

# Finance Agenda

**Date:** Thursday, December 17, 2020

**Meeting:** Levy Hearing as per OMA and 5ILCS120/2c

**Time:** 7:05 PM

**Location:** District Office  
650 Dr. John Burkey Drive  
Algonquin, IL 60102

In accordance with current public health guidelines limiting in-person meeting to 10 people and the Open Meetings Act, the Huntley 158 Board of Education's December 17 Regular Meeting will be conducted virtually.

Up to 10 members of the Board of Education and District administration may be in-person

The meeting will be live streamed and archived on the District 158 YouTube Channel

Members of the public may submit public comment via email. Public comment will be accepted via email to superintendent@district158.org prior to the meeting. Comments submitted by email by 5:00 p.m. will be read aloud during the public comment portion of the meeting. Please include "Public Comment" in the subject line of the email.

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**Mission Statement:** Our learning community will inspire, challenge and empower all students always.

**Board of Education Members:** President, Mr. Anthony Quagliano; Vice President, Mr. Kevin Gentry; Secretary, Mr. Paul Troy; Mr. William Geheren; Mrs. Melissa Maiorino; Mrs. Lesli Melendy; Mr. Shawn Cratty.

## Agenda

All times are approximate. D=Discussion, R=Report, A=Action

### 1. **Levy Hearing** (Mr. Quagliano)

Call to Order the Levy Hearing for December 17, 2020 at 7:05 p.m.

A quorum must be met.

**Members:** Mr. Quagliano, Mr. Troy, Mr. Gentry, Mr. Geheren, Mrs. Melendy, Mrs. Maiorino, Mr. Cratty

**Roll Call:** Ayes / Nays / Absent / **Motion** \_\_.

### 2. **Testimony for the 2020 Levy** (Mr. Altmayer)

Mr. Altmayer will present the 2020 Property Tax Levy.

**Members:** Mr. Quagliano, Mr. Gentry, Mr. Geheren, Mrs. Maiorino, Mr. Cratty, Mr. Troy, Mrs. Melendy.

**Recommendation:** Mr. Altmayer will seek approval for the 2020 Levy during the regular Portion of the December 17, 2020 Regular Meeting.

### 3. **Public Comment as per Policy 2:230** (Mr. Quagliano)

As per Policy 2:230, public comment can be made during this portion of the meeting. The members of the public and district employees may comment on or ask questions of the Board, subject to reasonable constraints. Public comment will be accepted via email to superintendent@district158.org prior to the meeting. Comments submitted by email by 5:00 p.m. will be read aloud during the public comment portion of the meeting. Please include "Public Comment" in the subject line of the email.

### 4. **Adjournment (A)** (Mr. Quagliano)

Move to adjourn the Levy Hearing at \_\_ p.m.

**Voice Call:** Ayes / Nays / Motion \_\_\_\_\_

**Recommendation:** Adjournment of the Levy Hearing. The Board will resume the Regular Meeting at this time.



# Huntley Community School District 158

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650 Dr. John Burkey Drive  
Algonquin, Illinois 60102  
(847) 659-6158 • [www.district158.org](http://www.district158.org)

To: Board of Education and Administration  
From: Mark Altmayer, Chief Financial Officer  
Date: December 17, 2020  
Subject: **2020 Tax Levy**  
Board of Education Meeting, December 17, 2020

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## General

For your review there are several documents that will help guide you through the 2020 Tax Levy.

**Attachment A** – McHenry & Kane Assessor PRELIMINARY Estimated EAV Reports

**Attachment B** – 2020 Levy Calculation Page – Ballooned. See Tax Levy Summary below.

**Attachment C** – Certificate of Tax Levy – (Signatures required after final Board approval in December)

**Attachment D** - 2020 Levy Calculation Page – Not Ballooned. See Tax Levy Summary below.

**Attachment E** – Historical Tax Levy Extension Worksheet by Fund – Includes Estimated Tax Rates for Levy Year 2020

## District's Recommendation

Administration is recommending extending the 2020 Levy with the Consumer Price Index increase of 2.3% in accordance with the Property Tax Extension Limitation Law (PTELL).

