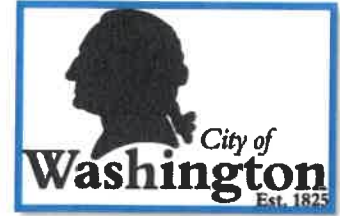


Memorandum



TO: Mayor Manier and City Council
FROM: Ray Forsythe, City Administrator *RPF*
DATE: August 16, 2019
SUBJECT: Special Service Area #3 West Holland Street

Chapter 35 of the Illinois Compiled Statutes provides for the implementation of special service area financing. The City of Washington has budgeted funding for the public improvements to West Holland Street which includes the complete reconstruction of the street as well as the replacement of the City's utilities including water mains and the storm sewer system. In addition, the City is proposing the upgrade of the water service, affected sanitary lateral and sump line connections to the new mains and storm sewer system. The purpose of the SSA is to provide for the private homeowner to participate in the partial payment of the private improvements.

On the Agenda for August 19, is an Ordinance Proposing the Establishment of Special Service Area Number 2. This will be the First Reading of the Ordinance. Second Reading will take place on September 3, 2019. After the Proposing Ordinance is adopted, a Public Hearing will be scheduled with notification to all affected taxpayers by U.S. Mail and published in the newspaper. Once the Public Hearing is held, there is a sixty-day waiting period before formal adoption of the Special Service Area Establishing Ordinance, Budget and Levy.

The Board of Local Improvements and the Public Works Committee have reviewed the Special Service Area proposal and have recommended this funding mechanism be used by the City of Washington for this project as well as future street and infrastructure reconstruction projects. It is the intent of Staff to bring forward a Special Service Area annually to coincide with the Capital Improvements budgeted by the City Council.

ORDINANCE NO. _____

**AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL SERVICE
AREA NUMBER 3 IN THE CITY OF WASHINGTON, TAZEWELL COUNTY,
ILLINOIS, THE LEVY OF TAXES, AND SETTING A DATE AND PROVIDING
NOTICE FOR A RELATED PUBLIC HEARING**

WHEREAS, the City of Washington, Tazewell County, Illinois (the “City”), is authorized under and pursuant to Article VII, Section 6 of the Constitution of Illinois and Section 200/27-5 *et seq* of Chapter 35 of the Illinois Compiled Statutes (as supplemented and amended) (the “SSA Law”) to implement special service area (“SSA”) financing; and

WHEREAS, the City plans to implement an SSA to finance certain improvements, infrastructure and facilities constituting special services, including, but not limited to, installation and/or maintenance of sanitary lateral, sump line, and water service improvements (the “Special Services”) within a part of the City located along W. Holland St. (which includes the properties listed in Exhibit A, attached hereto, the “Area”); and

WHEREAS, the Area is compact and contiguous and is totally within the corporate limits of the City, and it is in the public interest to establish the Area as an SSA under the SSA Law for the purposes set forth; and

WHEREAS, the City intends to levy a tax in the amount of \$5,000.00 against each affected property located within the Area (the “Assessment”), and the City intends to bear the balance of the cost of any further improvement related to the Special Services for each such property; and

WHEREAS, the total cost estimate for provision of the Special Services by the City is in excess of the Assessment; and

WHEREAS, the Assessment, shall be paid by the levy of direct annual taxes. Such annual taxes, when so levied, shall be levied in a flat amount over a term not to exceed ten (10) years.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, as follows:

Section 1. Findings. The facts and statements contained in the recitals to this ordinance are found to be true and correct and are hereby adopted as part of this ordinance.

Section 2. Special Service Area Proposed. Under and pursuant to the SSA Law, the City proposed the establishment of the Area as a special service area under the SSA Law in order to finance the acquisition, construction, and installation of the Special Services, including by levying the Assessment against affected properties contained within the Area, such Area being legally and generally described in Exhibit B, and depicted in Exhibit C, attached hereto.

Section 3. Notices. A public hearing shall be held and the related notices given, all as required by the SSA Law.

(a) Hearing. At the public hearing, to be held as required by the SSA Law, any interested person, including all persons owning taxable real property located within the proposed

special service area, may file with the City Clerk written objections to and may be heard orally in respect to any issues embodied in the notice related to the hearing. The City shall hear and determine all protests and objections at the hearing and the hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place of its adjournment. At the public hearing or at the first regular meeting of the City Council thereafter, the City may delete properties from the special service area; provided, however, that such special service area must still be a contiguous area as provided in the SSA Law. The public hearing shall be held at a time and place to be determined by the City.

