



ADDENDUM I

BLOOMINGTON CITY COUNCIL AGENDA

APRIL 27, 2015

ADDITION TO CONSENT AGENDA

- Item 7B. Bills and Payroll. (Recommend that the bills and payroll be allowed and orders drawn on the Treasurer for the various amounts as funds are available.) *City Council Memorandum and attachment.*

ADDITION TO REGULAR AGENDA

- Item 8B. Columbian Homes Association. (That the City Council provide direction on a request for reduction in tap-on and connection fees for the Columbian Homes Association (CHA) subdivision.) *City Council Memorandum and attachments.*
- Item 8C. Presentation of Annual Fire Department Report, presented by Brian Mohr, Fire Chief. *Additional Presentation Slide and Updated Presentation Slide.*



FOR COUNCIL: April 27, 2015

SUBJECT: Bills and Payroll

RECOMMENDATION/MOTION: That the bills and payroll be allowed and orders drawn on the Treasurer for the various amounts as funds are available.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: Objective 1d. City services delivered in the most cost-effective, efficient manner.

FINANCIAL IMPACT: Total disbursements to be approved \$4,662,561.07, (Payroll total \$2,233,345.29,PCARD total \$162,184.70 and Accounts Payable total \$2,267,031.08).

Respectfully submitted for Council consideration.

Prepared by: Patti-Lynn Silva, Director of Finance

Recommended by:

David A. Hales
City Manager

(ON FILE IN CLERK'S OFFICE)

Attachment: Attachment 1. Bills and Payroll on file in the Clerk's office. Also available at www.cityblm.org.
Attachment 2. Summary Sheet Bills and Payroll Report

Motion: That the bills and payroll be allowed and orders drawn on the Treasurer for the various amounts as funds are available.

Motion: _____ Seconded by: _____

| | Aye | Nay | Other | | Aye | Nay | Other |
|--------------------|-----|-----|-------|------------------|-----|-----|-------|
| Alderman Black | | | | Alderman Painter | | | |
| Alderman Fruin | | | | Alderman Sage | | | |
| Alderman Hauman | | | | Alderman Schmidt | | | |
| Alderman Lower | | | | Alderman Stearns | | | |
| Alderman Mwilambwe | | | | | | | |
| | | | | Mayor Renner | | | |

CITY OF BLOOMINGTON FINANCE REPORT

Council of April 27, 2015

| <u>PAYROLL</u> | | <u>Gross Pay</u> | | <u>Employer Contribution</u> | | <u>Totals</u> | |
|-----------------------|----|----------------------------|----|------------------------------|----|---------------------|--|
| Date | | | | | | | |
| 4/16/2015 | \$ | 1,292,066.61 | \$ | 338,353.32 | \$ | 1,630,419.93 | |
| 4/17/2015 | \$ | 218,586.02 | \$ | 76,299.86 | \$ | 294,885.88 | |
| 4/24/2015 | \$ | 223,957.41 | \$ | 76,288.60 | \$ | 300,246.01 | |
| 4/10/2015-4/15/2015 | \$ | 6,414.23 | \$ | 1,379.24 | \$ | 7,793.47 | |
| Off Cycle Adjustments | | | | | \$ | | |
| | | PAYROLL GRAND TOTAL | | \$ | | 2,233,345.29 | |

ACCOUNTS PAYABLE

| Date | Bank | Total | | |
|-----------------------|----------------------|-----------|---------------------|----|
| 4/27/2015 | AP General | \$ | 1,906,848.49 | \$ |
| | AP BCPA | | | \$ |
| 4/27/2015 | AP Comm Devel | \$ | 50,784.28 | |
| 4/27/2015 | AP IHDA | \$ | 38,410.00 | |
| 4/27/2015 | AP Library | \$ | 19,805.78 | |
| 4/27/2015 | AP MFT | \$ | 2,813.74 | |
| 4/15/2015-4/23/2015 | Off Cycle Check Runs | \$ | 248,368.79 | |
| AP GRAND TOTAL | | \$ | 2,267,031.08 | |

PCARD

| | | |
|--------------------------|-----------|-------------------|
| 3/03/2015-4/01/2015 | \$ | 162,184.70 |
| PCARD GRAND TOTAL | \$ | 162,184.70 |

WIRES

| Date | Total |
|-------------------------|----------|
| | \$ |
| WIRE GRAND TOTAL | - |

TOTAL \$ **4,662,561.07**

Respectfully,

Patti-Lynn Silva
Director of Finance

FOR COUNCIL: April 27, 2015

SUBJECT: Columbian Homes Association

RECOMMENDATION/MOTION: That the City Council provide direction on a request for reduction in tap-on and connection fees for the Columbian Homes Association (CHA) subdivision.

STRATEGIC PLAN LINK: 3. Grow the Local Economy

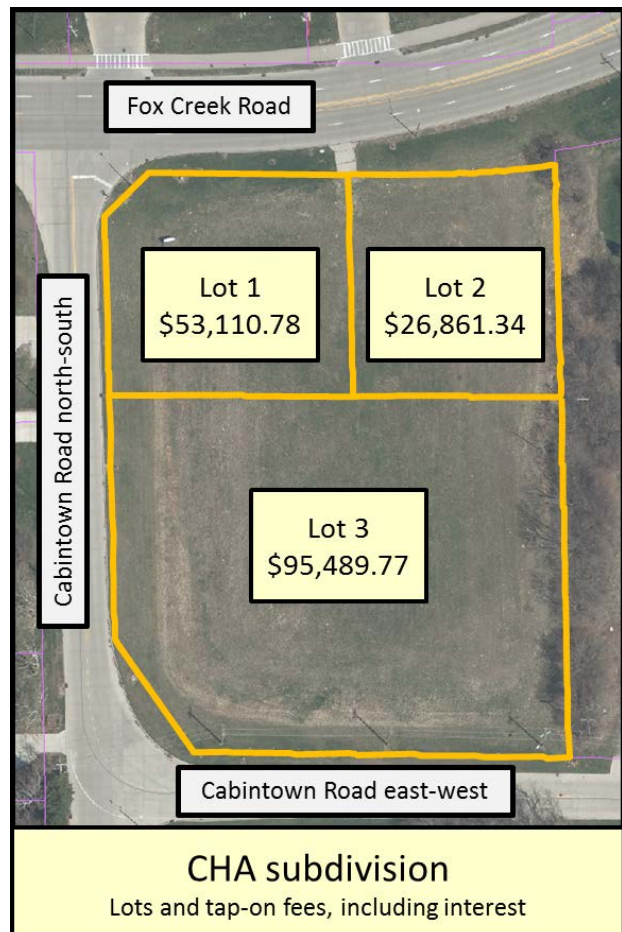
STRATEGIC PLAN SIGNIFICANCE: 3b. Attraction of new targeted businesses that are the “right” fit for Bloomington.

BACKGROUND: The Knights of Columbus Council 574 owns the 2.7-acre CHA subdivision located at the southeast intersection of Fox Creek Rd. and Cabintown Rd. in southwest Bloomington.

This owner owes tap-on fees of \$175,461.89. The Knights of Columbus asks that the tap-on fees be reduced to \$40,398.60 to facilitate land sale for development of an assisted living facility for seniors. City staff has discussed a less generous incentive offer but one in which a sizeable portion of street tap-on fees would be waived.

Currently undeveloped, the site once was envisioned as the future home of the Council meeting and banquet hall. (The Knight of Columbus instead decided to build on RT Dunn Dr. and to sell the Fox Creek property.)

During recent conversations, a representative of the Knights of Columbus informed staff that the tap-on fees for the subdivision have hamstrung the organization’s ability to market the property. City records show tap-on fees now total \$175,461.89 for the three-lot subdivision.



Staff is concerned about waiving fees to this degree because it may be perceived as a precedent. However, staff notes an unusual circumstance in this case and believes an option to reduce the tap-on fees, as explained below, should be considered.

The area has undergone substantial upgrades. It has water, sanitary sewer and urban streets. None of these improvements were done with development of the Knights of Columbus specifically in mind. The improvements came to the property without the KOC asking for them. The land is vacant and, while the owner is a not-for-profit, the property is being taxed.