In accordance with PTELL, the District extends additional property taxes in line with the Consumer Price Index (CPI). The CPI over the last four years are as follows; Levy Year 2019 1.9%, Levy Year 2018 2.1%, Levy Year 2017 2.1%, Levy Year 2016 .7%.

With CPI at 2.3% for Levy Year 2020 (tax bills paid in 2021), including new construction, the District will extend approximately \$2.09M in additional operating property taxes in accordance with PTELL. As a result of new construction, approximately \$535k will be levied, which has no impact on existing homeowners.

At 2.3%, a homeowner with a \$200,000 home will see an approximate \$81 increase in the property tax bill for the school district. ***Please note, exclusive of the 2.3%, taxpayers should be aware that individual bills may go up or down based on individual assessments as determined by the township assessor, and/or fluctuations of apportionment between Kane and McHenry Counties.***

## Truth in Taxation

In accordance with the Truth in Taxation law – A school district proposing to increase its aggregate levy more than 105% of its prior year's extension must publish notice prior to such a hearing as required by law. District 158 is **not** proposing to increase its aggregate levy by more than 105% of prior year's extension.



# Huntley Community School District 158

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With CPI at 2.3% combined with the ballooning of the levy at 1.5% (to cover the estimate on new construction), the District's aggregate levy will be less than 105% of prior year's extension, at 104.69%. Although the actual extension is short of the 105%.

The 2020 Tax Levy Summary as well as the timeline of the levy process follows:

- Levy Hearing - Thursday, December 17, 2020
- 2020 Property Tax Extensions Approval at Regular Board Meeting - Thursday, December 17, 2020
- File Certificate of Tax Levy with county clerks no later than Friday, December 18, 2020, although the tax levy is due to the County Clerk's Office no later than the last Tuesday in December.

## Tax Levy Summary

Using the McHenry and Kane County assessor estimated EAV reports with new construction, the 2020 EAV (before Board Review) is expected to increase (4.1%) to approximately \$1.511B from \$1.451B in levy year 2019. Estimated new construction, which approximates \$12.29M, increased from prior year's \$9.74M, driven by an increase in residential property, as 78% of new construction is residential. Preliminary new construction at \$12.29M represents additional taxes to the District approximating \$535k. Again, please note that this is an estimated new construction number that may change.

Kane County's EAV including new construction, representing approximately 20% of the overall assessed value of the District, is estimated to increase 2% from \$297M to \$303M. Estimated new construction, primarily driven by commercial property, approximates \$1.9M versus last years \$1.8M.

McHenry County's EAV, including current year's new construction, is estimated to increase 3.6% from \$1,154M to \$1,196M. Estimated new construction has increased from prior year's actual of \$7.9M to this year's estimate of \$10.3M, driven by increased available residential property. Preliminary residential new construction for McHenry approximates \$9.5M.

Primarily driven by an increase in assessed values, combined with the 2.3% CPI, the operating funds capped tax rate is expected to decrease (.79%) to approximate \$4.54, down from last year's \$4.59.

***Consistent with prior year, the 2020 levy is ballooned so that if new construction comes in higher than the estimated \$12.29M, the levy request will be enough to cover any underestimate by the county on new construction. With a 1.5% balloon, the levy is in excess of the current estimated extension by approximately \$1.03M. Although highly unlikely, this overestimate will cover the District on an additional \$22.67M of new construction.***

## RECOMMENDATION

Administration recommends the Board of Education approve the Preliminary 2020 Tax Levy.

Assessor Estimated EAV Report by Tax District  
McHenry County

Totals		Board of Review Abstract		New Construction	
Board of Review Abstract	1,311,825,861	Commercial	736,117	Commercial	10,772
- Exemptions	114,493,616	Farm	10,788	Farm	14
+ Under Assessed	0	Industrial	0	Industrial	1
+ State Assessed	932,704	Local Rail Road	0	Local Rail Road	0
Total EAV	1,198,264,949	Mineral	0	Mineral	0
- TIF Increment / Ezone	2,130,428	Residential	9,550,077	Residential	14,072
Rate Setting EAV	1,196,134,521	Total	10,296,982	Total	14,984