(b) Notices. Notices of the public hearing shall be given by publication and mailing as provided in the SSA Law. Notice by publication shall be given by publication at least once not less than fifteen (15) days prior to the hearing in the Washington Courier, and the Washington Reporter, newspapers of general circulation within the City. Notice by mailing shall be given by depositing the notice in the United States mail addressed to the person or persons in whose name the general taxes for the last receding year were paid on each lot, block, tract or parcel of land lying within the proposed special service area. The notice shall be mailed not less than ten (10) days prior to the date and time set for the public hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property. The notices concerning the proposed establishment of the special service area and the related Assessment and levy of taxes shall include certain information as follows:

- a. The time and place of hearing as determined by the City.
- b. The boundaries of the special service area shall be as set forth in **Exhibit B**, and as depicted in **Exhibit C** to this ordinance.
- c. The permanent tax index number of each parcel located within the special service area shall be as set forth in **Exhibit A** to this Ordinance.
- d. The nature, scope, and extent of the Special Services.
- e. A notification that all interested persons, including all persons owning taxable real property located within the special service area, will be given an opportunity to be heard at the hearing regarding the levy of any special service area tax and an opportunity to file objections to any such tax levy.
- f. The proposed tax levy and rates necessary to pay for the Special Services over a period not to exceed ten (10) years. The taxes to be levied shall be subject to allocation, determination, levy and extension on an alternative flat fee basis that provides a rational relationship between the Special Services provided to each lot,

block, tract and parcel of land located in the Area and the benefits each such lot,
block, tract and parcel are to receive.

Section 4. Additional Actions Authorized. The Mayor, the City Clerk, the City Attorney, and other officials, employees, and agents of the City are hereby authorized and directed on behalf of the City to do such things as may be necessary or desirable to carry out the transactions contemplated by and to give full effect to this Ordinance without further act or deed on the part of the City Council.

Section 5. Severability. If any portion of this Ordinance shall be held invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the remaining provisions of this Ordinance.

Section 6. Effective Date. this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED this ___ day of August, 2019.

AYES _____

NAYS _____

MAYOR

ATTEST:

CITY CLERK

Exhibit A

[Permanent Tax Index Numbers]

ID Number	Address
02-02-23-214-022	212 S Main St
02-02-23-214-018	107 W Holland St
02-02-23-214-017	111 W Holland St
02-02-23-214-016	115 W Holland St
02-02-23-214-015	117 W Holland St
02-02-23-214-014	119 W Holland St
02-02-23-214-013	107 W Holland St
02-02-23-214-012	111 W Holland St
02-02-23-214-011	115 W Holland St
02-02-23-214-010	117 W Holland St
02-02-23-214-009	119 W Holland St
02-02-23-216-022	106 W Holland St
02-02-23-216-003	110 W Holland St
02-02-23-216-001	120 W Holland St

Exhibit B

[Legal Description]

