

**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 8, 2022**

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

**ROLL CALL**

City Clerk Behland called the roll.

|          |            |         |
|----------|------------|---------|
| Ward I   | Koch       | Present |
|          | Transier   | Present |
| Ward II  | Plocher    | Present |
|          | Soling     | Present |
| Ward III | Funkhouser | Present |
|          | Marek      | Present |
| Ward IV  | Tarulis    | Present |
|          | Peterson   | Absent  |

Staff in attendance at City Hall: City Clerk Behland, City Administrator Olson, Chief of Police Jensen, Attorney Orr, Public Works Director Dhuse, Finance Director Fredrickson, Parks and Recreation Director Evans, Purchasing Manager Gayle, Facilities Manager Raasch, and EEI Engineer Sanderson.

Staff in attendance electronically: Mayor John Purcell, Community Development Director Barksdale-Noble, and Assistant City Administrator Willrett.

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/89949198156?pwd=SU81R0RobGNxcmZZZWRpMkVTckZudz09>. The Zoom meeting ID was 899 4919 8156.

**QUORUM**

A quorum was established.

**AMENDMENTS TO THE AGENDA**

None.

**PRESENTATIONS**

**Yorkville Educational Foundation**

The Yorkville Educational Foundation recognized Parks and Recreation Director Tim Evans and Superintendent of Parks Scott Sleezer at the meeting for their partnership with the Yorkville School District 115 Park Rangers Program. This program allows elementary students the chance to explore local parks, ask questions, and make recommendations for new playground improvements within the City.

**Proposed Budget for Fiscal Year 2022-2023 Presentation**

City Administrator Olson gave a PowerPoint presentation on the fiscal year 2023 budget (*see attached*).

**PUBLIC HEARINGS**

**Proposed Budget for Fiscal Year 2022-2023**

Mayor Pro-Tem Plocher opened the public hearing for the proposed budget for fiscal year 2022-2023. He asked if anyone wished to comment on the proposed budget. Upon hearing no public comments, Mayor Pro-Tem Plocher then closed the public hearing.

**CITIZEN COMMENTS ON AGENDA ITEMS**

None.

**CONSENT AGENDA**

- 1. Minutes of the Regular City Council – February 22, 2022
- 2. Bill Payments for Approval
  - \$ 1,182,446.17 (vendors)
  - \$ 131,763.40 (wire payments)
  - \$ 334,261.45 (payroll period ending 02/18/2022)
  - \$ 1,648,471.02 (total)

Mayor Pro-Tem Plocher entertained a motion to approve the consent agenda. So moved by Alderman Soling; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-7 Nays-0  
Koch-aye, Plocher-aye, Funkhouser-aye, Tarulis-aye,  
Transier-aye, Soling-aye, Marek-aye

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**REPORTS**

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**MAYOR’S REPORT**

**Bright Farms Development Agreement  
(CC 2022-05)**

There was no update given for the Bright Farms Development Agreement at the meeting.

**PUBLIC WORKS COMMITTEE REPORT**

**Resolution 2021-10**

**Approving an Intergovernmental Agreement Between  
Kendall County, Illinois and the United City of Yorkville,  
Relating to the Reconstruction and Maintenance of Fox Road  
from Fox Lawn Subdivision, East to Illinois Rte. 47  
(CC 2022-17)**

Alderman Marek made a motion to approve a Resolution Approving an Intergovernmental Agreement Between Kendall County, Illinois and the United City of Yorkville, Relating to the Reconstruction and Maintenance of Fox Road from Fox Lawn Subdivision, East to Illinois Rte. 47 and authorize the Mayor and City Clerk to Execute; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-7 Nays-0  
Plocher-aye, Funkhouser-aye, Tarulis-aye, Transier-aye,  
Soling-aye, Marek-aye, Koch-aye

**ECONOMIC DEVELOPMENT COMMITTEE REPORT**

No report.

**PUBLIC SAFETY COMMITTEE REPORT**

**Resolution 2022-11**

**Authorizing the Purchase of Three 2022 AWD Ford Explorer  
Police Interceptors SUV Vehicles from Marrow Brothers Ford,  
Greenfield, Illinois in the Amount Not to Exceed \$180,000  
(PS 2022-07)**

Alderman Transier made a motion to approve a Resolution Authorizing the Purchase of Three 2022 AWD Ford Explorer Police Interceptors SUV Vehicles from Marrow Brothers Ford Greenfield, Illinois in the Amount Not to Exceed \$180,000 and authorize the Mayor and City Clerk to execute; seconded by Alderman Tarulis.

Motion approved by a roll call vote. Ayes-7 Nays-0  
Funkhouser-aye, Tarulis-aye, Transier-aye, Soling-aye,  
Marek-aye, Koch-aye, Plocher-aye

**ADMINISTRATION COMMITTEE REPORT**

No report.

**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.

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

**City Buildings Updates  
(CC 2021-04)**

**a. Resolution 2022-12                      Approving an Agreement for the New City Hall & Police Facility  
Renovation with Lite Construction Inc., Montgomery, IL  
in an Amount Not to Exceed \$5,889,000.00**

Mayor Pro-Tem Plocher made a motion to approve a Resolution Approving an Agreement for the New City Hall & Police Facility Renovation with Lite Construction Inc., Montgomery, IL in an Amount Not to Exceed \$5,889,000.00 and authorize the Mayor and City Clerk to execute; seconded by Alderman Tarulis.

City Administrator Olson explained this motion covers the contract with Lite Construction for the renovations, replacing the HVAC unit, replacing the roof, and moving the generator away from the building to the garage. Then staff is looking for direction on whether the council would like to use gas or electric for the HVAC unit.

Alderman Koch asked about the backup generator. Facilities Manager Raasch said it was diesel and said they had to go with diesel based on the size. Alderman Funkhouser asked if they decided to switch to gas would they be able to amend the contract. Facilities Manager Raasch said it could be done through a change order. Alderman Plocher asked Lite Construction if they ever put electric HVAC units on roofs, and they said the majority is gas. All council members voted to go with gas for the HVAC unit.