Exemption Category	Commercial Value	Commercial Count	Farm Value	Farm Count	Industrial Value	Industrial Count	Local Rail Road Value	Local Rail Road Count	Mineral Value	Mineral Count	Residential Value	Residential Count	State Rail Road Value	State Rail Road Count	Totals Value	Totals Count
Parcel Count		261		496		155		0		0		14,072		0	1,311,825,861	14,984
Board of Review Abstract	48,667,825	0	21,270,276	4	22,991,524	0	0	0	0	0	1,218,896,236	0	0	0	1,311,825,861	0
- Home Improvement	0	0	62,934	4	0	0	0	0	0	0	88,802	14	0	0	151,736	18
- Veteran's	0	0	0	0	0	0	0	0	0	0	75,696	1	0	0	75,696	1
+ State Assessed	0	0	0	0	0	0	0	0	0	0	0	0	932,704	0	932,704	0
= EAV	48,667,825	0	21,207,342	4	22,991,524	0	0	0	0	0	1,218,731,738	17	932,704	0	1,312,551,133	21
- Senior Assessment Freeze	0	0	279,012	8	0	0	0	0	0	0	12,879,913	791	0	0	13,158,925	799
- Owner Occupied	6,000	1	642,000	107	0	0	0	0	0	0	73,166,369	12,198	0	0	73,814,369	12,306
- Senior Citizen's	0	0	235,000	47	0	0	0	0	0	0	14,384,973	2,877	0	0	14,619,973	2,924
- Disabled Person	0	0	10,000	5	0	0	0	0	0	0	480,000	240	0	0	490,000	245
- Returning Veteran	0	0	0	0	0	0	0	0	0	0	12,115,385	172	0	0	12,115,385	172
- Natural Disaster	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
- Fraternal Freeze	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
- Vet Freeze	67,542	1	0	0	0	0	0	0	0	0	0	0	0	0	67,542	1
- Under Assessed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
- E-Zone	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
- TIF	1,476,064	0	0	0	169,031	0	0	0	0	0	484,433	0	0	0	2,130,428	0
- Drainage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
= Taxable Value	47,117,319	0	20,041,330	0	22,822,493	0	0	0	0	0	1,105,220,675	0	932,704	0	1,196,134,521	0

090 - HUNTLEY SCH DIST 158

Assessor Estimated EAV Report by Tax District  
Kane County

Totals	
Board of Review Abstract	352,680,072
- Exemptions	49,700,605
- Under Assessed	0
+ State Assessed	121,841
<b>Total EAV</b>	<b>303,101,308</b>
- Tif Increment / Ezone	0
Rate Setting EAV	303,101,308

New Construction	
Commercial	1,872,246
Farm	0
Industrial	0
Local Rail Road	0
Mineral	0
Residential	122,827
<b>Total</b>	<b>1,995,073</b>

Exemption Category	Commercial		Farm		Industrial		Local Rail Road		Mineral		Residential		State Rail Road	
	Value	Count	Value	Count	Value	Count	Value	Count	Value	Count	Value	Count	Value	Count
Parcel Count		195		96		30		0		0		3,507		0
Board of Review Abstract	47,757,686		3,107,094		18,048,339		0		0		283,766,953		0	
- Home Improvement	0	0	0	0	0	0	0	0	0	0	218,273	80	0	0
- Veteran's	0	0	0	0	0	0	0	0	0	0	95,374	1	0	0
+ State Assessed	0	0	0	0	0	0	0	0	0	0	0	0	121,841	0
= EAV	47,757,686	0	3,107,094	0	18,048,339	0	0	0	0	0	283,453,306	81	121,841	0
- Senior Assessment Freeze	0	0	32,141	1	0	0	0	0	0	0	15,108,328	820	0	0
- Owner Occupied	0	0	54,000	9	0	0	0	0	0	0	18,693,000	3,116	0	0
- Senior Citizen's	0	0	20,000	4	0	0	0	0	0	0	12,529,044	2,507	0	0
- Disabled Person	0	0	0	0	0	0	0	0	0	0	170,000	85	0	0
- Disabled Veteran	0	0	0	0	0	0	0	0	0	0	2,780,445	60	0	0
- Returning Veteran	0	0	0	0	0	0	0	0	0	0	0	0	0	0
- Natural Disaster	0	0	0	0	0	0	0	0	0	0	0	0	0	0
- Fraternal Freeze	0	0	0	0	0	0	0	0	0	0	0	0	0	0
- Vet Freeze	0	0	0	0	0	0	0	0	0	0	0	0	0	0
- Under Assessed	0	0	0	0	0	0	0	0	0	0	0	0	0	0
- E-Zone	0	0	0	0	0	0	0	0	0	0	0	0	0	0
- TIF	0	0	0	0	0	0	0	0	0	0	0	0	0	0
- Drainage	0	0	0	0	0	0	0	0	0	0	0	0	0	0
= Taxable Value	47,757,686		3,000,953		18,048,339		0		0	0	234,172,489		121,841	

