CITY COUNCIL AGENDA ITEMS

To: Mayor Graham and City Council
From: Dennis Sullivan, Director of Public Works
Walter Denton, City Administrator
Date: April 6, 2015
Subject: MOTION – Replace Unit #1, Ford F-250 Pickup

List of committees that have reviewed: None.

Background: The City's 2006 Ford F-250 with 100,000+ miles used by a sampling/customer service tech had a catastrophic engine event when the computer controller failed causing a sequencing of events that had a piston collide with a valve. A replacement engine with the labor to install it is \$9,000+ based on an estimate received. If the engine were replaced, we would have an old 100,000-mile vehicle with a new engine. A new vehicle off of the state contract and transfer of the existing utility bed on the old truck onto the new truck for \$22,927.

Legal Considerations, if any: None, beyond procurement of a replacement vehicle off an existing state contract.

Budget Impact: To date, FY15 Water Revenues are exceeding FY15 Water Expenses by over \$1,700,000 with 90% of the fiscal year gone. Funding while not budgeted for in FY15 is available for purchase of this replacement vehicle.

Staff recommendation: Staff recommends approval of the purchase of a replacement Ford F-250 off of the existing state contract for \$22,927.

**FINANCE AND ADMINISTRATION
MEETING MINUTES
5:30 P.M. Monday, March 23, 2015**

Minutes of a regular meeting of the Finance and Administration Committee of the City of O'Fallon, held at the Public Safety Building, 285 N. Seven Hills Road, O'Fallon, Illinois on March 23, 2015.

CALL TO ORDER: 5:30pm

ROLL CALL: COMMITTEE MEMBERS: Bennett, Chairman, Drolet, Gerrish
McCoskey, Albrecht

NON-COMMITTEE ALDERMEN: Holden, Meile, Roach, Hagarty, True, Cozad

STAFF LIAISON: Evans, Denton, Funk

GUESTS/RESIDENTS: Malare, Pitts, Witter

Approval Minutes: - February 23, 2015 Motion Albrecht, Second Gerrish
All Ayes. Motion carried.

Items Requiring Council Action:

Item A: Motion to approve Ordinance to transfer Bond Cap to SWIDA: Director of Finance discussed the transfer of industrial revenue bond volume cap in the amount of \$2,914,300 to Southwestern Illinois Development Authority. If the city does not use or transfer the bond authority by May 1, it reverts back to the State. As the City does not have a qualifying use for the authority in 2015, staff recommends that it be transferred to SWIDA for use in our 4 county region. Motion by Albrecht, Second by Drolet **All Ayes. Motion carried.**

Other Business:

Item A: Proposed FY 2016 Budget: Director of Finance did a final overview of the proposed FY 2016 budget and explained a few changes that were made after the February meeting all pertaining to the reduction in Telecommunication tax revenue by \$150,000. Changes were made reducing total revenue from \$850,000 to \$700,000 affecting the general fund, parks and strategic plan fund. Director of Finance explained that the Telecom tax revenue has been significantly lower due to a large \$1 billion class action settlement agreement where AT& T collected state and local taxes on its mobile device plans which were improperly collected; therefore, the money already remitted to the local and state agencies is being returned by reducing the revenue due from future remittances, thereby necessitating this budget change.

Director of Finance mentioned the additional charts and graphs included in the packet as a way to give a different perspective to the budget. Alderman Drolet questioned the 35.8% decrease in Franchise revenue on the 2016 Revenue Budget by category handout.

Staff explained that it was due to the change in accounting for revenues that was shared with Parks. Rather than “double-dipping” staff was trying to clean up the budget process.

Alderman Bennett brought up whether the new revenue source from video gambling should be earmarked for something other than general fund use. After some discussion, no formal decision was made. There were no other questions.

Director informed the Aldermen that the 1st reading on the budget would be on Monday, April 6th and the Public Hearing and adoption set for April 20th. Staff said budget books would be but in their mailbox and available on-line prior to the meeting. Motion by Albrecht, Second by McCoskey. **All Ayes.**

Motion to Adjourn: Albrecht, Second McCoskey **All Ayes. Motion carried.**

Next Meeting: Monday, April 27, 2015

ADJOURNMENT: 6:00 p.m. PREPARED BY: Sandy Evans