Motion approved by a roll call vote. Ayes-7   Nays-0  
Tarulis-aye, Transier-aye, Soling-aye, Marek-aye,  
Koch-aye, Plocher-aye, Funkhouser-aye

**b. Resolution 2022-13                      Approving a Quotation for Prairie Pointe Furniture and  
Materials from Groupe LaCasse, Montreal, QC Canada,  
in an Amount Not to Exceed \$426,369.44**

Mayor Pro-Tem Plocher made a motion to approve a Resolution Approving a Quotation for Prairie Pointe Furniture and Materials from Groupe LaCasse, Montreal, QC Canada, in an Amount Not to Exceed \$426,369.44 and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-7   Nays-0  
Transier-aye, Soling-aye, Marek-aye, Koch-aye,  
Plocher-aye, Funkhouser-aye, Tarulis-aye

**Water Study Update  
(CC 2021-38)**

There was no water study update given at the meeting.

**Proposed Budget for Fiscal Year 2022-2023**

There are proposed changes to the Fiscal Year 2023 draft budget within the packet material.

**ADDITIONAL BUSINESS**

**Yorkville Educational Foundation**

Alderman Marek wanted to congratulate Tim Evans and Scott Sleezer for their nominations. Matt said there were 115 nominations. The awards ceremony is planned for Wednesday, March 30<sup>th</sup> from 4:30 – 6:30 pm at the Kendall County Fairgrounds.

**CITIZEN COMMENTS**

**Lite Construction**

Lite Construction thanked the City for voting to move forward with their business on the New City Hall and Police Facility's renovations.

**EXECUTIVE SESSION**

None.

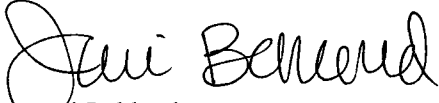
**ADJOURNMENT**

Mayor Pro-Tem Plocher entertained a motion to adjourn the City Council meeting. So moved by Alderman Funkhouser; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-7 Nays-0  
Soling-aye, Marek-aye, Koch-aye, Plocher-aye,  
Funkhouser-aye, Tarulis-aye, Transier-aye

Meeting adjourned at 7:44 p.m.

Minutes submitted by:



Jeri Behland,  
City Clerk, City of Yorkville, Illinois

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UNITED CITY OF YORKVILLE  
KENDALL COUNTY, ILLINOIS

CITY COUNCIL MEETING  
PUBLIC HEARING

800 Game Farm Road  
Yorkville, Illinois

Tuesday, March 8, 2022  
7:00 p.m.

1           PRESENT (in person and via Zoom):

2                   Mr. John Purcell, Mayor;

3                   Mr. Ken Koch, Alderman;

4                   Mr. Dan Transier, Alderman;

5                   Mr. Arden Joe Plocher, Mayor Pro-Tem;

6                   Mr. Craig Soling, Alderman;

7                   Mr. Chris Funkhouser, Alderman;

8                   Mr. Matt Marek, Alderman;

9                   Mr. Seaver Tarulis, Alderman.

10  
11           ALSO PRESENT (in person and via Zoom):

12                   Mr. Bart Olson, City Administrator;

13                   Ms. Jori Behland, City Clerk;

14                   Ms. Erin Willrett, Assistant City  
15                   Administrator;

16                   Ms. Kathleen Field-Orr, City Attorney;

17                   Mr. Brad Sanderson, City Engineer;

18                   Mr. Eric Dhuse, Public Works Director;

19                   Ms. Krysti Barksdale-Noble, Community  
20                   Development Director;

21                   Mr. Rob Fredrickson, Finance Director;

22                   Mr. Tim Evans, Parks and Recreation  
23                   Director;

24                   Chief James Jensen, Yorkville Police

1 Department;

2 Ms. Shanel Gayle, Purchasing Manager;

3 Mr. Steve Raasch, Facilities Manager.

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1 (WHEREUPON, the following  
2 proceedings were had in  
3 public hearing portion  
4 of the meeting:)

5 MAYOR PRO-TEM PLOCHER: All right.

6 Moving along, first we'll have Bart give a short  
7 thing on -- as short as he can make it.

8 MR. OLSON: We'll see about that.

9 MAYOR PRO TEM PLOCHER: As short as he  
10 can, thing on the budget, and then we'll open it  
11 up for public hearing.

12 MR. OLSON: Okay. Thank you for the  
13 introduction. Again, I am Bart Olson, the City  
14 Administrator.

15 So Rob was kind enough to at the  
16 last meeting give a presentation on the budget,  
17 so I wanted to just reinforce a couple points  
18 from Rob's presentation and then expand a little  
19 bit for purposes of the public hearing.

20 So again, our second presentation on  
21 the budget is tonight, we do have the public  
22 hearing, it's going to open in a few minutes, and  
23 City Council has to approve the budget before the  
24 end of the fiscal year at the end of April.



1                   So tonight's outline, again, just  
2     setting up the big picture, quick review of the  
3     year-by-year of those projects, a few of the  
4     items to note that are in the memo and then some  
5     of the small picture items which I think are  
6     relevant to some of our broader discussions, so  
7     not specifically covered in tonight's Power Point  
8     are all the funds that are listed there, so we  
9     can do those in the committee or do those in the  
10    future City Council meeting if you have any  
11    questions. We can even do it outside of the  
12    meeting if you'd like.

13                  Just a reminder, it is a five-year  
14    budget, but only the fiscal year '23 budget is  
15    approved by City Council, so really you've got  
16    one column to approve and everything else is  
17    planning.

18                  So these are the charts that Rob  
19    showed at the last meeting just comparing last  
20    year's five-year budget document to this year's  
21    five-year budget document, and, in general, the  
22    fund balance in the general fund is much better  
23    than it was last fiscal year five-year proposal,  
24    so when you take all the funds and lump them

1 together, we have a wild swing from the more  
2 steady five-year budget proposal last year to  
3 this year's, which is up and down, and that's  
4 because we are proposing to sell bonds and spend  
5 money on a couple large municipal buildings, so  
6 that's taking in the bond revenue one year and  
7 then spending it the next year.