**2020 LEVY CALCULATION PAGE**

**Original Assumptions**

Consumer Price Index	2.30%
Actual Total EAV for 2019	\$1,451,977,875

**Legend**

District Assumptions & Data Entry
Calculated Values
Review Needed

**Limiting Rate:**  $\frac{\text{Prior Year Extension} \times (1 + \text{Lesser of 5\% or CPI})}{\text{Total EAV} - \text{New Property}}$

Estimated Existing EAV % change for 2020	3.25%
Estimated Existing EAV Value for 2020	\$1,499,167,156

Estimated New Property for 2020	\$12,292,055
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Estimated Total EAV for 2020	\$1,511,459,211	<i>Includes New Property</i>
Estimated Total EAV % change for 2020	4.10%	<i>Includes New Property</i>

Limiting Rate	4.5469
Estimated Capped Extension	\$68,725,221.92

	Prior Year Extension	Statutory Maximum Tax Rate	Individual Fund Estimated Maximum Extension	Weighted Extension Based on Prior Year Extension	Levy Amount \$	Levy Increase %	Final Levy Amount
Educational	\$48,943,720.34			\$50,479,957.94		1.50%	\$51,237,158.00
Operations & Maintenance	\$8,310,104.97	0.00	\$0.00	\$8,570,941.20		1.50%	\$8,699,506.00
Transportation	\$2,099,995.60			\$2,165,909.92		1.50%	\$2,198,399.00
Working Cash	\$403,722.45	0.00	\$0.00	\$416,394.43		1.50%	\$422,641.00
Municipal Retirement	\$1,184,436.43			\$1,221,613.33	\$1,000,000	1.50%	\$1,015,000.00
Social Security	\$1,609,996.63			\$1,660,530.94	\$1,882,144	1.50%	\$1,910,376.00
Fire Prevention & Safety *	\$0.00	0.00	\$0.00	\$0.00			\$0.00
Tort Immunity	\$0.00			\$0.00			\$0.00
Special Education	\$4,081,756.64	0.00	\$0.00	\$4,209,874.16		1.50%	\$4,273,023.00
Leasing	\$0.00	0.00	\$0.00	\$0.00			\$0.00
	\$0.00	0.00	\$0.00	\$0.00			\$0.00

**Truth in Taxation**

Capped Extension	\$66,633,733.06	\$68,725,221.92	Capped Levy	\$69,756,103.00	4.69%	NO
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Levy Amount Above Estimated Extension **\$1,030,881.08**

SEDOL IMRF Extension	\$0.00	Estimated SEDOL IMRF Levy	\$0.00	SEDOL IMRF Levy	\$0.00
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*(Lake County Only, Included in Truth in Taxation Calculation)*

Bond & Interest Extension	\$10,707,910.21	Estimated Bond and Interest Levy	\$11,073,900.00	Bond & Int. Levy	\$11,073,900.00	3.42%
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*(County Clerk Levies Bond & Interest for the District, Verify Records with County Clerk)*

Total Extension	\$77,341,643.27	Total Levy	\$80,830,003.00	4.51%
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**ILLINOIS STATE BOARD OF EDUCATION**

School Business and Support Services Division  
217/785-8779

Original: 

X
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Amended: 

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**CERTIFICATE OF TAX LEVY**

*A copy of this Certificate of Tax Levy shall be filed with the County Clerk of each county in which the school district is located on or before the last Tuesday of December.*