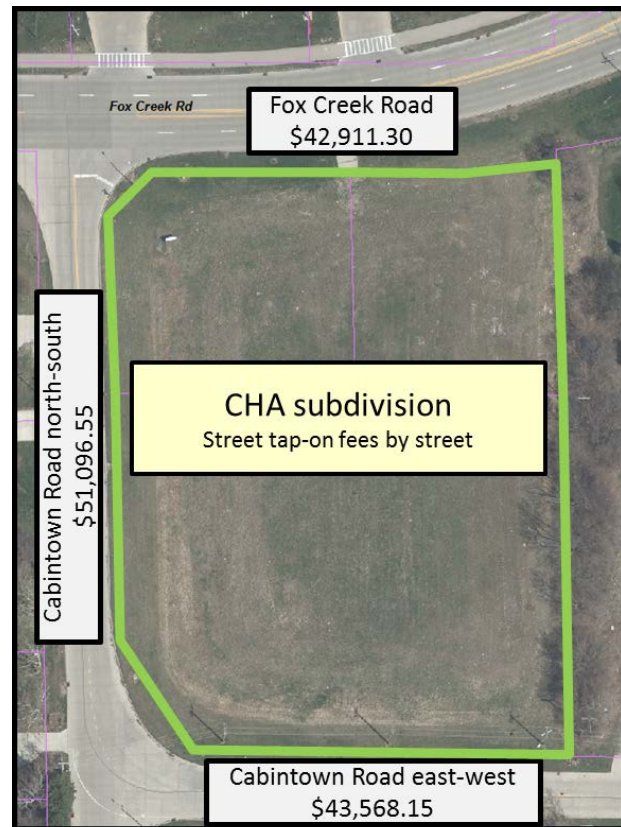
The CHA property is uncommon in that it is flanked on three (3) sides by streets that have been upgraded from rural to urban quality and are subject to street tap-on fees. This creates atypically high tap-on fees. The highest portion of the tap-on fees comes from the street costs.

One option provided by staff is that the Council charge street fees only pertaining to the streets accessed by the development, in this instance.

For example, if the development only accesses Fox Creek Rd., all fees associated with Cabintown Rd. north-south and Cabintown Rd. east-west would be waived. The street tap-on for Fox Creek Rd. access would be \$42,911.30, and the property owner would save \$94,664.70 in this example by not accessing Cabintown Rd.. All tap-on fees combined, plus interest, would total \$80,797.19 instead of \$175,461.89 in the example.

The street portion of fees per street is as follows:

- Fox Creek Rd.: \$42,911.30.
- Cabintown Rd. East-West: \$43,568.15.
- Cabintown Rd. North-South: \$51,096.55.
- (The sewer and water tap-ons of \$37,885.89 are not included in the above)



The full costs by lot and by type of tap-on (water, sewer, street) are provided in the attached spreadsheets. These fees were recalculated by the Public Works Department on April 7, 2015, to show updated interest charges.

The seller of the property, Knights of Columbus, is a not-for-profit Catholic fraternal organization that has been active in the community since 1901. It reports membership at 445

families. It bought the land prior to much of the infrastructure development and cannot now afford pay tap-on fees, according to the Knights of Columbus.

Staff believes a reduction in the tap-on fees can be supported out of the equities and unusual circumstances of the property. The primary options are therefore as follows:

- (1) Require the Knights of Columbus to pay the full amount of water and sewer tap-on / street connection fees (\$175,461.89);
- (2) That street fees only be charged to those streets accessing the development (based on a connection to Fox Creek Road at a reduction of \$94,664.70) and leaving a fee of \$80,797.19;
- (3) Grant the request of the Knights of Columbus and lower the tap-on/street fees to \$40,398.60; or
- (4) A reduction at a different amount than outlined above.

The City Council should also consider requiring the development of the property as a condition to any reduction.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: The second option would allow the City to recover \$175,461.89 in cost of building infrastructure in southwest Bloomington, *minus fee mitigation based on roads access by the development*. This leaves a total fee due of \$80,797.19 and the arrangement would create conditions more favorable to development of vacant land and while taking into account the special circumstances of the property.

Reducing tap-on fees to \$40,398.60, as requested by the Knights of Columbus, would represent a 77 percent discount. It would result in a loss of potential City revenue of \$135,461.89. However, it could produce immediate development on currently vacant land.

Austin Grammer, Economic Development Coordinator for the City, conducted an economic analysis, which is attached. Mr. Grammer noted potential value of the subdivision, benefit of jobs created in construction and operation of the facility and related positive economic impact. Mr. Grammer calculated that revenue lost from the waiver of tap-on fees, as proposed by the landowner, could be recovered within 2.5 years from increased property tax on the site if the development proceeded.

Respectfully submitted for Council consideration.

Prepared by: Stephen Arney, Public Works Administration

Reviewed by: Steve Rasmussen, Assistant City Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales
City Manager

Attachments:

- Attachment 1. Spreadsheets showing calculations of fees, Public Works Department, April 7, 2015
- Attachment 2: Staff Economic Development memo
- Attachment 3: Note from the Knights of Columbus
- Attachment 4: Memo

Motion: That the City Council provide direction on a request for reduction in tap-on and connection fees for the Columbian Homes Association (CHA) subdivision.

Seconded by: _____

| | Aye | Nay | Other | | Aye | Nay | Other |
|--------------------|-----|-----|-------|------------------|-----|-----|-------|
| Alderman Black | | | | Alderman Painter | | | |
| Alderman Fruin | | | | Alderman Sage | | | |
| Alderman Hauman | | | | Alderman Schmidt | | | |
| Alderman Lower | | | | Alderman Stearns | | | |
| Alderman Mwilambwe | | | | | | | |
| | | | | Mayor Renner | | | |



Tap-on Calculation done for: CHA Subdivision Lot 1 Date: 4/7/2015

Calculated by: TJM 4/7/2015
 Property address: 2018 Fox Creek Road / 2109 Cabintown Road
 PIN: 21-17-302-021

| Property characteristics | |
|--------------------------------|--------|
| Area (acres) | 0.56 |
| Fox Creek Rd Frontage (feet) | 155.99 |
| Cabintown Rd e-w Frontage (ft) | 0 |
| Cabintown Rd n-s Frontage (ft) | 140.99 |

| Fee | File | Principal/unit | Unit | Annual Simple Interest | Interest From Date | Term in Months | Interest/unit | Num Units | Unit | Principal | Interest | Totals | | |
|----------------------------------|-----------------------------------|----------------|------|------------------------|--------------------|----------------|---------------|-----------|------|-------------|------------|----------------------|--------------------|-------------|
| | | | | | | | | | | | | Principal + Interest | *CPI | Lowest |
| Southwest Sanitary Sewer | S-24 | \$350.00 | /AC | 6% | Feb-80 | 422 | \$738.50 | 0.56 | Acre | \$196.00 | \$413.56 | \$609.56 | \$588.32 | \$588.32 |
| Ham.-Cabintown-Fox Creek San Sew | S-5D | \$3,550.00 | /AC | 6% | Feb-04 | 134 | \$2,378.50 | 0.56 | LF | \$1,988.00 | \$1,331.96 | \$3,319.96 | \$2,470.23 | \$2,470.23 |
| WM along Fox Creek Rd | W-16B | \$28.00 | /LF | | | | | 155.99 | | \$4,367.72 | \$0.00 | \$4,367.72 | | \$4,367.72 |
| WM along e-w Cabintown Rd | W-7 | \$28.00 | /LF | | | | | 0 | | \$0.00 | \$0.00 | \$0.00 | | \$0.00 |
| WM along n-S Cabintown Rd | W-7 | \$5.00 | /LF | 6% | Dec-69 | 544 | \$13.60 | 140.99 | | \$704.95 | \$1,917.46 | \$2,622.41 | \$4,508.65 | \$2,622.41 |
| Fox Crk Rd-Cabintown Rd. Pvmnt. | | \$145.00 | /LF | | | | | 296.98 | | \$43,062.10 | \$0.00 | \$43,062.10 | | \$43,062.10 |
| Fee inlieu of Stormwater | (Developer to provide onsite det) | \$0.00 | | | | | | | | \$0.00 | \$0.00 | \$0.00 | | \$0.00 |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Total | | | | | | | | | | | | | \$53,110.78 | |

*CPI - Consumer Price Index as calculated by http://www.bls.gov/data/inflation_calculator.htm
 This calculation is an estimate as of the date above, and is valid through 4/30/2015
 The tap on fee calculation shall be recalculated at the time it is due.



Tap-on Calculation done for: CHA Subdivision Lot 2 Date: 4/7/2015

Calculated by: TJM 4/7/2015
 Property address: 2016 Fox Creek Road
 PIN: 21-17-302-022

| Property characteristics | |
|--------------------------------|--------|
| Area (acres) | 0.49 |
| Fox Creek Rd Frontage (feet) | 139.95 |
| Cabintown Rd e-w Frontage (ft) | 0 |
| Cabintown Rd n-s Frontage (ft) | 0 |

| Fee | File | Principal/unit | Unit | Annual Simple Interest | Interest From Date | Term in Months | Interest/unit | Num Units | Unit | Principal | Interest | Totals | | |
|----------------------------------|-----------------------------------|----------------|------|------------------------|--------------------|----------------|---------------|-----------|-------|-------------|------------|----------------------|--------------------|-------------|
| | | | | | | | | | | | | Principal + Interest | *CPI | Lowest |
| Southwest Sanitary Sewer | S-24 | \$350.00 | /AC | 6% | Feb-80 | 422 | \$738.50 | 0.49 | Acres | \$171.50 | \$361.87 | \$533.37 | \$488.53 | \$488.53 |
| Ham.-Cabintown-Fox Creek San Sew | S-5D | \$3,550.00 | /AC | 6% | Feb-04 | 134 | \$2,378.50 | 0.49 | LF | \$1,739.50 | \$1,165.47 | \$2,904.97 | \$2,161.46 | \$2,161.46 |
| WM along Fox Creek Rd | W-16B | \$28.00 | /LF | | | | | 139.95 | | \$3,918.60 | \$0.00 | \$3,918.60 | | \$3,918.60 |
| WM along e-w Cabintown Rd | W-7 | \$28.00 | /LF | | | | | 0 | | \$0.00 | \$0.00 | \$0.00 | | \$0.00 |
| WM along n-S Cabintown Rd | W-7 | \$5.00 | /LF | 6% | Dec-69 | 544 | \$13.60 | 0 | | \$0.00 | \$0.00 | \$0.00 | | \$0.00 |
| Fox Crk Rd-Cabintown Rd. Pvmnt. | | \$145.00 | /LF | | | | | 139.95 | | \$20,292.75 | \$0.00 | \$20,292.75 | | \$20,292.75 |
| Fee inlieu of Stormwater | (Developer to provide onsite det) | \$0.00 | | | | | | | | \$0.00 | \$0.00 | \$0.00 | | \$0.00 |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Total | \$26,861.34 | |

*CPI - Consumer Price Index as calculated by http://www.bls.gov/data/inflation_calculator.htm

This calculation is an estimate as of the date above, and is valid through 4/30/2015
 The tap on fee calculation shall be recalculated at the time it is due.



Tap-on Calculation done for: CHA Subdivision Lot 3 Date: 4/7/2015

Calculated by: TJM 4/7/2015
 Property address: 2105 Cabintown Road / 2019 Cabintown Road
 PIN: 21-17-302-023

| Property characteristics | |
|--------------------------------|--------|
| Area (acres) | 1.65 |
| Fox Creek Rd Frontage (feet) | 0 |
| Cabintown Rd e-w Frontage (ft) | 300.47 |
| Cabintown Rd n-s Frontage (ft) | 211.4 |

| | | | | | | | | | | | | Totals | | |
|----------------------------------|-----------------------------------|----------------|------|------------------------|--------------------|----------------|---------------|-----------|-------|-------------|------------|----------------------|------------|--------------------|
| Fee | File | Principal/unit | Unit | Annual Simple Interest | Interest From Date | Term in Months | Interest/unit | Num Units | Unit | Principal | Interest | Principal + Interest | *CPI | Lowest |
| Southwest Sanitary Sewer | S-24 | \$350.00 | /AC | 6% | Feb-80 | 422 | \$738.50 | 1.65 | Acres | \$577.50 | \$1,218.53 | \$1,796.03 | \$1,645.05 | \$1,645.05 |
| Ham.-Cabintown-Fox Creek San Sew | S-5D | \$3,550.00 | /AC | 6% | Feb-04 | 134 | \$2,378.50 | 1.65 | LF | \$5,857.50 | \$3,924.53 | \$9,782.03 | \$7,278.37 | \$7,278.37 |
| WM along Fox Creek Rd | W-16B | \$28.00 | /LF | 0% | | | | 0 | | \$0.00 | \$0.00 | \$0.00 | | \$0.00 |
| WM along e-w Cabintown Rd | W-7 | \$28.00 | /LF | | | | | 300.47 | | \$8,413.16 | \$0.00 | \$8,413.16 | | \$8,413.16 |
| WM along n-S Cabintown Rd | W-7 | \$5.00 | /LF | 6% | Dec-69 | 544 | \$13.60 | 211.4 | | \$1,057.00 | \$2,875.04 | \$3,932.04 | \$6,760.25 | \$3,932.04 |
| Fox Crk Rd-Cabintown Rd. Pvmnt. | | \$145.00 | /LF | | | | | 511.87 | | \$74,221.15 | \$0.00 | \$74,221.15 | | \$74,221.15 |
| Fee in lieu of Stormwater | (Developer to provide onsite det) | \$0.00 | | | | | | | | \$0.00 | \$0.00 | \$0.00 | | \$0.00 |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Total | | \$95,489.77 |

*CPI - Consumer Price Index as calculated by http://www.bls.gov/data/inflation_calculator.htm

This calculation is an estimate as of the date above, and is valid through 4/30/2015
 The tap on fee calculation shall be recalculated at the time it is due.

Databases, Tables & Calculators by Subject

FONT SIZE: PRINT:

SHARE ON:

- TOP PICKS
- SERIES REPORT
- PUBLIC DATA API
- DISCONTINUED DATABASES
- FAQS
- SPECIAL NOTICES
- MORE SOURCES OF DATA

CPI Inflation Calculator

CPI Inflation Calculator

\$

in

Has the same buying power as:

in

[About this calculator](#)

[Mobile Browser? View full screen.](#)

About the CPI Inflation Calculator

The CPI inflation calculator uses the average [Consumer Price Index](#) for a given calendar year. This data represents changes in prices of all goods and services purchased for consumption by urban households. This index value has been calculated every year since 1913. For the current year, the latest monthly index value is used.

RECOMMEND THIS PAGE USING: Facebook Twitter LinkedIn

TOOLS

- Areas at a Glance
- Industries at a Glance
- Economic Releases
- Databases & Tables
- Maps

CALCULATORS

- Inflation
- Location Quotient
- Injury And Illness

HELP

- Help & Tutorials
- FAQs
- Glossary
- About BLS
- Contact Us

INFO

- What's New
- Careers @ BLS
- Find It! DOL
- Join our Mailing Lists
- Linking & Copyright Info

RESOURCES

- Inspector General (OIG)
- Budget and Performance
- No Fear Act
- USA.gov
- Benefits.gov
- Disability.gov

U.S. Bureau of Labor Statistics | Postal Square Building, 2 Massachusetts Avenue, NE Washington, DC 20212-0001
www.bls.gov | Telephone: 1-202-691-5200 | TDD: 1-800-877-8339 | [Contact Us](#)



Databases, Tables & Calculators by Subject

FONT SIZE: PRINT:

SHARE ON:

TOP PICKS

SERIES REPORT

PUBLIC DATA API

DISCONTINUED DATABASES

FAQS

SPECIAL NOTICES

MORE SOURCES OF DATA

CPI Inflation Calculator

CPI Inflation Calculator

\$ 1,988.00

in 2004

Has the same buying power as:

\$2,470.23

in 2015

Calculate

[About this calculator](#)

[Mobile Browser? View full screen.](#)

About the CPI Inflation Calculator

The CPI inflation calculator uses the average [Consumer Price Index](#) for a given calendar year. This data represents changes in prices of all goods and services purchased for consumption by urban households. This index value has been calculated every year since 1913. For the current year, the latest monthly index value is used.

RECOMMEND THIS PAGE USING: Facebook Twitter LinkedIn

TOOLS

- Areas at a Glance
- Industries at a Glance
- Economic Releases
- Databases & Tables
- Maps

CALCULATORS

- Inflation
- Location Quotient
- Injury And Illness

HELP

- Help & Tutorials
- FAQs
- Glossary
- About BLS
- Contact Us

INFO

- What's New
- Careers @ BLS
- Find It! DOL
- Join our Mailing Lists
- Linking & Copyright Info

RESOURCES

- Inspector General (OIG)
- Budget and Performance
- No Fear Act
- USA.gov
- Benefits.gov
- Disability.gov

U.S. Bureau of Labor Statistics | Postal Square Building, 2 Massachusetts Avenue, NE Washington, DC 20212-0001
www.bls.gov | Telephone: 1-202-691-5200 | TDD: 1-800-877-8339 | [Contact Us](#)

Databases, Tables & Calculators by Subject

FONT SIZE: PRINT:

SHARE ON:

- TOP PICKS
- SERIES REPORT
- PUBLIC DATA API
- DISCONTINUED DATABASES
- FAQS
- SPECIAL NOTICES
- MORE SOURCES OF DATA

CPI Inflation Calculator

CPI Inflation Calculator

\$

in

Has the same buying power as:

in

[About this calculator](#)

[Mobile Browser? View full screen.](#)

About the CPI Inflation Calculator

The CPI inflation calculator uses the average [Consumer Price Index](#) for a given calendar year. This data represents changes in prices of all goods and services purchased for consumption by urban households. This index value has been calculated every year since 1913. For the current year, the latest monthly index value is used.

RECOMMEND THIS PAGE USING: Facebook Twitter LinkedIn

TOOLS

- Areas at a Glance
- Industries at a Glance
- Economic Releases
- Databases & Tables
- Maps

CALCULATORS

- Inflation
- Location Quotient
- Injury And Illness

HELP

- Help & Tutorials
- FAQs
- Glossary
- About BLS
- Contact Us

INFO

- What's New
- Careers @ BLS
- Find It! DOL
- Join our Mailing Lists
- Linking & Copyright Info

RESOURCES

- Inspector General (OIG)
- Budget and Performance
- No Fear Act
- USA.gov
- Benefits.gov
- Disability.gov

U.S. Bureau of Labor Statistics | Postal Square Building, 2 Massachusetts Avenue, NE Washington, DC 20212-0001
www.bls.gov | Telephone: 1-202-691-5200 | TDD: 1-800-877-8339 | [Contact Us](#)



Databases, Tables & Calculators by Subject

FONT SIZE: PRINT:

SHARE ON:

TOP PICKS

[SERIES REPORT](#)

[PUBLIC DATA API](#)

[DISCONTINUED DATABASES](#)

[FAQS](#)

[SPECIAL NOTICES](#)

[MORE SOURCES OF DATA](#)

CPI Inflation Calculator

CPI Inflation Calculator

\$

in

Has the same buying power as:

in

[About this calculator](#)

[Mobile Browser? View full screen.](#)

About the CPI Inflation Calculator

The CPI inflation calculator uses the average [Consumer Price Index](#) for a given calendar year. This data represents changes in prices of all goods and services purchased for consumption by urban households. This index value has been calculated every year since 1913. For the current year, the latest monthly index value is used.

RECOMMEND THIS PAGE USING: Facebook Twitter LinkedIn

TOOLS

- Areas at a Glance
- Industries at a Glance
- Economic Releases
- Databases & Tables
- Maps

CALCULATORS

- Inflation
- Location Quotient
- Injury And Illness

HELP

- Help & Tutorials
- FAQs
- Glossary
- About BLS
- Contact Us

INFO

- What's New
- Careers @ BLS
- Find It! DOL
- Join our Mailing Lists
- Linking & Copyright Info

RESOURCES

- Inspector General (OIG)
- Budget and Performance
- No Fear Act
- USA.gov
- Benefits.gov
- Disability.gov

U.S. Bureau of Labor Statistics | Postal Square Building, 2 Massachusetts Avenue, NE Washington, DC 20212-0001
www.bls.gov | Telephone: 1-202-691-5200 | TDD: 1-800-877-8339 | [Contact Us](#)

Databases, Tables & Calculators by Subject

FONT SIZE: PRINT:

SHARE ON:

- TOP PICKS
- SERIES REPORT
- PUBLIC DATA API
- DISCONTINUED DATABASES
- FAQS
- SPECIAL NOTICES
- MORE SOURCES OF DATA

CPI Inflation Calculator

CPI Inflation Calculator

\$

in

Has the same buying power as:

in

[About this calculator](#)

[Mobile Browser? View full screen.](#)

About the CPI Inflation Calculator

The CPI inflation calculator uses the average [Consumer Price Index](#) for a given calendar year. This data represents changes in prices of all goods and services purchased for consumption by urban households. This index value has been calculated every year since 1913. For the current year, the latest monthly index value is used.

RECOMMEND THIS PAGE USING: Facebook Twitter LinkedIn

TOOLS

- Areas at a Glance
- Industries at a Glance
- Economic Releases
- Databases & Tables
- Maps

CALCULATORS

- Inflation
- Location Quotient
- Injury And Illness

HELP

- Help & Tutorials
- FAQs
- Glossary
- About BLS
- Contact Us

INFO

- What's New
- Careers @ BLS
- Find It! DOL
- Join our Mailing Lists
- Linking & Copyright Info

RESOURCES

- Inspector General (OIG)
- Budget and Performance
- No Fear Act
- USA.gov
- Benefits.gov
- Disability.gov

U.S. Bureau of Labor Statistics | Postal Square Building, 2 Massachusetts Avenue, NE Washington, DC 20212-0001
www.bls.gov | Telephone: 1-202-691-5200 | TDD: 1-800-877-8339 | [Contact Us](#)



Databases, Tables & Calculators by Subject

FONT SIZE: PRINT:

SHARE ON:

TOP PICKS

SERIES REPORT

PUBLIC DATA API

DISCONTINUED DATABASES

FAQS

SPECIAL NOTICES

MORE SOURCES OF DATA

CPI Inflation Calculator

CPI Inflation Calculator

\$

in

Has the same buying power as:

in

[About this calculator](#)

[Mobile Browser? View full screen.](#)

About the CPI Inflation Calculator

The CPI inflation calculator uses the average [Consumer Price Index](#) for a given calendar year. This data represents changes in prices of all goods and services purchased for consumption by urban households. This index value has been calculated every year since 1913. For the current year, the latest monthly index value is used.

RECOMMEND THIS PAGE USING: Facebook Twitter LinkedIn

TOOLS

- Areas at a Glance
- Industries at a Glance
- Economic Releases
- Databases & Tables
- Maps

CALCULATORS

- Inflation
- Location Quotient
- Injury And Illness

HELP

- Help & Tutorials
- FAQs
- Glossary
- About BLS
- Contact Us

INFO

- What's New
- Careers @ BLS
- Find It! DOL
- Join our Mailing Lists
- Linking & Copyright Info

RESOURCES

- Inspector General (OIG)
- Budget and Performance
- No Fear Act
- USA.gov
- Benefits.gov
- Disability.gov

U.S. Bureau of Labor Statistics | Postal Square Building, 2 Massachusetts Avenue, NE Washington, DC 20212-0001
www.bls.gov | Telephone: 1-202-691-5200 | TDD: 1-800-877-8339 | [Contact Us](#)

Databases, Tables & Calculators by Subject

FONT SIZE: PRINT:

SHARE ON:

- TOP PICKS
- SERIES REPORT
- PUBLIC DATA API
- DISCONTINUED DATABASES
- FAQS
- SPECIAL NOTICES
- MORE SOURCES OF DATA

CPI Inflation Calculator

CPI Inflation Calculator

\$

in

Has the same buying power as:

in

[About this calculator](#)

[Mobile Browser? View full screen.](#)

About the CPI Inflation Calculator

The CPI inflation calculator uses the average [Consumer Price Index](#) for a given calendar year. This data represents changes in prices of all goods and services purchased for consumption by urban households. This index value has been calculated every year since 1913. For the current year, the latest monthly index value is used.

RECOMMEND THIS PAGE USING: Facebook Twitter LinkedIn

TOOLS

- Areas at a Glance
- Industries at a Glance
- Economic Releases
- Databases & Tables
- Maps

CALCULATORS

- Inflation
- Location Quotient
- Injury And Illness

HELP

- Help & Tutorials
- FAQs
- Glossary
- About BLS
- Contact Us

INFO

- What's New
- Careers @ BLS
- Find It! DOL
- Join our Mailing Lists
- Linking & Copyright Info

RESOURCES

- Inspector General (OIG)
- Budget and Performance
- No Fear Act
- USA.gov
- Benefits.gov
- Disability.gov

U.S. Bureau of Labor Statistics | Postal Square Building, 2 Massachusetts Avenue, NE Washington, DC 20212-0001
www.bls.gov | Telephone: 1-202-691-5200 | TDD: 1-800-877-8339 | [Contact Us](#)



Databases, Tables & Calculators by Subject

FONT SIZE: PRINT:

SHARE ON:

TOP PICKS

SERIES REPORT

PUBLIC DATA API

DISCONTINUED DATABASES

FAQS

SPECIAL NOTICES

MORE SOURCES OF DATA

CPI Inflation Calculator

CPI Inflation Calculator

\$ 1,057.00

in 1969

Has the same buying power as:

\$6,760.25

in 2015

Calculate

[About this calculator](#)

[Mobile Browser? View full screen.](#)

About the CPI Inflation Calculator

The CPI inflation calculator uses the average [Consumer Price Index](#) for a given calendar year. This data represents changes in prices of all goods and services purchased for consumption by urban households. This index value has been calculated every year since 1913. For the current year, the latest monthly index value is used.

RECOMMEND THIS PAGE USING: Facebook Twitter LinkedIn

TOOLS

- Areas at a Glance
- Industries at a Glance
- Economic Releases
- Databases & Tables
- Maps

CALCULATORS

- Inflation
- Location Quotient
- Injury And Illness

HELP

- Help & Tutorials
- FAQs
- Glossary
- About BLS
- Contact Us

INFO

- What's New
- Careers @ BLS
- Find It! DOL
- Join our Mailing Lists
- Linking & Copyright Info

RESOURCES

- Inspector General (OIG)
- Budget and Performance
- No Fear Act
- USA.gov
- Benefits.gov
- Disability.gov

U.S. Bureau of Labor Statistics | Postal Square Building, 2 Massachusetts Avenue, NE Washington, DC 20212-0001
www.bls.gov | Telephone: 1-202-691-5200 | TDD: 1-800-877-8339 | [Contact Us](#)

Date: April 22, 2015
To: Steve Rasmussen, Deputy City Manager
Jim Karch, Director of Public Works
From: Austin Grammer, Economic Development Coordinator
Subject: Knights of Columbus Fox Creek Road / Cabintown Road Property

The Knights of Columbus has requested that the City discount the tap on fees for an unimproved 2.695 acre grass lot owned by the KOC located at the corner of Fox Creek Road and Cabintown Road. The KOC recently received an offer from a developer who would like to build a 110 unit assisted living care facility on the subject property. Waiving a portion of the tap on fees in order to encourage the proposed development at the subject property would be a prudent action for the City based on the following economic development considerations:

According to a recent article by the Assisted Living Federation of America (ALFA), a typical employment benchmark of .5 Full-Time Equivalent Employees (FTE) per residential unit is used in the assisted living industry. The proposed assisted living facility for the subject property is stated to include 110 living units. Therefore, it is possible the new facility could create as many as 55 FTE jobs.

A recent study by an economic consulting firm analyzing a proposed 100 unit, \$8.82 million assisted living and memory care facility to be located in Las Vegas, Nevada found that the proposed development would create / support 63 construction jobs plus an additional 99 jobs long-term through the operations of the facility. These projections were calculated using the Regional Input-Output Modeling System (RIMS II) from the US Department of Commerce Bureau of Economic Analysis. The RIMS II system identifies 7.14 construction jobs are created / supported for every \$1 million in "hard construction" expenses. The RIMS II system also identifies 24.33 jobs are created / supported for every \$1 million dollar of revenue generated by a "Nursing and Residential Care Facility." The facility in Las Vegas was estimated to generate \$4.077 million in annual revenue, thus the creation of 99 jobs over the long term. These RIMS II multipliers are specific to the Las Vegas region and would likely be slightly different for Central Illinois.

It is the "employment multiplier" effect of the assisted living facility's estimated 55 FTE jobs that support additional job creation throughout Bloomington after the assisted living facility is constructed. Potentially, the proposed development at the subject property in Bloomington could support an additional 50 jobs in McLean County as the operations of the assisted living facility require support from other businesses in the community (healthcare, food service, facility maintenance, etc.) and as the estimated 55 employees of the assisted living facility spend their earnings in the community.

In addition to job creation, the increase in property tax collection resulting from the construction of the assisted living facility should also be considered. Property taxes for the subject property are currently generating \$740.20 annually for the impacted taxing bodies (Unit 5 Schools, the County, the City, etc.). The City's portion of the subject property's 2014 property taxes payable in 2015 is \$97.98 according to the McLean County Treasurer's Office.

According to a local developer, an assisted living facility that was recently proposed to be built on the east side of Bloomington was projected to cost between \$6.5 to \$7.5 million including the value of the land. The assessed valuation for that development would be approximately \$2.5 million which would result in an annual property tax bill of approximately \$203,920 with the City's share estimated to be approximately \$26,700.

If an assisted living facility of similar size and quality were to be constructed on the subject property, the City would recoup the loss of the tap on fees as proposed by the land owner within 2.5 years based on the increase in property tax revenue resulting from the construction of the proposed assisted living facility.

Additional benefits to the City would result from increased sales tax collection generated by the initial construction activity including building materials purchased from local lumberyards and fuel and snacks purchased by the contractors from the Casey's Gas station across the street from the subject property. The City would also benefit from increased sales tax collection from the future purchases of the employees of the assisted living facility as they spend their earnings in the City at local retailers.

Reference:

“Economic Multipliers: How Communities Can Use Them for Planning.”
University of Arkansas Division of Agriculture.
Dr. Wayne Miller.

“A Preliminary EB-5 Economic Analysis of an Assisted Living Center in Las Vegas, Nevada.”
Impact DataSource, LLC.
June 19, 2013.

“Deep Economic Impact”
Senior Living Executive Magazine
February 2, 2008
Assisted Living Federation of America
Jim Moore
<http://www.alfa.org/assnfe/Article.asp?clArticleID=109>

Knights of Columbus 4-21-2015

The Bloomington Knights of Columbus Council 574 and the Columbian Homes Association would like the Mayor and City Council to review our request to have the city costs reconsidered for our property on Fox Creek Rd. We would propose that we pay the city \$40,398.60 for construction fees (tap on fees) in lieu of the \$80,797.19 that staff has recommended. Some facts and our concerns are listed below.

- We purchased the property (on Cabin town Rd) some 20 years ago for \$225,000.00 to build our meeting and banquet hall
- Before we could build, the direction of the members was to keep the new building more centrally located (meaning we could not build at that site)
- We found and purchased other property more centrally located (1706 Dunn Dr.) and built our building
- The land on Fox Creek was put up for sale, but we have not been able to sell it
- The City renamed the road on one side of our property (Fox Creek Rd), improved the roads and water and added sewer on three sides of the property
- Tap on fees were assessed against the property (all three sides), which we were not able to pay at the time
- The tap on fees along with interest owed are nearly as much as we have been offered
- We had the land subdivided into 3 lots a while back because we had an offer on one parcel of the land, but that sale never went through
- The Knights are not developers, we are a not for profit Fraternal organization
- For everyone involved the lot would be better off developed, with the Tax dollars coming into the City
- We have an offer from a company to develop an Assisted Living Facility with 110 rooms/beds as one lot that would be very good for the City (see the attachment)
- We really appreciate how the City Staff have worked with us and want to thank them

Our council has been in Bloomington since 1901. We currently have 455 families as members. We offer a lot to this community. We have ran the annual Toostie Roll Drive for over 40 years, (averaging nearly \$10,000.00 per year) raising money for the Illinois Special Olympics, Bloomington Special Olympics and Recreation (SOAR), Big Brothers Big Sisters, Raymond School as well as many other organizations which help the Intellectually and Physically challenged. Our members also volunteer for these organizations. We have a Relay for Life Team that has raised \$100,000.00 in the past 8 years for Cancer Research. We sponsor a Scholarship at Central Catholic High School. Numerous times a year we donate our facility for Charity Fund Raisers. We recently participated in a fund raiser that raised over \$6,000.00 for the Children's Foundation. We host a Blood Drive 6 times a year and have for many years.

We would hope that the city can understand how moving this property can benefit all involved. Thanks for listening and we remain grateful for all the city does for us.

The Knights
1706 Dunn Dr, Bloomington IL



Administration
109 E. Olive, P.O. Box 3157
Bloomington, Illinois 61702-3157

*Mike O'Grady
215-7042*

July 31, 2006

Mike O'Grady, Secretary
Columbian Homes Association
Knights of Columbus
1706 R. T. Dunn Dr.
Bloomington, IL 61701

Dear Mr. O'Grady,

The City of Bloomington will allow you to pay the tap-on fees for the CHA subdivision on a per lot basis. Please coordinate this with Doug Grovesteen and Tracey Covert of my staff.

Sincerely,


Tom Hamilton
City Manager

cc: Doug Grovesteen, Director of Engineering
Tracey Covert, City Clerk
Mark Huber, Director of PACE
Brian Brakebill, Deputy City Manager

MEMORANDUM

TO: CHA Subdivision File
FROM: Douglas G. Grovesteen
DATE: April 13, 2009
SUBJECT: Tap on fees

The tap on fees for this subdivision were not paid at the time of final platting, but in accordance with a letter from Tom Hamilton dated 7/31/06 they were deferred until the lots are developed. The current value of the fees, as of May, 2009, are as follows:

Lot 1:

The following tap-on fees are due for CHA Subdivision, Lot 1:

| | | Fund | Principal | Interest | Total |
|---|--------------------------------------|-------------|-------------|------------|--------------------|
| 1 | Southwest Sanitary Sewer | 52200-57320 | \$ 196.00 | \$ 343.98 | \$539.98 |
| 2 | Ham.-Cabintown-Fox Creek San Sew | 52200-57320 | \$1,988.00 | \$ 626.22 | \$2,614.22 |
| 3 | Water main along Fox Creek Rd. | 50200-57320 | \$4,367.72 | \$0.00 | \$4,367.72 |
| 4 | Water main along e-w Cabintown Rd. | 50200-57320 | \$0.00 | \$0.00 | \$0.00 |
| 5 | Water main along n-s Cabintown Rd. | 50200-57320 | \$ 704.95 | \$1,667.21 | \$2,372.16 |
| 6 | Fox Crk Rd-Cabintown Rd. pvmt. | 20300-57320 | \$43,062.10 | \$0.00 | \$43,062.10 |
| 7 | Fee in lieu of Storm Water Detention | 55200-57320 | \$0.00 | \$0.00 | \$0.00 |
| | TOTAL | | | | \$52,956.18 |

Area of Lot 1 = 0.56 ac

Lot 1 frontage on Fox Creek Rd = $(135.06 + 1/2 * 41.85) = 155.99$ ft

Lot 1 frontage on e-w Cabintown Rd = 0

Lot 1 frontage on n-s Cabintown Rd = $(120.06 + 1/2 * 41.85) = 140.99$ ft

- 1) Southwest Sanitary Sewer @ \$350 /ac +6% SI from Feb. 1980.
- 2) Hamilton Rd - Cabintown Rd - Fox Creek Rd. San Sew @ \$3,550 /ac +6% SI from Feb '04
- 3) Water main along Fox Creek Rd @ \$28 /ft
- 4) Water main along east-west leg of Cabintown Rd @ \$28 /ft
- 5) Water main along north-south Cabintown Rd. @ \$5.00 /ft +6% SI from Dec '1969
- 6) Fox Creek Road / Cabintown Road pavement @ \$145 /ft of frontage.
- 7) Fee in lieu of Storm Water Detention: no fee, developer to provide on-site detention.

109 East Olive Street
 Post Office Box 3157
 Bloomington, Illinois
 61702-3157
 309.434.2225 tel
 309.434.2201 fax
 For Hearing Impaired
 TTY 309.829.5115

an equal opportunity employer



Lot 2:

| | | Fund | Principal | Interest | Total |
|---|--------------------------------------|-------------|-------------|-----------|--------------------|
| 1 | Southwest Sanitary Sewer | 52200-57320 | \$ 171.50 | \$ 300.98 | \$472.48 |
| 2 | Ham.-Cabintown-Fox Creek San Sew | 52200-57320 | \$1,739.50 | \$ 547.94 | \$2,287.44 |
| 3 | Water main along Fox Creek Rd. | 50200-57320 | \$3,918.60 | \$0.00 | \$4,367.72 |
| 4 | Water main along e-w Cabintown Rd. | 50200-57320 | \$0.00 | \$0.00 | \$0.00 |
| 5 | Water main along n-s Cabintown Rd. | 50200-57320 | \$0.00 | \$0.00 | \$0.00 |
| 6 | Fox Crk Rd-Cabintown Rd. pvmt. | 20300-57320 | \$20,292.75 | \$0.00 | \$20,292.75 |
| 7 | Fee in lieu of Storm Water Detention | 55200-57320 | \$0.00 | \$0.00 | \$0.00 |
| | TOTAL | | | | \$27,420.39 |

Area of Lot 2 = 0.49 ac

Lot 2 frontage on Fox Creek Rd = (48.21 + 91.74) = 139.95 ft

Lot 2 frontage on e-w Cabintown Rd = 0

Lot 2 frontage on n-s Cabintown Rd = 0

- 1) Southwest Sanitary Sewer @ \$350 /ac +6% SI from Feb. 1980.
- 2) Hamilton Rd - Cabintown Rd - Fox Creek Rd. San Sew @ \$3,550 /ac +6% SI from Feb '04
- 3) Watermain along Fox Creek Rd @ \$28 /ft
- 4) Watermain along east-west leg of Cabintown Rd @ \$28 /ft
- 5) Watermain along north-south Cabintown Rd. @ \$5.00 /ft +6% SI from Dec '1969
- 6) Fox Creek Road / Cabintown Road pavement @ \$145 /ft of frontage.
- 7) Fee in lieu of Storm Water Detention: no fee, developer to provide on-site detention.



Lot 3:

The following tap-on fees are due for CHA Subdivision Lot 3:

| | | Fund | Principal | Interest | Total |
|---|--------------------------------------|-------------|-------------|------------|--------------------|
| 1 | Southwest Sanitary Sewer | 52200-57320 | \$ 577.50 | \$1,013.51 | \$1,591.01 |
| 2 | Ham.-Cabintown-Fox Creek San Sew | 52200-57320 | \$5,857.50 | \$1,845.11 | \$7,702.61 |
| 3 | Water main along Fox Creek Rd. | 50200-57320 | \$0.00 | \$0.00 | \$0.00 |
| 4 | Water main along e-w Cabintown Rd. | 50200-57320 | \$8,413.16 | \$0.00 | \$8,413.16 |
| 5 | Water main along n-s Cabintown Rd. | 50200-57320 | \$1,057.00 | \$2,499.81 | \$3,556.81 |
| 6 | Fox Crk Rd-Cabintown Rd. pvmt. | 20300-57320 | \$74,221.15 | \$0.00 | \$74,221.15 |
| 7 | Fee in lieu of Storm Water Detention | 55200-57320 | \$0.00 | \$0.00 | \$0.00 |
| | TOTAL | | | | \$95,484.74 |

Area of Lot 3 = 1.65 ac

Lot 3 frontage on Fox Creek Rd = 0

Lot 3 frontage on e-w Cabintown Rd = $(254.30 + 1/2 * 92.34) = 300.47$ ft

Lot 3 frontage on n-s Cabintown Rd = $(165.23 + 1/2 * 92.34) = 211.40$ ft

- 1) Southwest Sanitary Sewer @ \$350 /ac +6% SI from Feb. 1980.
- 2) Hamilton Rd - Cabintown Rd - Fox Creek Rd. San Sew @ \$3,550 /ac +6% SI from Feb '04
- 3) Watermain along Fox Creek Rd @ \$28 /ft
- 4) Watermain along east-west leg of Cabintown Rd @ \$28 /ft
- 5) Watermain along north-south Cabintown Rd. @ \$5.00 /ft +6% SI from Dec '1969
- 6) Fox Creek Road / Cabintown Road pavement @ \$145 /ft of frontage.
- 7) Fee in lieu of Storm Water Detention: no fee, developer to provide on-site detention.

Subdivision Totals:

Lot 1 = \$52,956.18

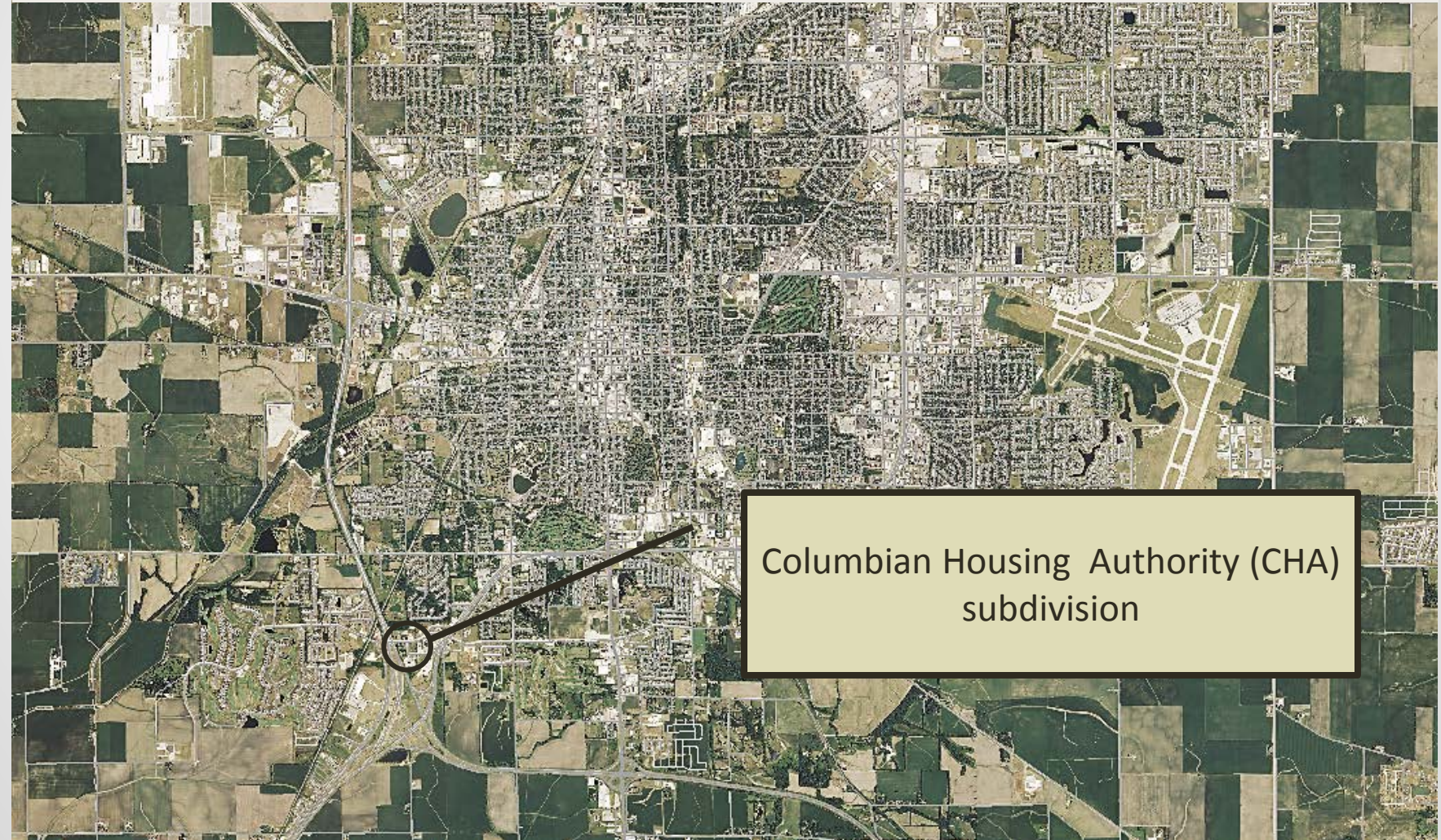
Lot 2 = \$27,420.39

Lot 3 = \$95,484.74

Total = **\$175,861.31**

Cc: Jim Karch
Russ Waller
File

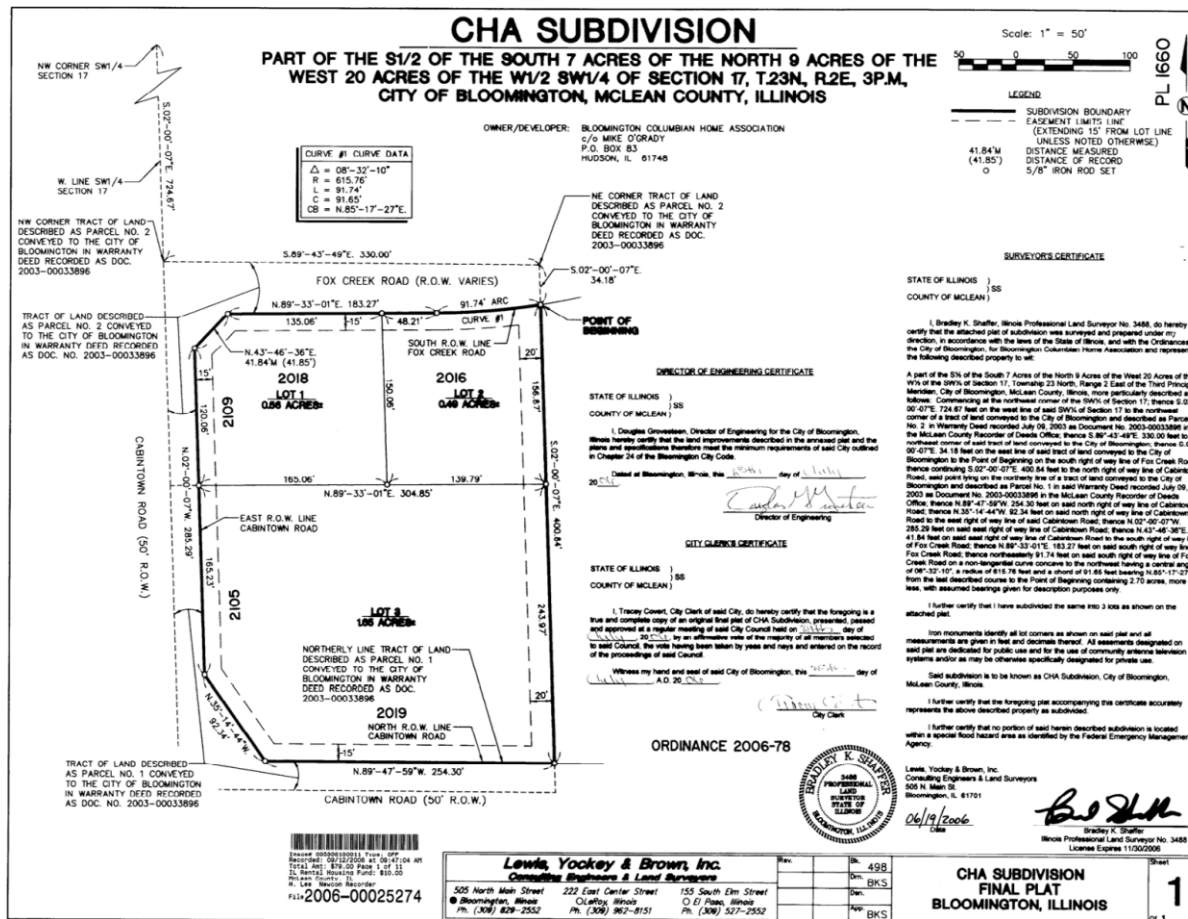
CHA subdivision: Proposals for fee reductions

An aerial photograph of a city, likely Columbia, Missouri, showing a dense urban grid. A callout box with a black border and a light beige background is positioned in the lower right quadrant of the map. A black line with a circular end at the bottom left of the box points to a specific area within the city grid. The text inside the box reads "Columbian Housing Authority (CHA) subdivision".

Columbian Housing Authority (CHA)
subdivision

Tap-on fees owed, with interest

\$175,461.89



Knights of Columbus request



- Tap-on fees nearly equal cost KOC paid for property.
- Needs fee reduction to proceed with possible sale.