8 So again, when you look at the  
9 aggregate city budget, we are in a better  
10 position overall in the five-year budget proposal  
11 than we thought we would be last year.

12 So again, that picture of the  
13 general fund and the aggregate is really  
14 explained by this chart here, which is all of our  
15 capital spending in the entire budget.

16 I don't know if this is a record, I  
17 am assuming it is, I did not go back and check,  
18 but between the municipal buildings, fully  
19 funding roads, water, sewer projects, some  
20 deferred maintenance from years with sidewalks  
21 and trails and pavement striping, vehicle  
22 purchases, you know, we're proposing to fund a  
23 capital program in fiscal year '23 that is much  
24 larger than it usually is.

1                   So again, just in this fiscal year  
2       '23, we've got some interim studies for Lake  
3       Michigan that Rob mentioned last week, or two  
4       weeks ago, we've got all of our normal road  
5       projects, which we'll get into on a fund-by-fund  
6       basis here, including almost all grants that we  
7       have applied for we're assuming get awarded and  
8       then they're funded in here, so we don't have to  
9       go through and do a budget amendment later, a  
10      full water and sewer capital improvement plan, so  
11      that is everything that Brad and Erik and Rob and  
12      Krysti and Erin can think of that we need to fund  
13      related to those systems, we've thrown them in  
14      the budget and figured out a way to pay for them,  
15      along with both of our building renovations,  
16      planning for the Public Works building, and then  
17      new programs related to playground maintenance,  
18      so Tim and Scott are here and can answer  
19      questions if you have any, but we are fully  
20      funding every playground that should come up for  
21      replacement within the next five years, which  
22      is -- it's close to ten if I remember right. Not  
23      that we'll do all those, but we have the funding  
24      available to do them if we notice that the

1 materials are breaking down. And parking lots,  
2 sidewalks, things that we have never funded  
3 before, we've got it in this budget.

4 Fiscal year '24 is more of the same,  
5 a lot of those same things carry forward,  
6 including a fully expanded better roads program,  
7 and then this is the first year that we have to  
8 figure out what we're doing with Lake Michigan.  
9 We've got, you know, a couple hundred thousand  
10 dollars in this five-year budget proposal for  
11 Lake Michigan, but based on our previous  
12 conversations, we know that that's going to be  
13 90-plus million dollars just in our share, and  
14 unfortunately all that is going to come due here  
15 in the next five years, so we're going to have to  
16 push more of that into next year's budget  
17 proposal.

18 And then in fiscal year '25 and  
19 beyond, we have the same programs to carry  
20 forward. We tried to maintain funding levels for  
21 what we currently have and expanded them a little  
22 bit where we can.

23 So this is the same slide you saw  
24 two weeks ago on Lake Michigan; again, the

1 interim studies are funded; we've got 90-plus  
2 million dollars, though, that we have to figure  
3 out how to plan in fiscal year '24 and beyond.

4 Based on our last public meetings  
5 that we had on this, where we had estimated that  
6 the average price of a water bill might go from  
7 \$45 or so up to about \$90 at the end, and that's  
8 assuming that you fund the entire water project  
9 out of the water fund and through water rates,  
10 you know, we figure we would propose something in  
11 the interim to sort of chip away at that bundle  
12 from the larger water projects in the next couple  
13 years and get us on that road to being able to  
14 pay for the project hopefully, you know, over  
15 time.

16 So again, so we have interim  
17 studies, we have an interim rate proposal for  
18 this upcoming year, and we did stagger a little  
19 bit, which is I think in a different slide, and  
20 then we have to figure out within the next year  
21 how we try and fund all these other projects  
22 related to it.

23 Also in this budget, again, as Rob  
24 mentioned a couple weeks ago, full Prairie Pointe

1 funding, so everything that we are going to  
2 discuss and review tonight is funded in the  
3 budget should you choose to authorize it. Same  
4 for the Public Works building plan. We put in  
5 there a 22 million dollar bond for a couple years  
6 from now to fund a 22 million dollar project at  
7 some point or other. Whether that gets approved  
8 by City Council or pared down is a different  
9 story, but we have at least planned for what we  
10 think is the worst case scenario of that  
11 situation.

12 Other items to note: There is a  
13 nice detailed section in there about when do we  
14 do a special census, cross 25,000 people, and  
15 that threshold gives us Home Rule authority,  
16 which gives us different control, local control  
17 over issues, and history has shown will actually  
18 usually reduce the tax burden on local property  
19 taxpayers through different revenue things that  
20 you can do, and forcing people that don't live in  
21 town basically to pay different taxes, so  
22 shifting the tax burden. So that's when you  
23 cross 25,000 people, and so the question is, you  
24 know, should we do a partial special census now,

1 basically to encapsulate and grab the revenue  
2 that the state shares with us when we have new  
3 people move to town, or should we just wait until  
4 we cross 25,000 people for sure and then do a  
5 special census at that point.

6 Based on our most recent estimates,  
7 we could cross that 25,000 threshold anywhere  
8 from fall of this year to two years from now, so  
9 it's pretty much a matter of when and not if  
10 given that we've built so many houses, and we are  
11 probably close to 23, 24,000 at this point,  
12 depending on when the enumerators came through  
13 those subdivisions and people moved in.

14 So another note about ARPA funds, so  
15 we did receive 2.8 million dollars from the  
16 federal government through the state for pandemic  
17 relief. We can use those funds for anything in  
18 general, so the way that the federal government  
19 certifies it allows us to use it for operations,  
20 capital, et cetera.

21 One of the issues we got into during  
22 the last large recession was using one-time  
23 revenues for ongoing, you know, operating  
24 expenditures. We're not doing that here. We're

1 basically saying we're taking in 2.8 million  
2 dollars, we took it in one trans last year and  
3 we'll take it in one trans this year, 1.4 million  
4 dollars each, and we put large down payments on  
5 our Prairie Pointe project and our Public Works  
6 building and a couple other things, so we've used  
7 those for one-time capital expenditures, nothing  
8 related to operations.