District Name Huntley Community School District	District Number 158	County McHenry, Kane
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**Amount of Levy**

Educational	\$ 51,237,158	Fire Prevention & Safety *	\$ 0
Operations & Maintenance	\$ 8,699,506	Tort Immunity	\$ 0
Transportation	\$ 2,198,399	Special Education	\$ 4,273,023
Working Cash	\$ 422,641	Leasing	\$ 0
Municipal Retirement	\$ 1,015,000		\$ 0
Social Security	\$ 1,910,376	Other	\$ 0
		<b>Total Levy</b>	<b>\$ 69,756,103</b>

\* Includes Fire Prevention, Safety, Energy Conservation, Disabled Accessibility, School Security, and Specified Repair Purposes.

**See explanation on reverse side.**

Note: Any district proposing to adopt a levy must comply with the provisions set forth in the Truth in Taxation Law.

**We hereby certify that we require:**

the sum of 51,237,158 dollars to be levied as a special tax for educational purposes; and  
 the sum of 8,699,506 dollars to be levied as a special tax for operations and maintenance purposes; and  
 the sum of 2,198,399 dollars to be levied as a special tax for transportation purposes; and  
 the sum of 422,641 dollars to be levied as a special tax for a working cash fund; and  
 the sum of 1,015,000 dollars to be levied as a special tax for municipal retirement purposes; and  
 the sum of 1,910,376 dollars to be levied as a special tax for social security purposes; and  
 the sum of 0 dollars to be levied as a special tax for fire prevention, safety, energy conservation, disabled accessibility, school security and specified repair purposes; and  
 the sum of 0 dollars to be levied as a special tax for tort immunity purposes; and  
 the sum of 4,273,023 dollars to be levied as a special tax for special education purposes; and  
 the sum of 0 dollars to be levied as a special tax for leasing of educational facilities or computer technology or both, and temporary relocation expense purposes; and  
 the sum of 0 dollars to be levied as a special tax for \_\_\_\_\_; and  
 the sum of 0 dollars to be levied as a special tax for \_\_\_\_\_  
 on the taxable property of our school district for the year 2020

Signed this \_\_\_\_\_ day of \_\_\_\_\_ 2020 . \_\_\_\_\_  
(President)

\_\_\_\_\_  
(Clerk or Secretary of the School Board of Said School District)

When any school is authorized to issue bonds, the school board shall file a certified copy of the resolution in the office of the county clerk of each county in which the district is situated to provide for the issuance of the bonds and to levy a tax to pay for them. The county clerk shall extend the tax for bonds and interest as set forth in the certified copy of the resolution, each year during the life of the bond issue. Therefore to avoid a possible duplication of tax levies, the school board should not include a levy for bonds and interest in the district's annual tax levy.

**Number of bond issues of said school district that have not been paid in full** 5

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(Detach and Return to School District)

This is to certify that the Certificate of Tax Levy for School District No. 158, McHenry, Kane County, Illinois, on the equalized assessed value of all taxable property of said school district for the year 2020 was filed in the office of the County Clerk of this County on 2020.

In addition to an extension of taxes authorized by levies made by the Board of Education (Directors), an additional extension(s) will be made, as authorized by resolution(s) on file in this office, to provide funds to retire bonds and pay interest thereon.

The total levy, as provided in the original resolution(s), for said purposes for the year 2020, is \$ \_\_\_\_\_.

\_\_\_\_\_  
(Signature of County Clerk)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(County)

**2020 LEVY CALCULATION PAGE**

**Original Assumptions**

Consumer Price Index	2.30%
Actual Total EAV for 2019	\$1,451,977,875

**Legend**

District Assumptions & Data Entry
Calculated Values
Review Needed

**Limiting Rate:**  $\frac{\text{Prior Year Extension} \times (1 + \text{Lesser of 5\% or CPI})}{\text{Total EAV} - \text{New Property}}$

Estimated Existing EAV % change for 2020	3.25%
Estimated Existing EAV Value for 2020	\$1,499,167,156

Estimated New Property for 2020	\$12,292,055
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Limiting Rate	4.5469
Estimated Capped Extension	\$68,725,221.92

Estimated Total EAV for 2020	\$1,511,459,211	<i>Includes New Property</i>
Estimated Total EAV % change for 2020	4.10%	<i>Includes New Property</i>

	Prior Year Extension	Statutory Maximum Tax Rate	Individual Fund Estimated Maximum Extension	Weighted Extension Based on Prior Year Extension	Levy Amount \$	Levy Increase %	Final Levy Amount
Educational	\$48,943,720.34			\$50,479,957.94			\$50,479,958.00
Operations & Maintenance	\$8,310,104.97	0.00	\$0.00	\$8,570,941.20			\$8,570,942.00
Transportation	\$2,099,995.60			\$2,165,909.92			\$2,165,910.00
Working Cash	\$403,722.45	0.00	\$0.00	\$416,394.43			\$416,395.00
Municipal Retirement	\$1,184,436.43			\$1,221,613.33	\$1,000,000		\$1,000,000.00
Social Security	\$1,609,996.63			\$1,660,530.94	\$1,882,144		\$1,882,144.00
Fire Prevention & Safety *	\$0.00	0.00	\$0.00	\$0.00			\$0.00
Tort Immunity	\$0.00			\$0.00			\$0.00
Special Education	\$4,081,756.64	0.00	\$0.00	\$4,209,874.16			\$4,209,875.00
Leasing	\$0.00	0.00	\$0.00	\$0.00			\$0.00
	\$0.00	0.00	\$0.00	\$0.00			\$0.00

**Truth in Taxation**

Capped Extension	\$66,633,733.06	\$68,725,221.92	Capped Levy	\$68,725,224.00	3.14%	NO
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Levy Amount Above Estimated Extension **\$2.08**

SEDOL IMRF Extension	\$0.00	Estimated SEDOL IMRF Levy	\$0.00	SEDOL IMRF Levy	\$0.00
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*(Lake County Only, Included in Truth in Taxation Calculation)*

Bond & Interest Extension	\$10,707,910.21	Estimated Bond and Interest Levy	\$11,073,900.00	Bond & Int. Levy	\$11,073,900.00	3.42%
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*(County Clerk Levies Bond & Interest for the District, Verify Records with County Clerk)*

Total Extension	\$77,341,643.27	Total Levy	\$79,799,124.00	3.18%
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Huntley Community School District 158  
Property Tax Levy  
2020 Levy

% Chg in EAV 5.054%

% Chg in EAV 4.788%

% Chg in EAV 4.097%

EAV  
New Growth

1,385,629,252  
6,068,320

1,451,977,875  
9,740,526

1,511,459,211  
12,292,005

Fund
Education
<b>Bond &amp; Interest</b>
Operations & Maintenance
IMRF
Transportation
Working Cash
Life Safety
Special Education
Tort
Social Security

Operating Funds Capped  
Total

Operating Funds Capped Rate

2018 Levy Actual Extension	
Rate	Actual
3.443125	47,708,941
0.714655	9,902,467 *
0.577476	8,001,676
0.088376	1,224,566
0.150597	2,086,715
0.028401	393,529
0.000000	0
0.287146	3,978,776
0.000000	0
0.112470	1,558,421
4.687590	64,952,624
<b>5.402245</b>	<b>74,855,091</b>

4.687590  
2.38%

2019 Levy Actual Extension	
Rate	Proposed
3.370831	48,943,720
0.737471	10,707,911
0.572330	8,310,107
0.081574	1,184,436
0.144630	2,099,996
0.027805	403,723
0.000000	0
0.281117	4,081,756
0.000000	0
0.110883	1,609,995
4.589170	66,633,733
<b>5.326641</b>	<b>77,341,644</b>

4.589170  
2.10%

2020 Levy Estimated Extension	
Rate	Proposed
3.339816	50,479,958
0.732663	11,073,900
0.567064	8,570,942
0.066161	1,000,000
0.143299	2,165,910
0.027549	416,395
0.000000	0
0.278531	4,209,875
0.000000	0
0.124525	1,882,144
4.546945	68,725,224
<b>5.279608</b>	<b>79,799,124</b>

-0.042225  
4.546945  
0.92%