

**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, MARCH 9, 2021**

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

Mayor Purcell stated that he has determined that under the Governor's orders the meeting can be held with electronic attendance for the safety of the council members and the public and to help prevent the spread of the coronavirus.

**ROLL CALL**

City Clerk Pickering called the roll.

Ward I	Koch	Present
	Transier	Present
Ward II	Milschewski	Present (electronic attendance)
	Plocher	Present (electronic attendance)
Ward III	Funkhouser	Present
	Frieders	Present (electronic attendance)
Ward IV	Tarulis	Present (electronic attendance)
	Peterson	Present (electronic attendance)

Staff in attendance at city hall: City Administrator Olson and Chief of Police Jensen.

Staff in attendance electronically: City Clerk Pickering, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, Assistant City Administrator Willrett, Building Code Official Ratons, and Purchasing Manager Parker, Attorney Orr, and EEI Engineer Sanderson.

Clerk's Note: Due to COVID-19, in accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Act, the United City of Yorkville encouraged social distancing by allowing remote attendance to the City Council meeting.

Members of the public were able to attend this meeting in person while practicing social distancing as well as being able to access the meeting remotely via Zoom which allowed for video, audio and telephonic participation.

A meeting notice was posted on the city's website on the agenda, minutes and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely: <https://us02web.zoom.us/j/84507116668?pwd=bFF5UjVVMmFvTEVOeElWcS9zRkw5UT09>. The Zoom meeting ID was 845 0711 6668.

**QUORUM**

A quorum was established.

**AMENDMENTS TO THE AGENDA**

None.

**PRESENTATIONS**

None.

**PUBLIC HEARINGS**

None.

**CITIZEN COMMENTS ON AGENDA ITEMS**

None.

**CONSENT AGENDA**

1. Minutes of the Regular City Council – February 23, 2021
2. Bill Payments for Approval
  - \$ 548,994.76 (vendors)
  - \$ 318,439.65 (payroll period ending 3/5/21)
  - \$ 867,434.41 (total)

Mayor Purcell entertained a motion to approve the consent agenda. So moved by Alderman Peterson; seconded by Alderman Tarulis.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Koch-aye, Milschewski-aye, Funkhouser-aye, Tarulis-aye,  
Transier-aye, Plocher-aye, Frieders-aye, Peterson-aye

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**REPORTS**

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**MAYOR’S REPORT**

**St. Patrick’s Day Celebration**

Mayor Purcell reported that the city would be holding the annual St. Patrick’s Day celebration on Saturday, March 13<sup>th</sup>. Activities start at 9:00 a.m. with a 5k run at Southbank Original BBQ. There will be a leprechaun hunt as well as a leprechaun meet and greet from 9:00 a.m. until 1:00 p.m. at Riverfront Park. There will also be fireworks starting around 6:30 p.m. at Route 47 and Countryside Parkway. Additionally, many businesses throughout Yorkville will have plenty of St. Patrick’s Day activities going on inside their businesses.

**Appraisal Updates**

Mayor Purcell reported that appraisals on a few city owned properties were ordered last week.

**RFQ – Public Works Facility**

Mayor Purcell reported that the RFQ for the Public Works Facility is closing on Friday, March 12<sup>th</sup>. Nine businesses have expressed interest in the RFQ.

**Resolution 2021-11**

**Authorizing the Purchase of Two Police SUVs from Morrow Brothers Ford, Greenfield, Illinois in the Amount not to Exceed \$150,000 from the FY22 Budget  
(PS 2021-07)**

Mayor Purcell entertained a motion to approve a Resolution Authorizing the Purchase of Two Police SUVs from Morrow Brothers Ford, Greenfield, Illinois in the amount not to exceed \$150,000 from the FY 22 Budget. So moved by Alderman Koch; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Milschewski-aye, Funkhouser-aye, Tarulis-aye, Transier-aye,  
Plocher-aye, Frieders-aye, Peterson-aye, Koch-aye

**Resolution 2021-12**

**Authorizing the Disposal of Personal Property Owned by the City (City Owned Police Vehicles)  
(PS 2021-08)**

Mayor Purcell entertained a motion to approve a Resolution Authorizing the Disposal of Personal Property Owned by the City (City Owned Police Vehicles). So moved by Alderman Koch; seconded by Alderman Tarulis.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Funkhouser-aye, Tarulis-aye, Transier-aye, Plocher-aye,  
Frieders-aye, Peterson-aye, Koch-aye, Milschewski-aye

**PUBLIC WORKS COMMITTEE REPORT**

No report.

**ECONOMIC DEVELOPMENT COMMITTEE REPORT**

**Resolution 2021-13**

**to Induce the Redevelopment of Certain Properties within the Yorkville Downtown Redevelopment Project Area #2  
(EDC 2021-21)**

Alderman Milschewski made a motion to approve a Resolution to Induce the Redevelopment of Certain Properties within the Yorkville Downtown Redevelopment Project Area #2 and authorize the Mayor and City Clerk to execute; seconded by Alderman Peterson.

Director Noble explained this is an inducement resolution for a developer that is looking to purchase property in downtown Yorkville at the northwest corner of Van Emmon and S. Main Streets.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Tarulis-aye, Transier-aye, Plocher-aye, Frieders-aye,  
Peterson-aye, Koch-aye, Milschewski-aye, Funkhouser-aye

**PUBLIC SAFETY COMMITTEE REPORT**

No report.

**ADMINISTRATION COMMITTEE REPORT**

No report.

**PARK BOARD**

No report.

**PLANNING AND ZONING COMMISSION**

No report.

**CITY COUNCIL REPORT**

**National Suicide Prevention + Action Month  
Proclamation Project**

Alderman Frieders reported that the National Suicide Prevention + Action Month Proclamation project currently has thirty-seven cities in eighteen states that have agreed to issue proclamations. He is also working a separate project with craft beer entitled “The Things We Don’t Say”. So far ninety breweries have signed up. They are going to be releasing ninety different beers in four different countries.

**CITY CLERK’S REPORT**

No report.