9 The budget that is in front of you  
10 does not address, again, 90-plus million dollars  
11 for Lake Michigan projects, we still have to  
12 figure that out next year, selling any city  
13 assets, if we decide to sell land or buildings  
14 because we're moving around, and it does not  
15 assume that we do a special census at any point.

16 When we actually make that decision  
17 internally, bring it to you for City Council  
18 approval, then we would start to update some of  
19 those budget estimates accordingly, but, in  
20 general, to err on the conservative side, we're  
21 not going to plan for that revenue or those  
22 expenditures until we actually decide to do it.  
23 So that's my big picture.

24 And I need to note just a couple



1 notes on the small picture -- and again, these  
2 are all included in detail in the budget memo,  
3 but I want to highlight a few of them -- we are  
4 proposing a general fund break-even budget, so  
5 revenues are matching expenditures despite all  
6 the capital programs that we are funding, so on  
7 the general fund side, on the revenue side,  
8 you're going to have a decision to make at the  
9 end of this calendar year for property taxes that  
10 will be paid in the summer of 2023.

11 Inflation is at not historical  
12 highs, but recent highs for sure, anywhere from  
13 7.6, eight percent range, somewhere in there.  
14 The way the property tax cap works, because we're  
15 still non-Home Rule, we can levy inflation plus  
16 new construction, and historically we have given  
17 up inflation, but if inflation is seven percent  
18 and we're capped at five percent for  
19 inflationary -- you know, if you don't take any  
20 of that, theoretically you keep falling farther  
21 behind, at least as far as tax levy related to  
22 inflation. That may be okay because that's a way  
23 to reduce property tax burden over time, but it  
24 is a choice that we have not been faced with in

1 the past two decades.

2 So on the police pension side, we  
3 had an absolutely amazing investment return last  
4 year, so those figures are very positive, and we  
5 are still continuing to fund at basically  
6 whatever the police pension fund actuaries have  
7 recommended, so we are on the path of hitting our  
8 '24 year target, and actually exceeded according  
9 to the state mandate. Our interim target is 100  
10 percent funded and the state mandates 90 percent,  
11 so we are on track to do that, which is good.

12 A note about sales taxes, we have  
13 been talking about that a lot in committee and in  
14 City Council. We have had two years and will  
15 have two years of double digit increases, which  
16 is not common. You look through the sales tax  
17 registers for other areas in the state and they  
18 are just starting to get back to pre-pandemic  
19 levels, and so during the pandemic our sales  
20 taxes actually went up because people were  
21 shopping locally, and we have a large residential  
22 base that orders a lot of things from online  
23 suppliers.

24 So again, everything in the budget

1 assumes that benchmark estimates that we talked  
2 about at previous City Council meetings are all  
3 going to waterfall into the capital funds,  
4 anything above ten percent year after year, so  
5 that is in there.

6 We are budgeting for the IML  
7 estimate of the state income tax, that's our  
8 share of income taxes paid throughout the state,  
9 even though there is actually -- seems to be some  
10 steam in Springfield to actually increasing this  
11 value share figure. Again, we are not planning  
12 for it, but if it comes to fruition here in the  
13 next couple months, we could actually see a  
14 double digit increase in the state income tax  
15 revenues.

16 Local use taxes are finally starting  
17 to level off. This is the online sales tax  
18 switch, things went from use tax to sales tax, so  
19 we're starting to see those things, you know,  
20 decrease a little bit.

21 Again, that dollar amount, though,  
22 is eclipsed in comparison to the increases in  
23 revenue that we're seeing for sales tax, so we're  
24 actually coming ahead on that switch in the long

1 run.

2 Federal grants is a large number for  
3 a past couple years; that is all the state and  
4 federal grants that we've ever gotten, so we've  
5 got the ARPA funds from this year, which is  
6 2.8 million, the CURE funds, which is the first  
7 pandemic relief stimulus payments of about  
8 \$750,000, the Downstate Small Business  
9 Stabilization Grants that we did, two pods of  
10 those, for local businesses, and then the  
11 business interruption grant funds, so same thing,  
12 so all those are in there, and there is nothing  
13 new on those for future years, but that's why you  
14 see the big jump with this total on '22, and then  
15 miscellaneous income is our municipal electric  
16 aggregation program. Should come up here this  
17 year for discussion.

18 Just a note about COVID-impacted  
19 revenues, hotel taxes, videogaming taxes,  
20 amusement taxes, all back up to pre-pandemic  
21 levels. You guys definitely saw some of these,  
22 hotel taxes, greater in the pandemic, but more  
23 people are going out locally, so they are  
24 spending money locally and that's helping our

1 revenues.

2 On the expenditure side, the same  
3 assumptions that we've talked about every year  
4 for the past several years are in place. We  
5 budget for all union wage increases, we budget  
6 for non-union wage increases, merits, STEP, all  
7 of those things. That's all baked into the  
8 budget at a conservative dollar amount.

9 We budget eight percent increases  
10 for health insurance, you're going to hear at the  
11 next admin committee meeting that our health  
12 insurance renewal is likely to be under that  
13 dollar amount, or under that percentage amount,  
14 slightly, which is good news, and then all of  
15 these other things, tuition reimbursement,  
16 training, conferences, we assumed that fuel  
17 prices are going to increase, although I'm  
18 guessing we probably shot low on that one based  
19 on the past couple weeks, what's occurred, and  
20 then on the department side, we've got police  
21 department, we've got the new police officers  
22 that have been there every year, one per year to  
23 keep up with population growth since last year's  
24 budget proposal, and then we do have another

1 police officer in fiscal year '27 basically to  
2 backfill for a promotion position, so there are  
3 new officers to keep up with population in there.