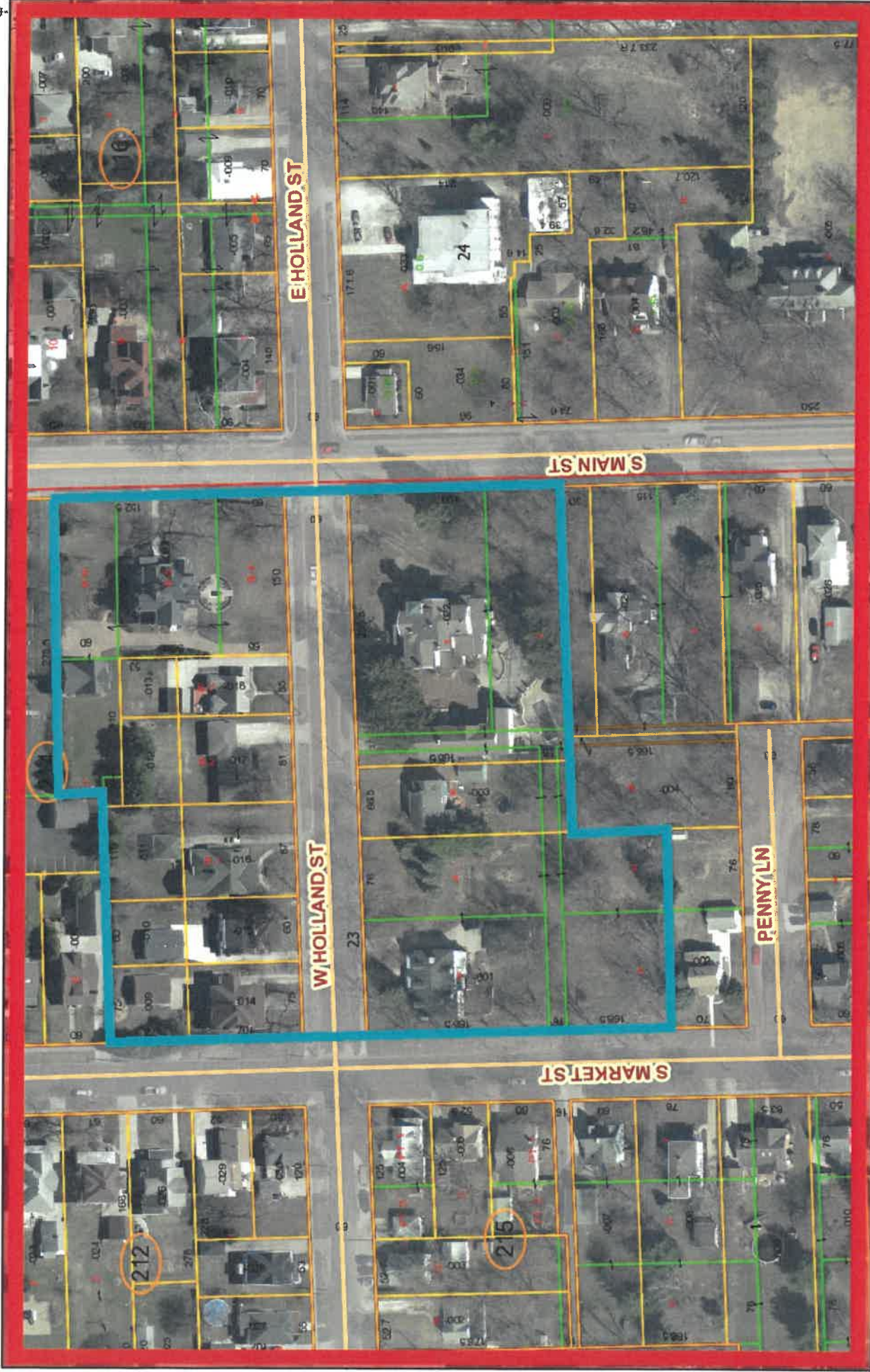
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 26 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE CITY OF WASHINGTON, COUNTY OF TAZEWELL AND STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 2 OF HOLLAND'S SECOND ADDITION TO THE ORIGINAL TOWN, NOW CITY OF WASHINGTON, THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1 AND LOT 2 IN SAID BLOCK 2 A DISTANCE OF 198 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 226 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 2 FEET; THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 96 FEET TO THE EAST LINE OF LOT 7 IN SAID BLOCK 2; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 7 TO A POINT 70 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 7; THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID BLOCK 2 TO THE WEST LINE OF LOT 6 IN SAID BLOCK 2; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 6 AND SAID LINE EXTENDED, TO THE NORTHWEST CORNER OF LOT 5 IN SAID BLOCK 2; THENCE NORTH, ALONG THE WEST LINE OF SAID BLOCK 2, EXTENDED NORTH TO THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 1 OF SAID HOLLAND'S SECOND ADDITION; THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 1 AND SAID LINE EXTENDED, A DISTANCE OF 179 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 1, APPROXIMATELY 233.5 FEET TO A POINT 275.5 FEET WEST OF THE EAST LINE OF SAID BLOCK 1; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID BLOCK 1 TO THE NORTH LINE OF SUBLOT B7, AS SHOWN ON A PLAT RECORDED IN PLAT BOOK "J", PAGE 539 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE EAST, ALONG THE NORTH LINE OF SAID SUBLOT B7 AND SUBLOT B6, TO THE NORTHEAST CORNER OF SUBLOT B6 AS SHOWN ON SAID PLAT RECORDED IN PLAT BOOK "J", PAGE 539; THENCE SOUTH, ALONG THE EAST LINE OF SAID SUBLOT B6 AND SUBLOTS B5 AND B4 TO THE SOUTHEAST CORNER OF SAID SUBLOT B4; THENCE SOUTH, TO THE POINT OF BEGINNING.

Exhibit C

[Depiction]

Tazewell County GIS



- I-155 — IL 29 — US 24
- I-474 — IL 98 — Streets
- I-74 — US 150



Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County, Illinois. This information must be accepted and used with the understanding that the data was not independently verified by Tazewell County GIS. Tazewell County GIS does not warrant the accuracy of the information contained herein is for reference purposes only, and should not be relied upon as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.