**COMMUNITY & LIAISON REPORT**

**KenCom Text-to-911**

Alderman Funkhouser reported that KenCom has completed testing of the new Text-to-911 service which is a new service for the hearing impaired or in a situation where voice is not an option.

**STAFF REPORT**

**Metra Extension**

Administrator Olson reported that Metra would be holding a virtual open house on the Metra Extension via Zoom on Wednesday, March 10<sup>th</sup> from 5:00 p.m. until 7:00 p.m. Information will be posted on the city website with instructions for accessing the virtual open house.

**MAYOR’S REPORT (cont’d)**

**Water Planning Meeting**

Mayor Purcell reported that he attended a Zoom meeting on water planning which included an update on Joliet’s water project. He said in a few months the city will need to give some direction as to whether the city wants to work with Joliet for future water sources.

**Prairie Pointe Building Update  
(CC 2021-04)**

Administrator Olson will be giving the elected officials tours of the Prairie Pointe building in the next couple of weeks.

**Ordinance Authorizing the Eighth Amendment to the Annual Budget for the  
Fiscal Year Commencing on May 1, 2020 and Ending on April 30, 2021  
(FY 2021 General Fund Surplus Allocation)  
(CC 2021-10)**

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the Eighth Amendment to the Annual Budget for the Fiscal Year Commencing on May 1, 2020 and Ending on April 30, 2021 (FY 2021 General Fund Surplus Allocation). So moved by Alderman Peterson; seconded by Alderman Milschewski.

Administrator Olson said that the city is going to end fiscal year 2021 with a sizeable surplus. Staff has allocated 2.2 million dollars for previously unbudgeted and budgeted projects. In general this includes two new police cars, two large plow trucks for public works, funding for the UDO and ERP projects, supplemental RTBR program for this year in addition to the regular program, increased funding for the sidewalk program, and funding for parks and recreation vehicles as well as funding for playground replacements.

Discussion took place that some aldermen preferred to look at the proposed fiscal year 2022 budget prior to making a decision on this budget amendment while another alderman said that some of these projects have long been deferred and it was suggested to move forward with this. Another comment was made that several new vehicles have been purchased recently for the police department, and it was suggested that some of the funding for police vehicles should be used to fund public works vehicles instead.

It was decided move into the fiscal year 2022 budget presentation and then to return to this item after the budget presentation.

**PRESENTATIONS (cont'd)**

**Fiscal Year 2022 Budget Presentation**

City Administrator Olson gave a PowerPoint presentation on the fiscal year 2022 budget (*see attached*). He said a public hearing on the budget is scheduled to be held at the March 23<sup>rd</sup> meeting. The budget needs to be approved by April 30, 2021.

After the presentation, one alderman suggested that the 2.5 million dollars that the city is expecting to receive from the American Rescue Plan be allocated for a new public works building if allowed under the plan. Other discussion took place that if the council voted on the budget amendment, any purchases over \$25,000 would still need to be brought back for council approval. Some aldermen indicated they would like to move forward with the budget amendment while others wanted to wait and put the funds into the fiscal year 2022 budget.

**MAYOR'S REPORT (cont'd)**

**Ordinance Authorizing the Eighth Amendment to the Annual Budget for the  
Fiscal Year Commencing on May 1, 2020 and Ending on April 30, 2021  
(FY 2021 General Fund Surplus Allocation)  
(CC 2021-10)**

After the conclusion of the budget presentation and discussion, the council returned to the Ordinance Authorizing the Eighth Amendment to the Annual Budget for fiscal year 2021. Mayor Purcell said that he heard some of the aldermen wanted to vote on this and some of the aldermen wanted to bring this back to the next meeting. He pointed out that six votes will be needed to approve this budget amendment. He said that he had heard several comments during discussion about spending money on public works vehicles. It was talked about discussion taking place on public works vehicles at next week's public works meeting. Further discussion took place on road projects, parks vehicles and playground equipment.

Alderman Funkhouser made a motion to table this item indefinitely. Mayor Purcell said the motion dies for lack of a second.

Mayor Purcell asked for a roll call vote on the original motion to approve the Ordinance Authorizing the Eighth Amendment to the Annual Budget for the Fiscal Year Commencing on May 1, 2020 and Ending on April 30, 2021.

Motion fails by a roll call vote. Ayes-4 Nays-4  
Transier-aye, Plocher-aye, Frieders-aye, Peterson-aye,  
Koch-nay, Milschewski-nay, Funkhouser-nay, Tarulis-nay

**ADDITIONAL BUSINESS**

None.

**CITIZEN COMMENTS**

None.

**EXECUTIVE SESSION**

None.

**ADJOURNMENT**

Mayor Purcell entertained a motion to adjourn the City Council meeting. So moved by Alderman Frieders; seconded by Alderman Plocher.

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:45 p.m.

Minutes submitted by:



Lisa Pickering,  
City Clerk, City of Yorkville, Illinois



FY 22 BUDGET  
PRESENTATION

CITY COUNCIL

MARCH 9, 2021

# United City of Yorkville

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# Budget Schedule

- One presentation at City Council
  - March 9, 2021
- One mandated public hearing
  - March 23, 2021
- City Council must approve budget before April 30, 2021

# Tonight's outline

- Big Picture
- Year-by-year overview
- Select Items to note
- The small picture
  - General Fund overview
  - Line-items of interest in other funds