4 We do have the ERP system still in  
5 the budget for total overhaul of our computer  
6 systems. We have a contingency, and then we have  
7 transfers, basically it's all these other capital  
8 funds to fund all the things that we've been  
9 talking about.

10 So just some of those things, again,  
11 the city-wide capital fund, I mentioned grant  
12 proceeds, Bristol Ridge Road, Van Emmon, Fox  
13 Road, you know, those things are all assuming  
14 that they go forward with the different votes.  
15 The downtown grant, we are assuming that that  
16 occurs and so we have plugged in the ability to  
17 pay for our local contribution to that.

18 We have enhanced our new programs  
19 for sidewalk shared use path and city parking lot  
20 maintenance. So we've never had some of those  
21 things before, it's kind of just been wait until  
22 it goes bad and then we fund it. Now we're  
23 actually plugging money in so that we can do  
24 something every year.

Type text here

1 Kennedy Road sections, impact fees  
2 from the developer, Baseline Road is in there,  
3 historically that's been one of our pain points  
4 when we discuss, so we do have that fully funded,  
5 and then the Bristol Bay Street extensions, so  
6 when Route 47 is expanded a few years from now,  
7 we will actually connect the Bristol Bay  
8 subdivision at two points into Route 47, so those  
9 are all funded.

10 And then on the building and grounds  
11 fund side, again, we've got our buildings in  
12 there, Prairie Pointe, city hall and the police  
13 station is all funded, a 22 million dollar Public  
14 Works building, again, that's what we think is a  
15 high end estimate there, and then personnel costs  
16 for all of our shared services, buildings and  
17 employees is included in there also.

18 On the vehicle equipment fund side,  
19 you'll see increased line items for public works,  
20 police, parks, including on the parks side  
21 vehicles, equipment and the full playground  
22 replacement that I had mentioned previously.

23 We've actually upped our police  
24 vehicle allocation of the last five-year budget,

1 we had some years where we were buying two, some  
2 years we were buying three. It's three across  
3 the board from here on out, and so we've got that  
4 in front of you tonight for pre-authorization  
5 basically because it's a 40-week delivery time  
6 for squad cars.

7 And then Public Works vehicles, it  
8 is 1.2 million dollars in fiscal year '23, good  
9 portion of that is new vehicles. Some of these  
10 things you have already authorized, but we aren't  
11 going to be taking delivery until later in the  
12 year, so that's all there.

13 And then two last funds, the big one  
14 is water and sewer. Again, water fund, water  
15 sales have been good at least as far as  
16 generating revenues go, so we haven't had to  
17 adjust the inflationary rate in the past several  
18 years on the water side, but the staggered water  
19 increase that we're proposing is to fund  
20 basically the Lake Michigan project that we've  
21 talked about.

22 So when we met on this internally  
23 and discussed it with the mayor, we came up with  
24 we thought that it would probably be better to do



1 a base rate adjustment a few months from now,  
2 that way we have time to communicate what it is  
3 and, you know, address the impact that it has on  
4 people, and really what's going to happen in the  
5 next four or five years as we switch to Lake  
6 Michigan water, and then change the volume rate,  
7 which will tend to hit businesses more than  
8 residences will, on January 1st, so giving them  
9 even more time to plan for that.

10 So accompanying that, we're  
11 proposing to leave the infrastructure fees in  
12 place. We talked about wrapping them in, you can  
13 do that, it will still be the same dollar amount,  
14 we can make those estimates. We just figured no  
15 change there was probably easier to communicate  
16 than making a substantial change now, and then,  
17 like I said, we've got all of our capital  
18 projects on the water fund.

19 The sewer fund, similar conversation  
20 except there's not a volumetric, so that is kind  
21 of a flat fee, so we are proposing to implement  
22 an inflationary rating on the sewer side in order  
23 to fund these capital projects, including the  
24 Public Works building, over the next few years.

1           The sewer fee has not been touched I  
2     believe it's in five or six years, so this would  
3     be our first inflationary rate increase in that  
4     time on the sewer side, and again, then our ERP,  
5     our new Public Works building, do some  
6     infiltration addressing our sanitary sewers and  
7     other things that will improve the quality of  
8     that at the time.

9           So that's all I'm going to really do  
10    tonight. Again, our budget schedule is -- there  
11    is an agenda item last on the agenda where we can  
12    answer questions, we can talk about these things  
13    in committee, but it is up for discussion, debate  
14    and approval over the next three City Council  
15    meetings before we need to approve this by the  
16    last meeting in April at the latest, so with  
17    that, on our website we do have the full budget  
18    proposal PDF and the Excel version in there if  
19    anyone wants to take a look at that. So thank  
20    you.

21           MAYOR PRO-TEM PLOCHER: All right. With  
22    that, I will open the floor for the public  
23    hearing. Are there any citizens that would like  
24    to comment on the budget?

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(No response.)

MAYOR PRO-TEM PLOCHER: Is there any in  
Zoom that we know of?

(No response.)

MR. OLSON: Doesn't look like it.

MAYOR PRO-TEM PLOCHER: All right. Then  
we can close the public hearing.

(Which were all the  
proceedings had in the  
public hearing portion  
of the meeting.)

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1 STATE OF ILLINOIS )  
2 ) SS.  
3 COUNTY OF LASALLE )

4 I, Christine M. Vitosh, a Certified Shorthand  
5 Reporter, do hereby certify that I transcribed  
6 the proceedings had at the public hearing and that  
7 the foregoing, Pages 1 through 24, inclusive, is  
8 a true, correct and complete computer-generated  
9 transcript of the proceedings had at the time and  
10 place aforesaid.

11 I further certify that my certificate annexed  
12 hereto applies to the original transcript and  
13 copies thereof, signed and certified under my  
14 hand only. I assume no responsibility for the  
15 accuracy of any reproduced copies not made under  
16 my control or direction.

17 As certification thereof, I have hereunto set  
18 my hand this 17th day of March, A.D., 2022.

19 *Christine M Vitosh*

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Christine M. Vitosh, CSR  
21 Illinois CSR No. 084-002883  
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| <b>wage</b> [2] - 17:5, 17:6<br><b>wait</b> [2] - 11:3, 18:21<br><b>wants</b> [1] - 22:19<br><b>water</b> [14] - 6:19, 7:10,<br>9:6, 9:8, 9:9, 9:12,<br>20:14, 20:18, 21:6,<br>21:18<br><b>waterfall</b> [1] - 15:3<br><b>website</b> [1] - 22:17<br><b>week</b> [1] - 7:3<br><b>weeks</b> [4] - 7:4, 8:24,<br>9:24, 17:19<br><b>WHEREUPON</b> [1] -<br>4:1<br><b>wide</b> [1] - 18:11<br><b>wild</b> [1] - 6:1<br><b>Willrett</b> [1] - 2:14<br><b>works</b> [2] - 13:14,<br>19:19<br><b>Works</b> [8] - 2:18, 7:16,<br>10:4, 12:5, 19:14,<br>20:7, 21:24, 22:5<br><b>worst</b> [1] - 10:10<br><b>wrapping</b> [1] - 21:12 | <b>Zoom</b> [3] - 2:1, 2:11,<br>23:3  |
| <b>Y</b>  |   |
| <b>year</b> [43] - 4:24, 5:3,<br>5:13, 5:14, 5:20,  |   |

FY 23 BUDGET  
PRESENTATION

CITY COUNCIL

03-08-22

# United City of Yorkville

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# Budget Schedule

- Initial presentation at City Council
  - February 22, 2022
- Final presentation and one mandated public hearing
  - March 8, 2022
- City Council must approve budget before April 30, 2022

# 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

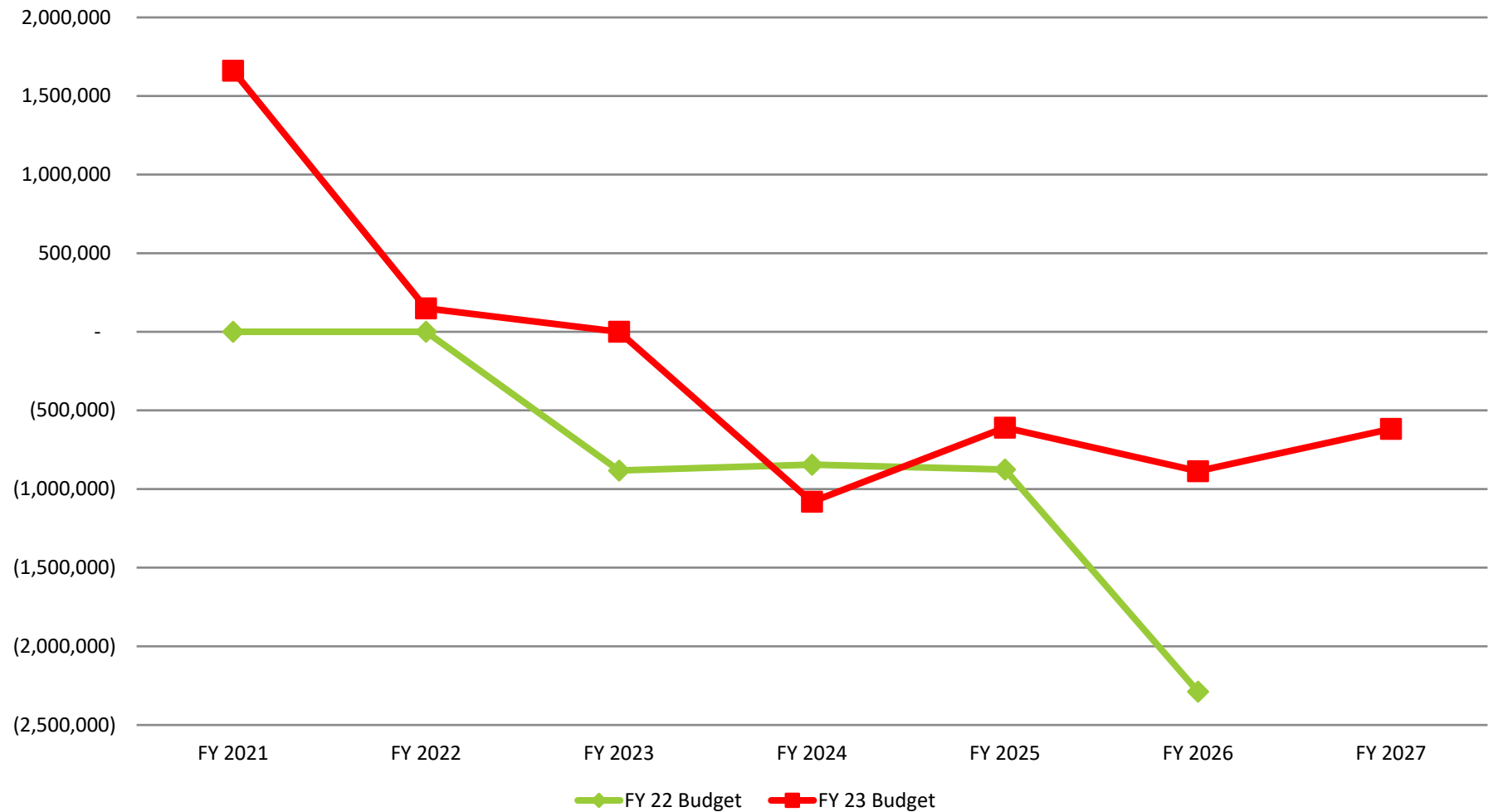
- Not covered in tonight's powerpoint
  - Fox Hill SSA
  - Sunflower SSA
  - Motor Fuel Tax (MFT)
  - Debt Service Fund
  - Land Cash Fund
  - Parks and Recreation Fund
  - Countryside TIF
  - Downtown TIF #1 and #2
  - Misc. Items to Note sections

# Reminder

- City Council approves the FY 23 budget proposal only
- FY 24 and beyond are planning tools

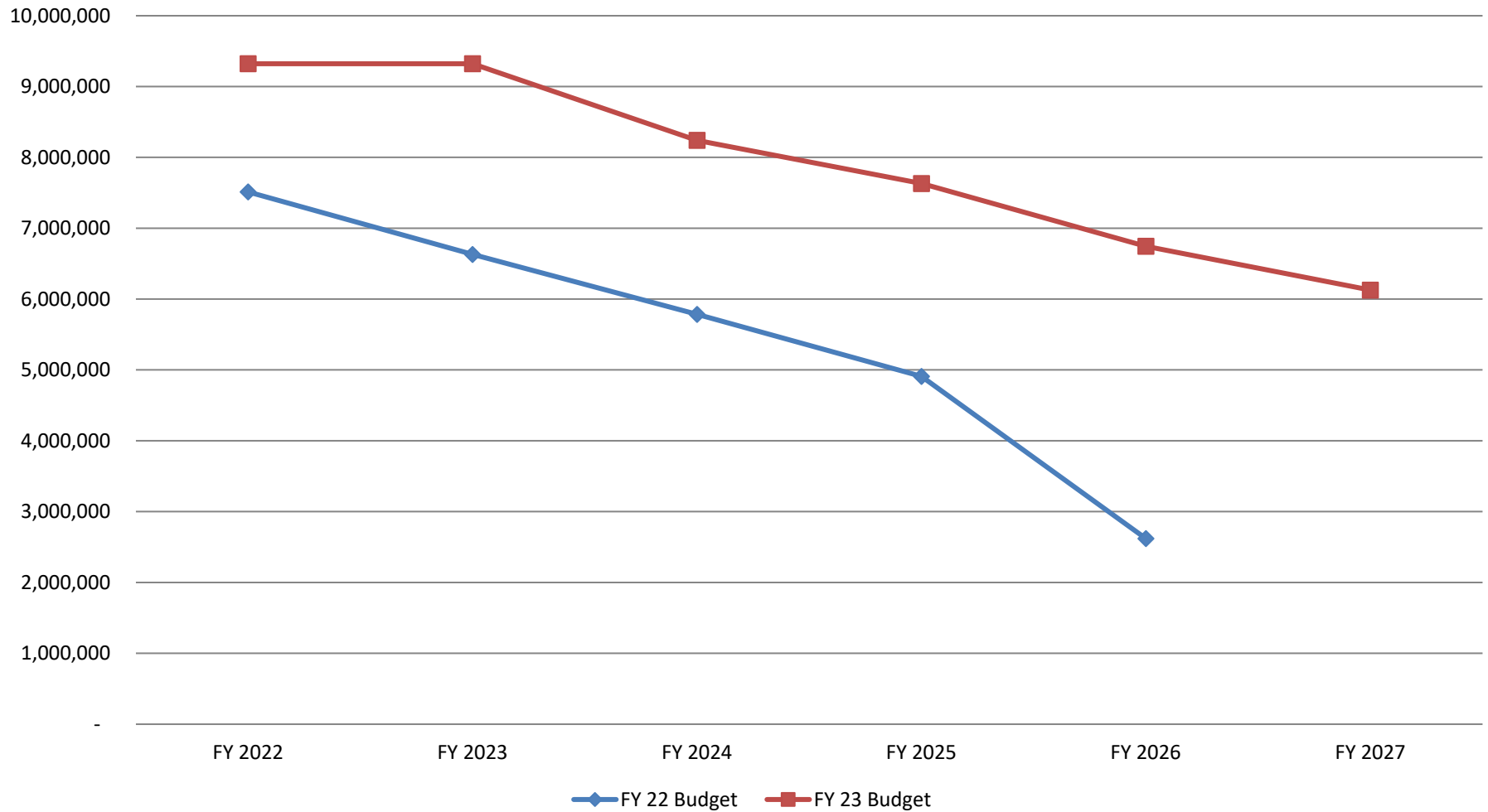
# How do things look?

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



# How do things look?

**General Fund - Fund Balance**





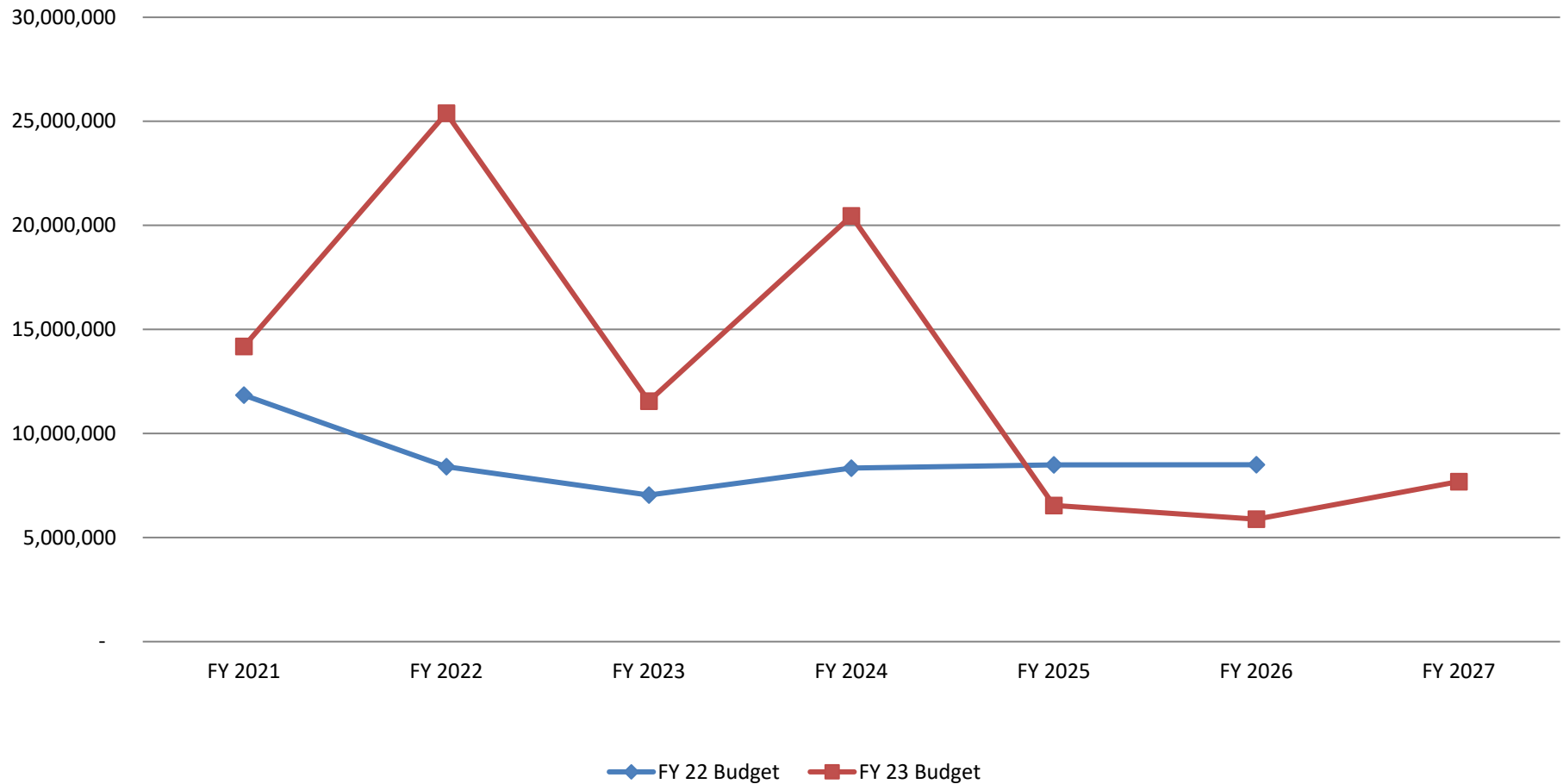
# How do things look?

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



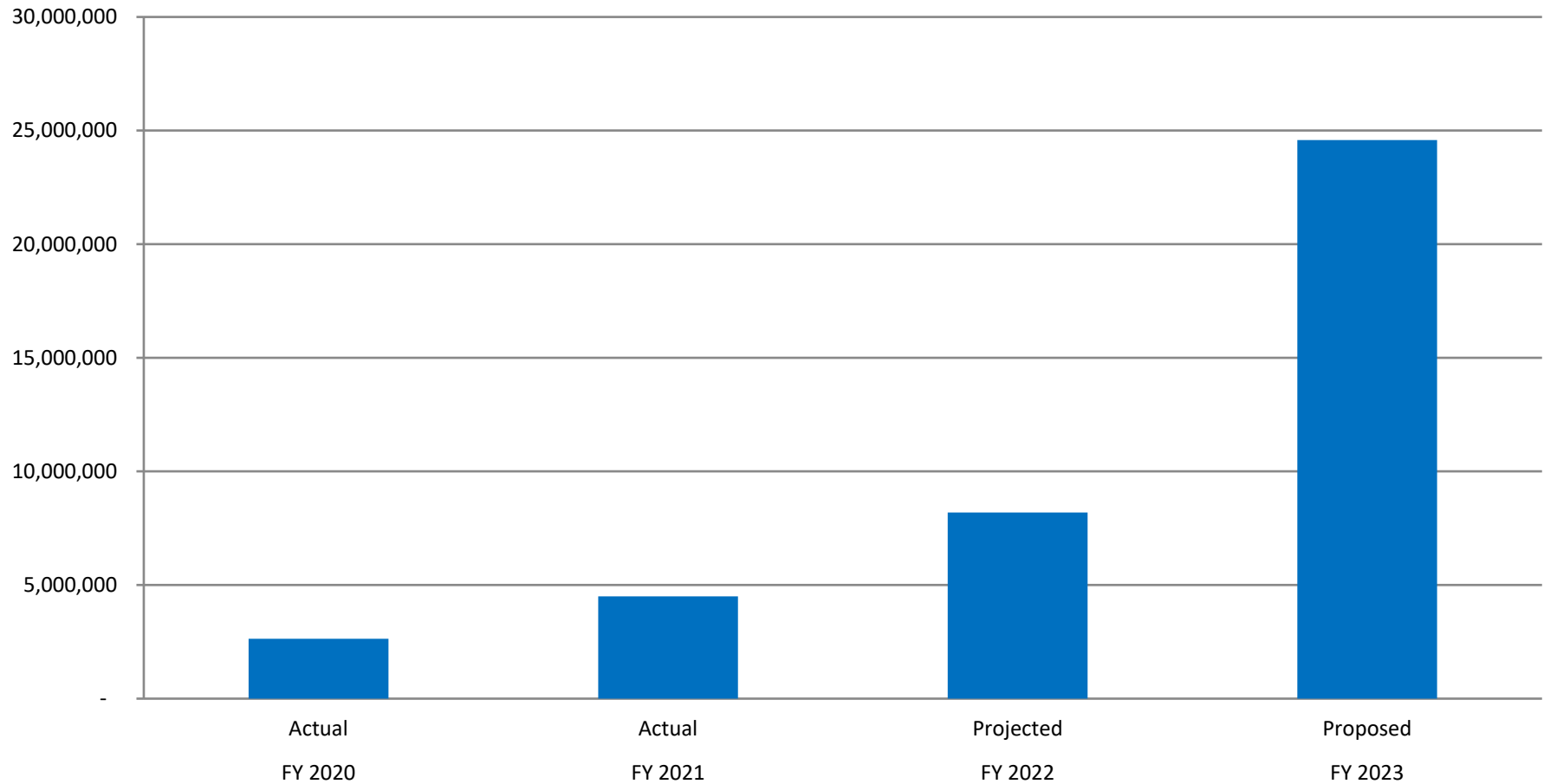
# How do things look?

**Aggregate City Budget - Fund Balance Comparison**



# BIG PICTURE

## Capital Budget Comparison - