

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
HELD IN THE CITY COUNCIL CHAMBERS,
800 GAME FARM ROAD ON
TUESDAY, NOVEMBER 13, 2018**

Mayor Golinski called the meeting to order at 7:00 p.m. and led the Council in the Pledge of Allegiance.

City Clerk Warren called the roll.

Ward I	Koch	Present
	Colosimo	Present
Ward II	Milschewski	Present
	Plocher	Present
Ward III	Frieders	Present
	Funkhouser	Present
Ward IV	Tarulis	Present
	Peterson	Absent

Also present: City Clerk Warren, City Attorney Orr, City Administrator Olson, Deputy Chief of Police Mikolasek, Deputy Chief of Police Klingel, Public Works Director Dhuse, Finance Director Fredrickson, EEI Engineer Sanderson, Community Development Director Barksdale-Noble, Director of Parks and Recreation Evans, Assistant City Administrator Willrett

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

Employee Appreciation of Service

Mayor Golinski stated that there is an employee appreciation of service for Dixie De Bord. Elisa Topper, Library Director, gave the background on Dixie De Bord's employment. Mayor Golinski presented Dixie De Bord with a memento of the City's appreciation and read the certificate.

PUBLIC HEARINGS

1. Prestwick of Yorkville – Proposed Special Service Area 2019-1

Mayor Golinski opened public hearing for Prestwick of Yorkville. Amy Cesich stated she lives in Raintree Village which was an SSA. She asked that the City never does an SSA again. Mayor Golinski closed the public hearing.

2. Tax Levy

Mayor Golinski opened public hearing for the tax levy. City Administrator Olson gave a brief presentation on the tax levy. There were no comments. Mayor Golinski closed public hearing

CITIZEN COMMENTS ON AGENDA ITEMS

Carol Sheeley discussed history regarding the current Parkview Christian School building on Center Street. Then she covered the history of the restoration of the old County Court building. Carol Sheeley then discussed the Chapel on the Green. She discussed the cost for renovation the Old Jail. She noted that both the County and City are looking for additional space. She suggested that renovation of the Old Jail would be cheaper than buying a new or existing structure.

Brian Payne, Shetland, wanted to the specifics of the SSA. He asked for City Administrator Olson to go through the process of the SSA. City Administrator Olson answered him and spoke of a backup SSA.

Amy Cesich wanted the SSA to be explained for the resident's benefit. Alderman Colosimo explained that this backup SSA applies only after a home owner's association is in default. Amy Cesich requested that the City no longer use any SSA's in the development process.

CONSENT AGENDA

None.

MINUTES FOR APPROVAL

1. Minutes of the Regular City Council – October 9, 2018

Mayor Golinski entertained a motion to approve the minutes of the regular City Council meeting of October 9, 2018 as presented. So moved by Alderman Colosimo; seconded by Alderman Koch.

Minutes approved unanimously by a viva voce vote

BILLS FOR PAYMENT

Mayor Golinski stated that the bills were \$1,000,767.35.

REPORTS

MAYOR'S REPORT

**Appointment to Park Board
(CC 2018-49)**

Mayor Golinski entertained a motion to approve the Mayor's appointment of Rick De Vries to the Park Board to a vacant term ending April 30, 2021. So moved by Alderman Frieders; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-7 Nays-0
Koch-aye, Plocher-aye, Frieders-aye, Tarulis-aye,
Colosimo-aye, Funkhouser-aye, Milschewski-aye

**Resolution 2018-25 Approving an Intergovernmental Agreement with the Village of
Oswego for the Sharing of Governmental Affairs Services
(CC 2018-50)**

Mayor Golinski entertained a motion to approve a resolution approving an intergovernmental agreement with the Village of Oswego for the sharing of Governmental Affairs Services and authorize the Mayor and City Clerk to execute. So moved by Alderman Tarulis; seconded by Alderman Frieders.

Motion approved by a roll call vote. Ayes-7 Nays-0
Koch-aye, Plocher -aye, Frieders-aye, Tarulis-aye,
Colosimo-aye, Funkhouser-aye, Milschewski-aye

**City Liability Insurance and Workman's Comp Insurance Renewal
(CC 2018-51)**

Mayor Golinski entertained a motion to authorize entering into a one year insurance agreement with American Alternative Insurance Corporation (Glatfelter) for the property/ casualty insurance in an amount not to exceed \$171,569; to authorize entering into a one year insurance agreement with the Illinois Public Risk Fund for workers compensation insurance in an amount not to exceed \$171,179; and, to authorize entering into a one year brokerage agreement with Mesirow Insurance services in an amount not to exceed \$19,000. So moved by Alderman Frieders; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-7 Nays-0
Plocher-aye, Frieders-aye, Tarulis-aye, Colosimo-aye,
Funkhouser-aye, Milschewski-aye, Koch-aye

**Ordinance 2018-58 Amending Title 3, Chapter 3 of the Code of Ordinances Creating a
New Liquor License Class and Fee (Sports Complex)
(CC 2018-52)**

Mayor Golinski entertained a motion to approve an ordinance amending Title 3, Chapter 3 of the code of ordinances creating a new liquor license class and fee (sports complex) and authorize the Mayor and City Clerk to execute. So moved by Alderman Frieders; seconded by Alderman Colosimo.

Alderman Colosimo supports the new classification for a sports venue liquor license. He stated that with the growth of the City and the expansion of the number of liquor license puts a need for additional police officers for the City.

Motion approved by a roll call vote. Ayes-7 Nays-0
Frieders-aye Tarulis-aye, Colosimo-aye,
Funkhouser-aye, Milschewski-aye, Koch-aye, Plocher -aye

**Ordinance 2018-59 Amending the Code of Ordinances Regulating On-Street
Parking (Autumn Creek Boulevard)
(CC 2018-53)**

Mayor Golinski entertained a motion to approve an ordinance amending the code of ordinances regulating on-street parking (Autumn Creek Boulevard) and authorize the Mayor and City Clerk to execute. So moved by Alderman Tarulis; seconded by Alderman Frieders.

Motion approved by a roll call vote. Ayes-7 Nays-0
Tarulis-aye, Colosimo-aye, Funkhouser-aye,
Milschewski-aye, Koch-aye, Plocher -aye, Frieders-aye

City Administrator Olson stated there were four non substantial changes to the RFP and he listed them. Alderman Funkhouser asked a question and City Administrator Olson answered. Alderman Colosimo and City Administrator Olson discussed the terms of the RFP and the fact that any potential buyer would have to wait till the end of the term of the RFP before making a purchase. Alderman Funkhouser stated that the duration of the RFP term allows for potential buyers to investigate the different state provisions. Alderman Milschewski referenced the Landmark designation and City Administrator Olson responded that the RFP timeframe gives more time for that to happen.

Motion approved by a roll call vote. Ayes-7 Nays-0
Koch-aye, Plocher-aye, Frieders-aye, Tarulis-aye,
Colosimo-aye, Funkhouser-aye, Milschewski-aye

PARK BOARD

No report.

PLANNING AND ZONING COMMISSION

No report.

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

No report.

STAFF REPORT

No report.

ADDITIONAL BUSINESS

None.

EXECUTIVE SESSION

None.

CITIZEN COMMENTS

Carol, in audience, asked about putting a tarp on the roof. City Administrator Olson responded.

ADJOURNMENT

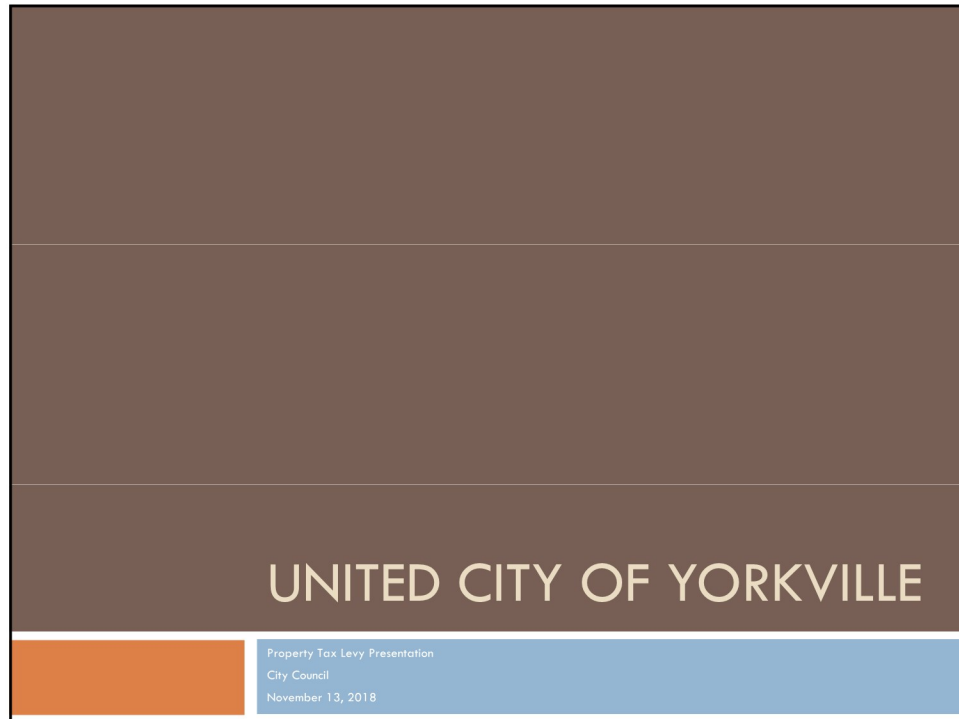
Mayor Golinski stated meeting adjourned.

Meeting adjourned at 8:07 p.m.

Minutes submitted by:

Beth Warren

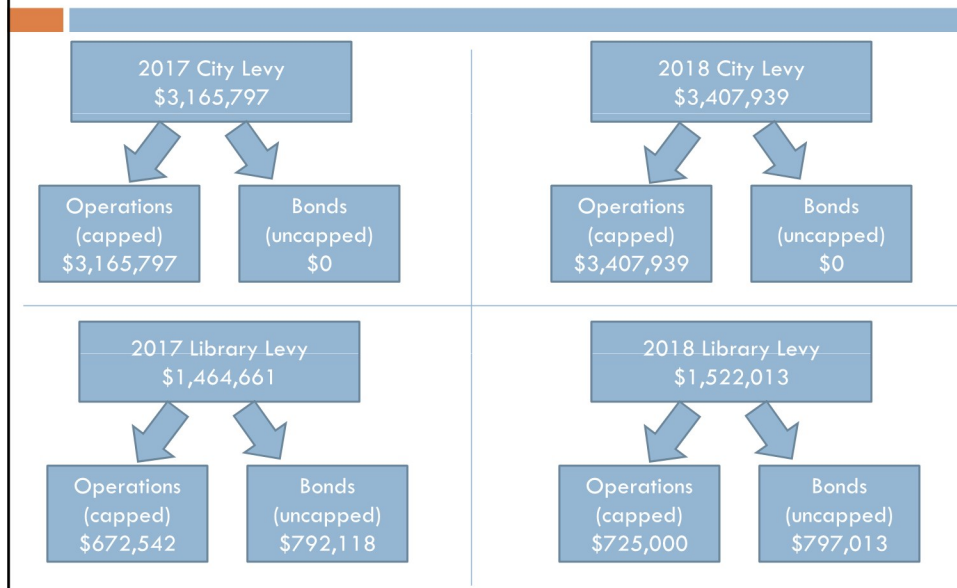
Beth Warren,
City Clerk, City of Yorkville, Illinois



Policy Questions for Tax Levy 2018

- This is the third year where the City is not collecting any non-abated property taxes and the second year after the City's multi-year plan to decrease property taxes:
 - ▣ Does the City want to increase property taxes to capture new construction and/or inflation?
- Does the City want to continue to apply the property tax cap to the Library levy?

Property Tax Extension, as published



Property Tax Extension

- Exhibit A, 2018 Tax Levy – For Public Hearing
 - ▣ City property tax line-item increases 7.7% or \$242,142
 - ▣ Library property tax line-item increases 3.9% or \$57,352

Property Tax Extension

- Exhibit B, 2018 Tax Levy – Estimated Full Increment
 - ▣ Estimated maximum levy under the tax cap
 - Captures new construction and inflation
 - ▣ City property tax line-item increases 4.5% or \$142,142
 - ▣ Library property tax line-item increases 4.5% or \$30,192

Property Tax Extension

City Staff
recommendation

- Exhibit C, 2018 Tax Levy – Estimated Partial Increment
 - ▣ Estimated maximum levy under the tax cap
 - Captures new construction but *not inflation* (City only)
 - ▣ City property tax line-item increases 2.4% or \$75,660
 - ▣ Library property tax line-item increases 4.5% or \$30,192

Proposed Library Property Tax Levy

- Library Board sets its own levy, by law
- Library property tax maximum rate is \$0.15 per \$100 EAV, by law
- Library Board was subject to a normal property tax cap last year
- City Staff recommends the Library property taxes be calculated separately from the City property taxes, subjecting the Library property taxes to the normal property tax caps

Proposed Library Property Tax Levy

- Library has requested a Operations Levy amount of \$725,000 (estimated tax rate of \$0.139 per \$100 EAV – per Exhibit A) at their October 8th Board meeting
 - Translates to an estimated 7.8% increase or \$52,458 more than the 2017 tax levy
- Library Levy amount includes:
 - Estimated New Construction Increment of \$16,069
 - Estimated Inflationary Increment of \$14,123
 - Plus an est. \$22,266 – to capture every \$ under PTELL

Proposed City Property Tax Levy

- Policy questions for City Council are:
 - ▣ Does the City want to increase City property taxes by:
 - New Construction + Inflation + Add'l Amount – in order to capture every \$ under PTELL (Exhibit A)
 - New Construction + Inflation (Exhibit B)
 - New Construction Only (Exhibit C – Staff Recommendation)
 - ▣ Does the City want to continue the practice of levy separately from the Library (thus applying PTELL to the Library)

Tax facts

- The City's police pension property tax obligation INCREASED 15.4% or ~\$148,000 from last year
 - ▣ Actual Return (5.4%) v. Assumed Return 7%
 - ▣ Increasing Normal Costs
 - ▣ Shrinking Amortization Period
- The average EAV increase on a single property, City-wide is 6.76%
 - ▣ If your home EAV goes up 8%, your City property taxes will probably go up ~\$20
 - ▣ If your home EAV goes up 6.76% your City property taxes will probably go up ~\$14
 - ▣ If your home EAV goes up 4%, your City property taxes will probably remain flat

Tax facts

- The City property tax makes up only 6.0% of your total tax bill.
- The City is not collecting any non-abated property taxes for the third year in a row
 - ▣ Non-abated property taxes were collected every year between tax years 2010 and 2015

Tax facts

- The City reduced property taxes faster than we communicated:

<u>Communicated</u>		<u>Actual</u>
2% reduction	FY 15	3% reduction
1% reduction	FY 16	1.66% reduction
1% reduction	FY 17 (prior FY)	1.68% reduction
1% reduction	FY 18 (prior FY)	0%
2 % increase	FY 19 (current FY)	2.08% (new construction only)
N / A	FY 20 (under discussion)	2.39% proposed (equal to new construction)

Next steps

- Public Hearing
 - ▣ November 13, 2018 City Council meeting
- Discussion and consideration
 - ▣ November 27, 2018 City Council meeting
 - ▣ December 11, 2018 City Council meeting (if necessary)

Questions?

- Bart Olson, City Administrator
- 630-553-4350
- bolson@yorkville.il.us

REGULAR CITY COUNCIL MEETING

November 13, 2018

PLEASE PRINT

NAME:

SUBDIVISION OR BUSINESS:

Jim Bateman

Counting Side

Irene Kaufman

Autumn Creek

Thomas Heckerling

My Mother

James Jensen

Blackberry CRK North.

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REGULAR CITY COUNCIL MEETING

Public Comment

November 13, 2018

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NAME:

Amy Cech
 Carol Shuler
 [Signature]

SUBDIVISION OR BUSINESS:

Racine
Ashley Ford