# Tonight's outline

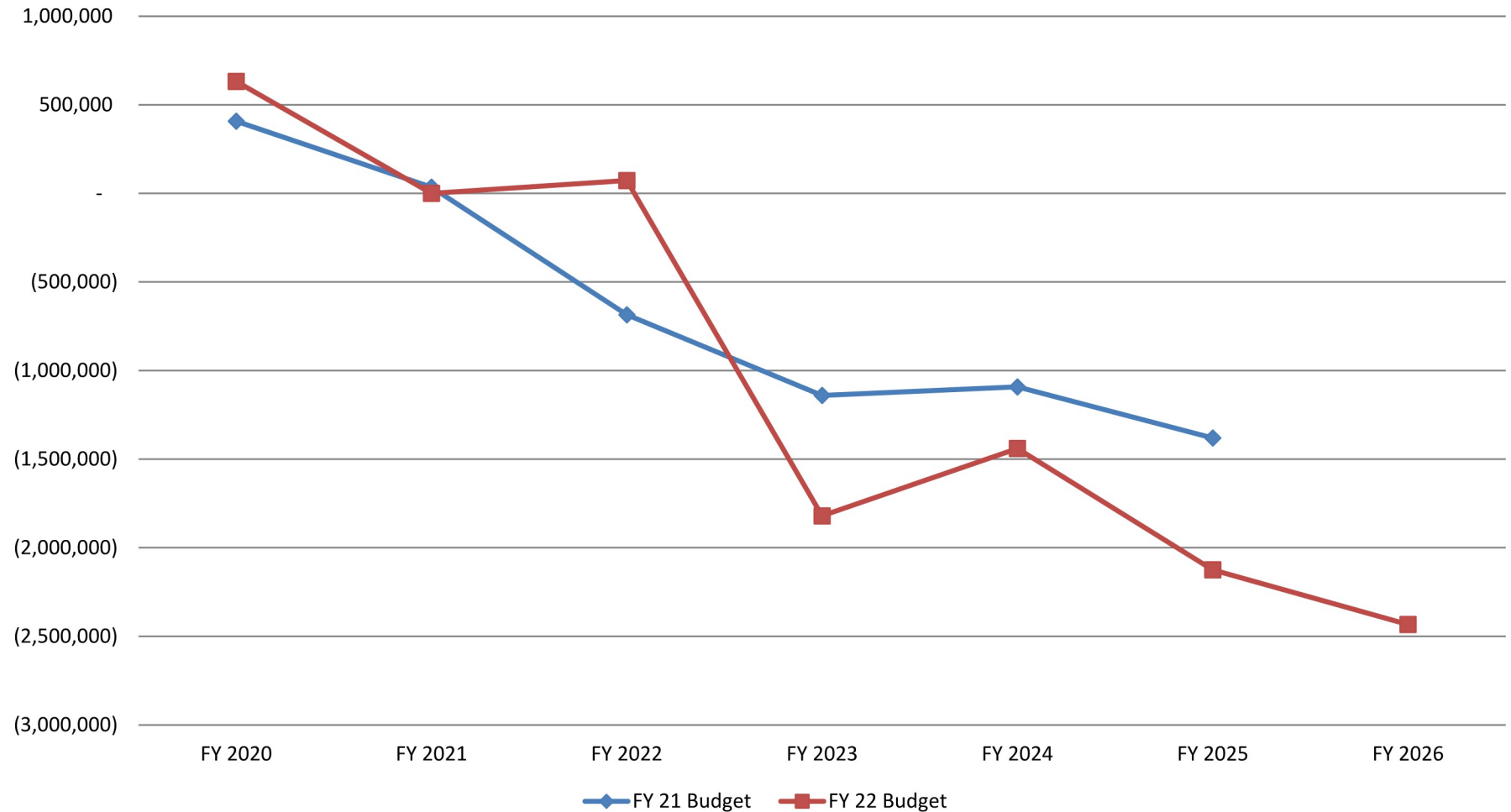
- Not covered in tonight's powerpoint
  - Fox Hill SSA
  - Sunflower SSA
  - Debt Service Fund
  - Sewer Fund
  - Land Cash Fund
  - Misc. Items to Note sections

# Reminder

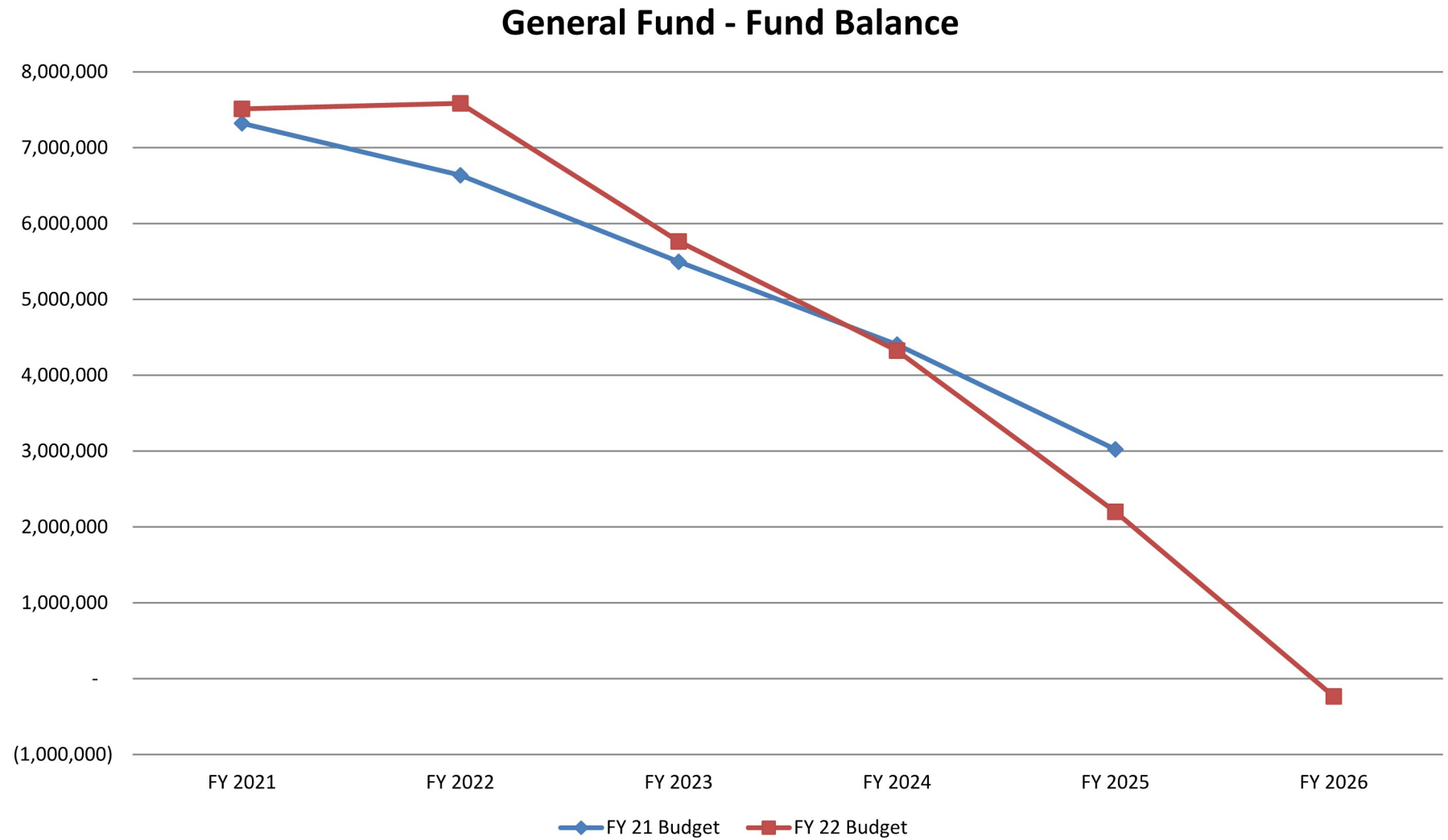
- City Council approves the FY 22 budget proposal only
- FY 23 and beyond are planning tools

# How do things look?

**General Fund - Surplus(Deficit) Comparison**

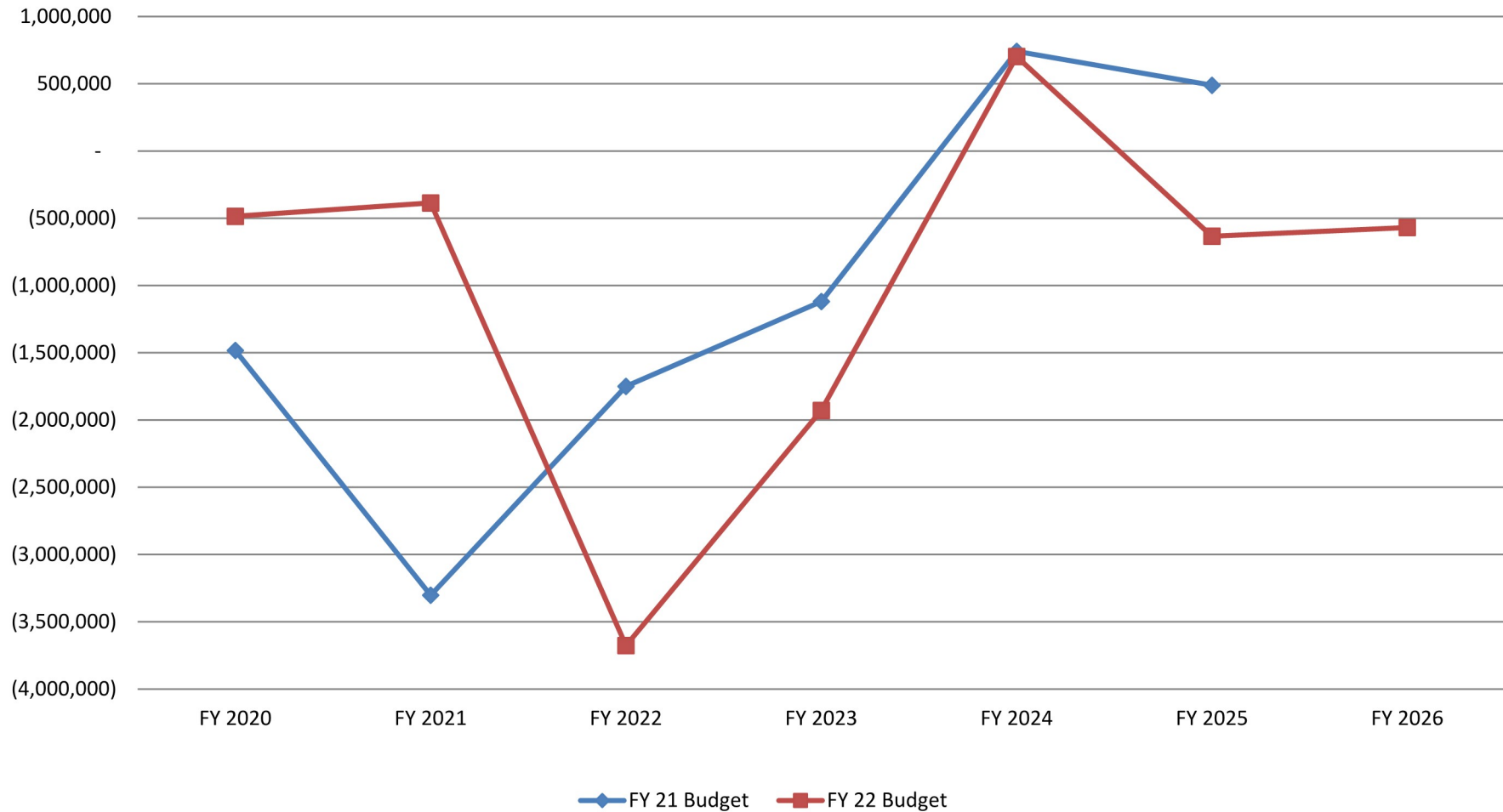


# How do things look?



# How do things look?

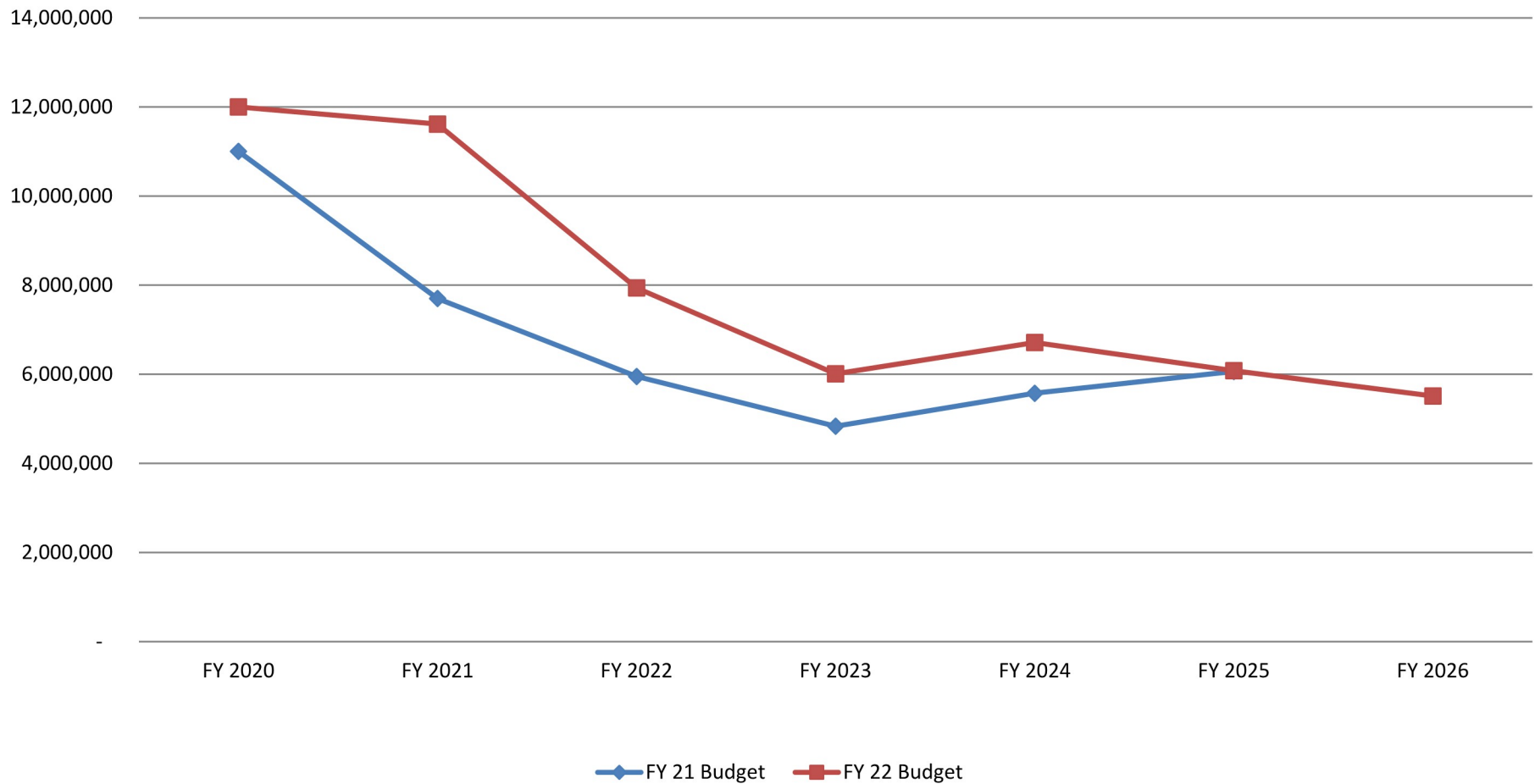
**Aggregate City Budget - Surplus(Deficit) Comparison**





# How do things look?

**Aggregate City Budget - Fund Balance Comparison**



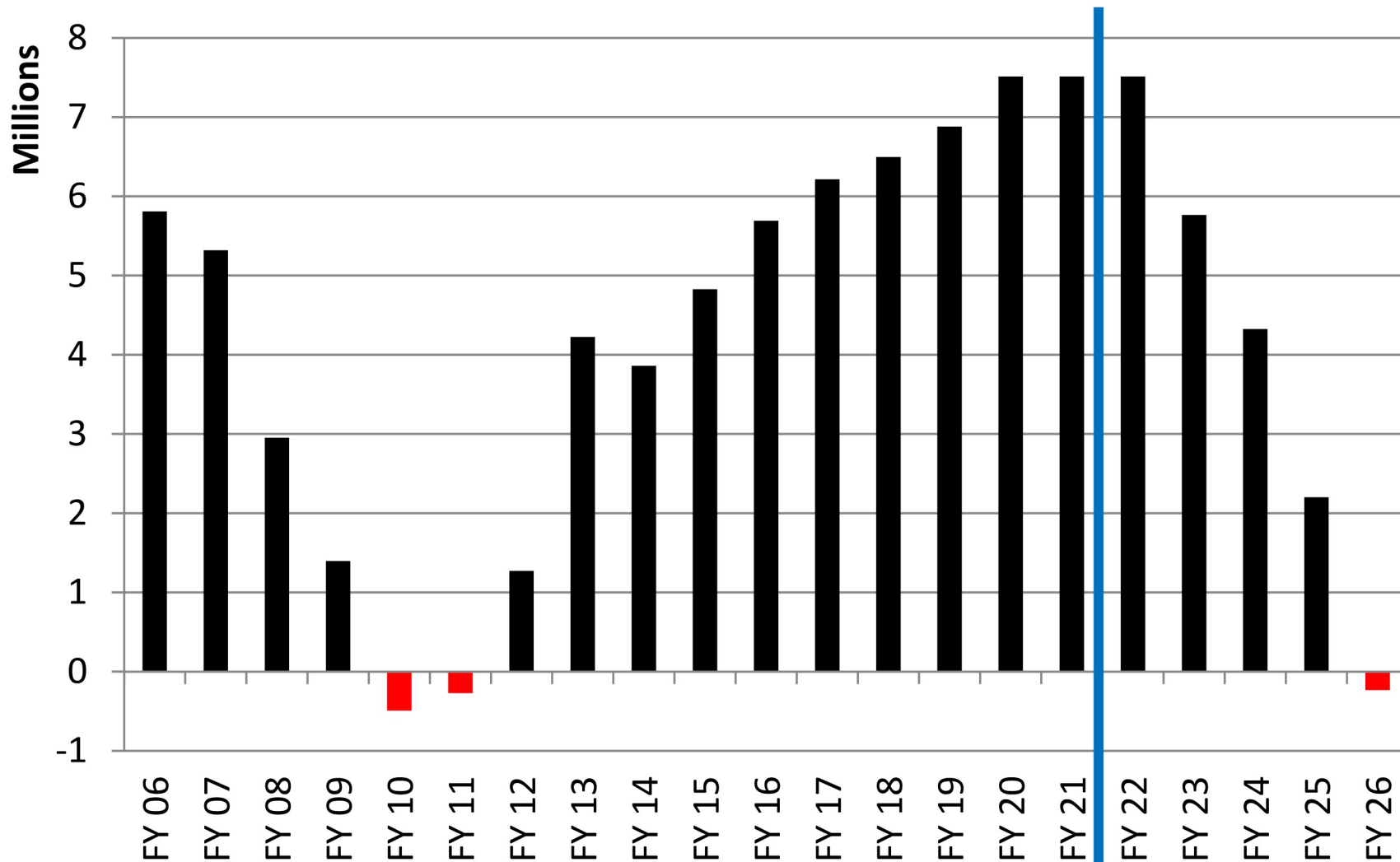
# BIG PICTURE

- Fund Balance of General Fund at 42% in FY 22
  - Approx 29% in FY 23; 22% in FY 24
  - Offset by TIF fund negative fund balances
- Fund Balance in Water Fund drawn down to 35% in FY 23, but back above 100% by FY 25
  - No rate or fee increases planned for FY 22, fifth year in a row
  - Capital projects associated with water study include well and treatment facility rehab, water main replacements, and land acquisition
- Fund Balance in Sewer Fund drawn down to 26% in FY 22, but back to 66% in FY 26
  - No rate or fee increases planned for FY 22

# BIG PICTURE

- Revenue growth projections are conservative, even if recent performance has been strong
- Potentially significant revenue streams unbudgeted or in flux
- Funding of major new capital projects and vehicle purchases
- Six new staff members, 3.5 Public Works in FY 22, 0.5 Community Development in FY 22, 1 Parks in FY 22, and 1 Police Officer in FY 23

# Fund Balance History – General Fund

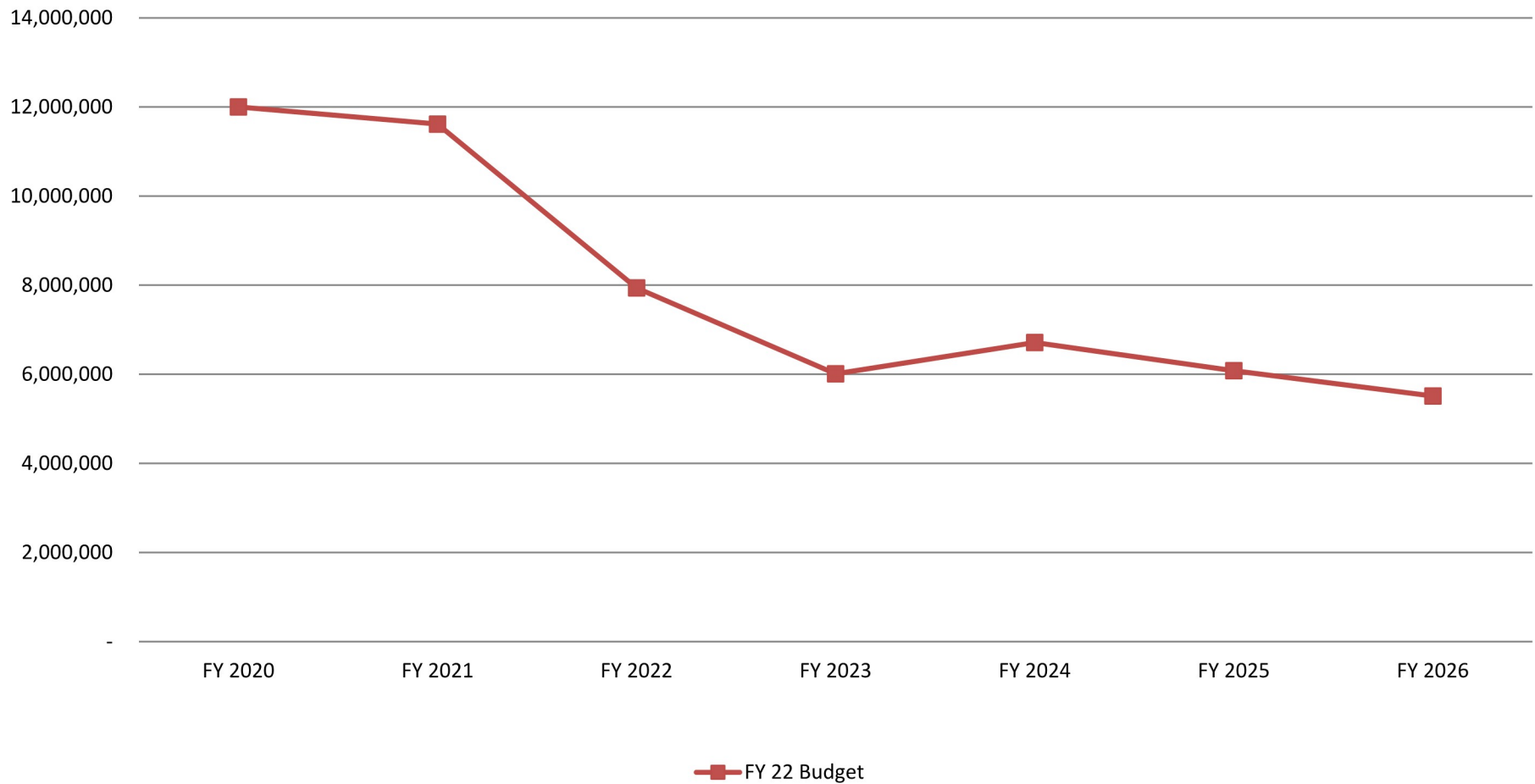


Past

Present and Future

# How do things look?

**Aggregate City Budget - Fund Balance**



# Major initiatives

- FY 21 Budget Amendment - \$2.2m
  - Two police cars
  - Public Works vehicles, exact proposal TBD
  - UDO and ERP
  - Supplemental 2021 RTBR program
  - Increased sidewalk program
  - Parks and Recreation Dept vehicles, equipment and playgrounds, exact proposal TBD
  - City Hall / Police Station down payment

# Major initiatives

- FY 22
  - Roads
    - Road to Better Roads regular and supplemental, Fox Hill, Mill Road rehab and realignment, Bristol Ridge Road STP grant (TBD), Kennedy Road North, Route 71 expansion
  - Vehicles
    - Two squad cars, PW vehicle, Parks vehicle
  - Sidewalk program
  - Major water and sewer main projects
  - Grande Reserve park, new Countryside Park, and Blackberry Creek nature preserve
  - ERP system and UDO
  - Two streets Maint. Workers, one Building and Grounds Maint. Worker, one Parks Maint. Worker, and a front desk employee
  - City Hall renovation

# Major initiatives

- FY 23
  - Road to Better Roads
  - Sidewalk program
  - Major water and sewer main projects
  - Three new police squads, Parks and Public Works vehicles TBD
  - Prestwick Park improvements completed



# Major initiatives

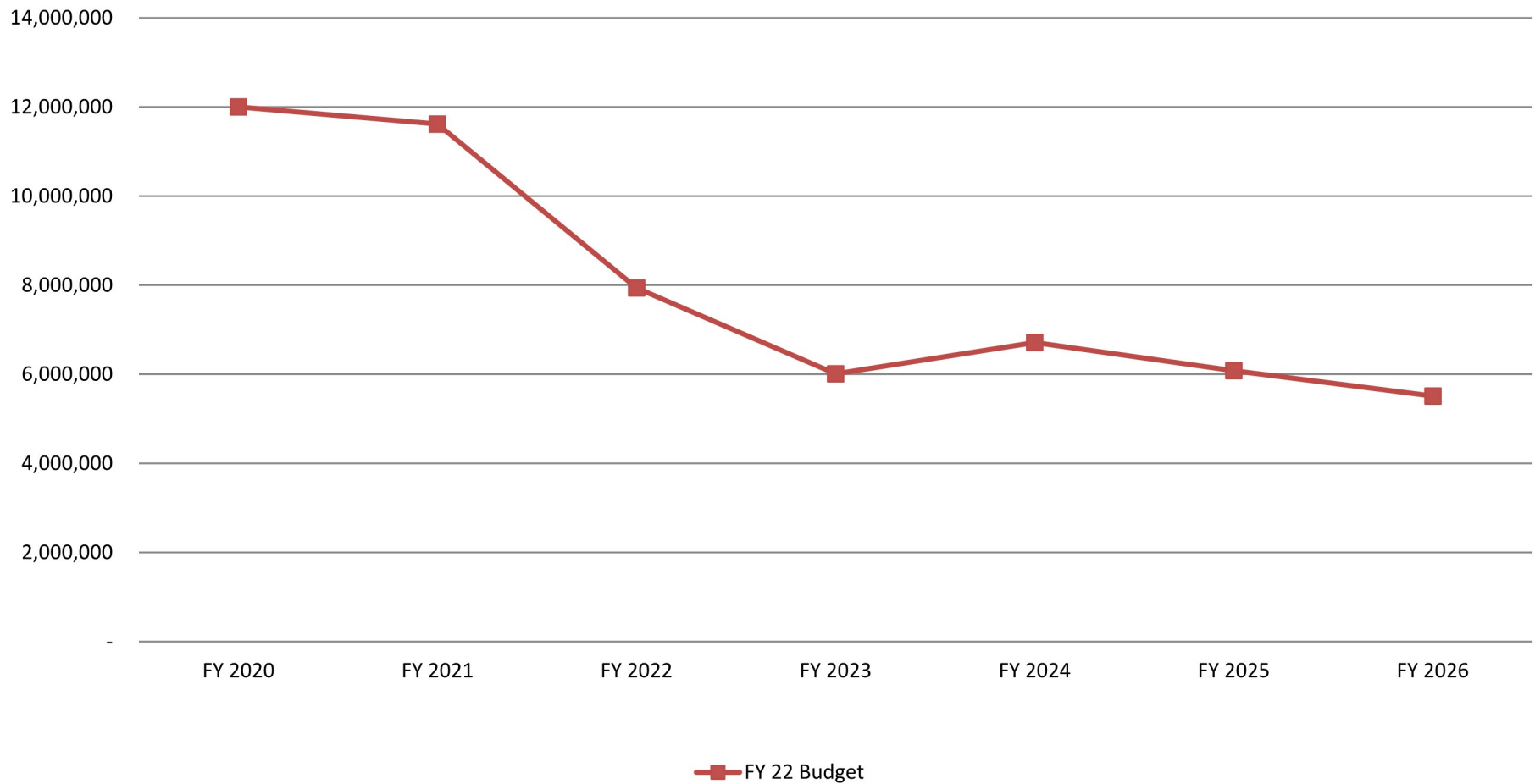
- FY 24
  - Road to Better Roads
  - Sidewalk program
  - Route 47 north expansion!
  - Major water and sewer main projects
  - Two new police squads per year, Public Works vehicles TBD
  - New Public Works facility

# Major initiatives

- FY 25 and FY 26
  - Road to Better Roads
  - Sidewalk program
  - Route 47 north expansion!
  - Major water and sewer main projects
  - Two new police squads per year, Public Works vehicles TBD

# How do things look?

**Aggregate City Budget - Fund Balance Comparison**



# Items to Note

- COVID 19
  - City organization impact at \$115,000
  - CURE funding received at \$780,000
  - Some revenues impacted by COVID, but most significant revenue streams have remained resilient

# Items to Note

- COVID 19
  - FY 21 budget amendment on March 9<sup>th</sup> CC agenda
  - Cut list recommendations in memo
  - American Rescue Plan approved by legislature, awaiting procedural votes before President's signature
  - Latest news is that funding levels are as previously communicated (\$2.5m for Yorkville) but will be distributed in two payments over two years
  - Use of funds still TBD

# Items to Note

- Prairie Pointe Building Planning
  - \$8.625m bond planned for FY 22
- Public Works Building Planning
  - \$15m bond planned for FY 23, based on Montgomery's cost estimates for a building
  - Funded out of Streets, Water, Sewer

# Items to Note

- New Staff
  - Two Streets Dept Maint. Workers
    - Replaces management level employee from FY 21
  - One Park Maint. Worker
    - Brings Parks Dept back up to full staffing from FY 14 cuts
  - One Building and Grounds Maint. Worker
    - Tasked with doing projects as directed by Facilities Manager
    - Library interested in partnering
  - One front desk employee – Streets/ComDev

# Items to Note

- Unplanned revenues
  - Online sales tax methodology change Jan 1, 2021
  - American Rescue Plan funds
- Capital Projects
  - Total spend for FY 22 proposed to be above \$16m due to City Hall renovation, Mill Road, Fox Hill, etc.



# Items to Note

- Capital Projects, unfunded
  - Building maintenance issues
  - Baseline Road
  - Route 71 expansion west
  - Inflow and Infiltration reductions (SSES)
  - E Washington water main
  - Well 6 and water treatment plant
  - E Alley water main and sewer main
  - Water meters, radio-read

# Small picture

- Fund highlights
- Full descriptions included in the budget memo



# General Fund Revenues

- Property taxes, Corporate Levy
  - New construction only
- Property taxes, Police Pension
  - Following actuarial determined contribution
  - Pension fund had poor investment returns in FY 20, due to COVID
  - Expecting strong investment returns for FY 21

# General Fund Revenues

- Municipal Sales Tax and Non-Home Rule Sales Tax
  - 2% annual growth assumed
  - FY 20 5% higher than FY 19
  - FY 21 on pace to be 6% higher than FY 20
  - Online sales tax switch not budgeted, will be known in early April
- State Income Tax
  - Doing better than expected in FY 21
  - Budgeting for IML estimate of \$111 per capita in FY 22
    - Governor proposing 10% cut but also closure of corporate loopholes, IML estimate is a net increase if it happens

# General Fund Revenues

- Local Use Tax
  - Up 20% over FY 20, due to online sales tax methodology change
  - May decrease as a result of final online sales tax switch in April
- Federal Grants
  - CURE funds located here
- Miscellaneous Income
  - Civic grants from municipal electric aggregation program

# General Fund Revenues

- COVID impacted revenues
  - Hotel taxes only down 25% in FY 21.  
Budgeting for normal year in FY 22
  - Video gaming taxes down 35% in FY 21.  
Budgeting for normal year in FY 22
  - Amusement taxes down 60% in FY 21.  
Budgeting for 37% decrease from FY 20 for FY 22.

# General Fund Expenditures

- All Departments
  - COLA and merit/steps budgeted for bargaining units and non-union
  - Health insurance historically budgeted for an 8% increase, came in at a 4% decrease
  - IMRF rates saw small decrease last year due to investment returns, expect to receive 2022 rates in April 2021
  - Tuition reimbursement for Deputy Chief, Sergeant, and one officer
  - Training and Conferences for employees to state and national conferences
  - Commodity assumptions have conservative increases across the board

# General Fund Expenditures

- Police Dept
  - Commander promotion in FY 22, positions backfilled in FY 23
- Community Development Dept
  - Increase in salaries in FY 22 represents half of front desk employee's salary
- Streets Dept
  - Increase in salaries related to two new Maint. Workers



# General Fund Expenditures

- Admin Services Dept
  - IT services includes ERP system spread over FY 22 and FY 23
  - Contingency set at \$75,000
  - Transfer to sewer reduced through FY 22 per FY 19 City Council decision
  - Transfer to Buildings and Grounds for new employee, supplies, and projects

# General Fund in FY 22

Revenues	18,038,191
<u>Expenditures</u>	<u>18,038,191</u>
Surplus (Deficit)	0

# Motor Fuel Tax Fund

- Motor fuel taxes, transportation renewal taxes rebounding
- Rebuild IL funds used in Fox Hill
- Salt prices were low in FY 21, and expected to stay in same ballpark in FY 22
- Road to Better Roads as selected by City Council in late 2020
  - Supplemental program is housed in City-Wide capital

# City-Wide Capital Fund

- Bristol Ridge Road in FY 22, assuming award of STP grant
- Mill Road in FY 22, assuming completion of Grande Reserve incentive agreement
- Kennedy Road sections done with funds to be collected from Grande Reserve new housing starts placed in escrow
- Road to Better Roads supplemental package included within RTBR line-item, but still needs to be discussed by Council


# Building and Grounds Fund

- Multiple line-items moved from City-Wide capital to this new fund
- Contains maximum amount bond proceeds for City Hall / Police station renovation in FY 22
- Contains \$15m bond issuance in FY 24 for Public Works building construction
- Contains Facilities Manager costs and new Building and Grounds Maintenance Worker

# Vehicle and Equipment Fund

- Chargeback line-items offset difference between impact fees and vehicle purchases
- Two Police vehicles as part of FY 21 budget amendment proposal, two more vehicles in each of FY 22, 24, and 25, and three vehicles in FY 23 and FY 26
- Public Works vehicles of \$480,000 as part of FY 21 budget amendment proposal, and \$200,000 or \$125,000 each year thereafter
- Parks vehicles, equipment, and playgrounds of \$250,000 in FY 21 budget amendment proposal, and \$50,000 each year thereafter

# Water Fund

- Water sales above expectations
  - No water rate changes proposed for FY 22
  - No infrastructure fee changes proposed for FY 22
  - ERP costs, water source study costs, Oswego study contributions, water tower painting, well rehabilitations, Route 71 watermain relocations, and Public Works building costs all included
- 

# Parks and Recreation Fund

- Assuming a normal year's budget, but will make adjustments as pandemic changes



# Countryside TIF

- Upside down again, long-term financial position in question
- NCG reassessment decreased revenue projections
- Opal Banquet Facility outcome unknown
- One lot remaining, vacant

# Downtown TIF 1 and TIF 2

- No major projects proposed, but this could change depending on development proposals
- TIF 2 has seen some stable TIF increment figures



# Budget Schedule

- March 9 City Council presentation
- March 23 City Council public hearing
- City Council discussion, debate and potential approval
  - April 13 and 27

# Online

- Full budget proposal, including excel spreadsheet available at:

<https://www.yorkville.il.us/Archive.aspx?AMID=44>