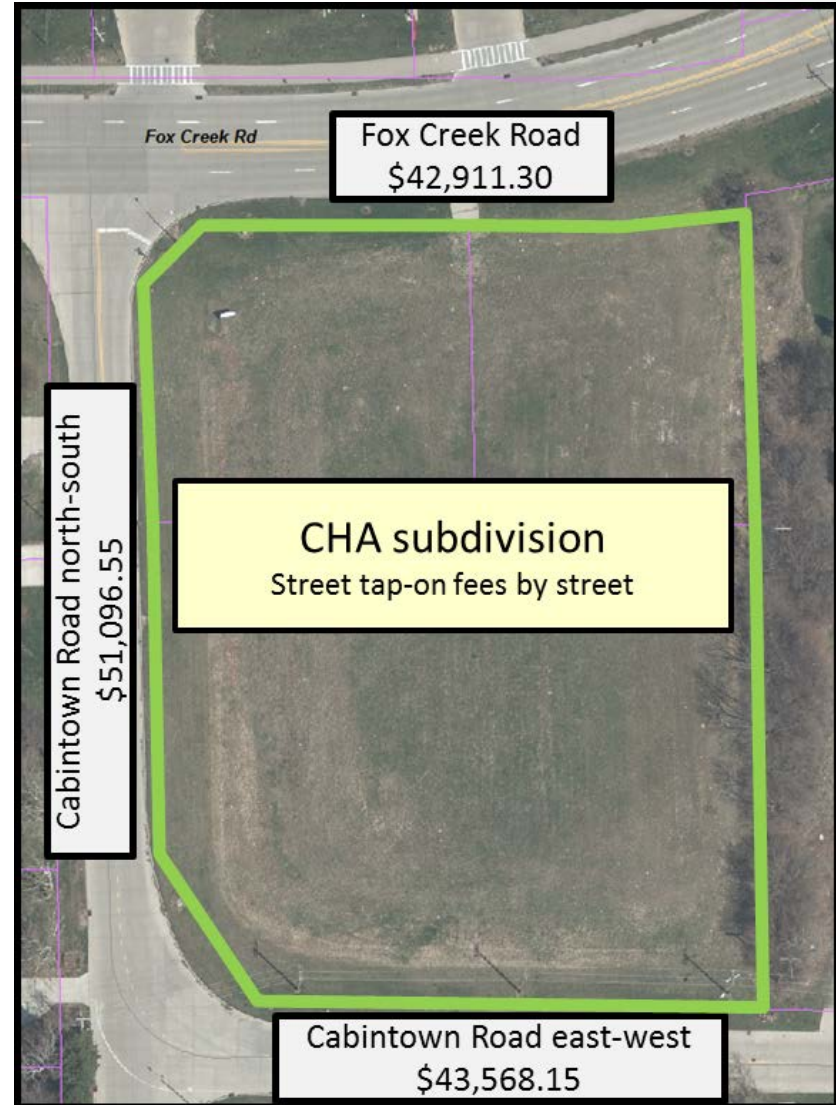
Proposes paying \$40,398.60

Staff proposal for CHA tap-on fees

1. Sewer and Water tap-on fees, with interest, totaling **\$37,885.89**

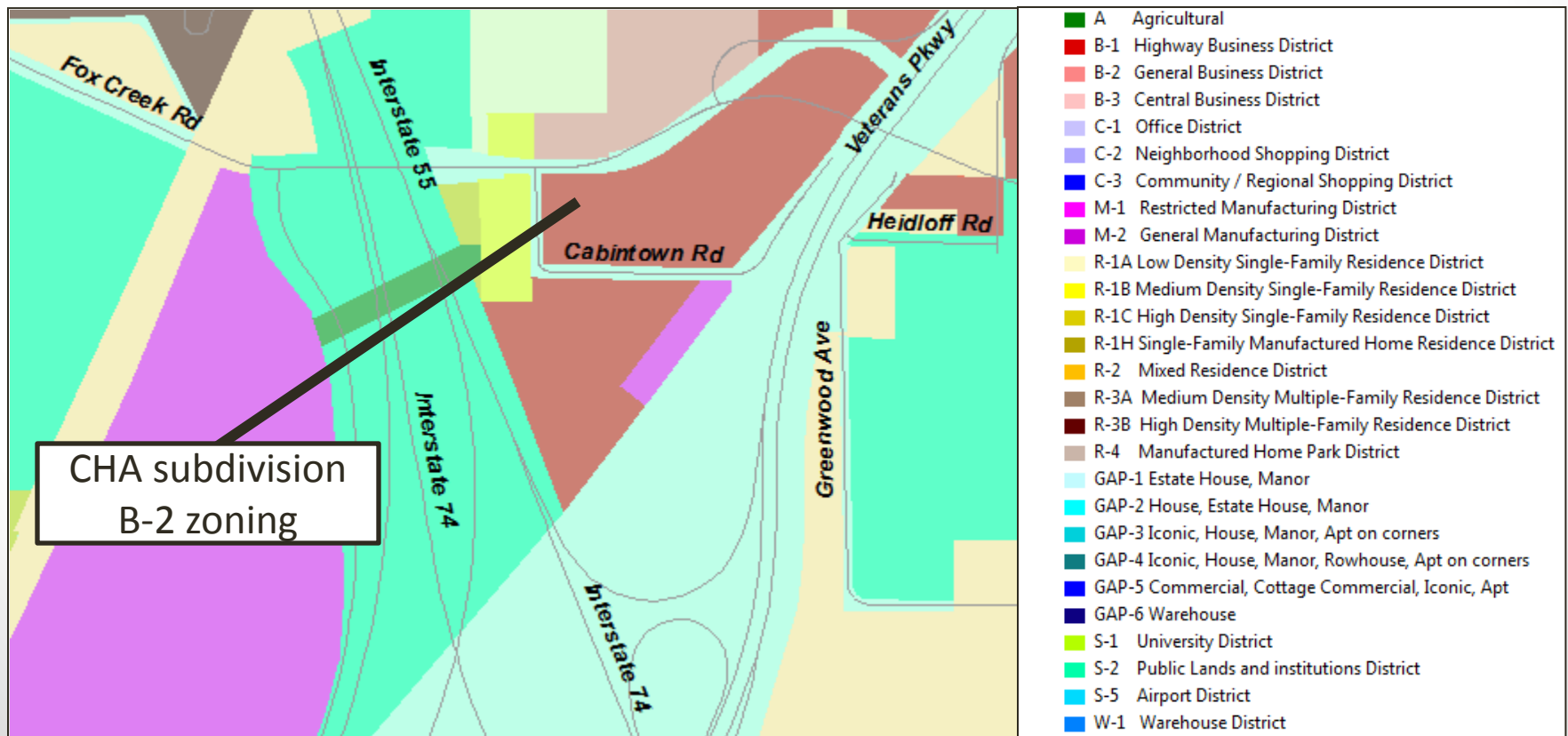
PLUS

2. **Street tap-on fee** based only on roads accessed by the development



Cost/benefits to City

- ❑ Fee reduction means reduced payback for expensive infrastructure.
- ❑ Site currently produces marginal tax revenue. If fee reduction spurs development, it means job creation, increase in tax revenue.



Central Illinois Comparisons

| Department | Population | Staffing | FF/capita | Call Volume | Ambulance Service |
|-------------|------------|----------|-----------|---------------|-------------------|
| Bloomington | 78,900 | 110 | 1.39 | 10462 95.1/FF | Yes |
| Normal | 54,664 | 66 | 1.21 | 5748 87.1/FF | Yes |
| Decatur | 74,710 | 110 | 1.47 | 8736 79.4/FF | No |
| Champaign | 83,424 | 104 | 1.25 | 7588 73.0/FF | No |
| Springfield | 117,006 | 226 | 1.93 | 16415 72.6/FF | No |
| Peoria | 116,513 | 206 | 1.77 | 18344 89.0/FF | No |

EMS

| | |
|-----------------------------|--------------|
| Total EMS Responses: | 7,933 |
| Total Patients: | 8,552 |
| Total Transported: | 6,693 |

Top 5 EMS Response Types

1. Falls
2. Sick Person (Non-Specific)
3. Breathing Problems
4. Psychological Evaluation
5. Chest Pain

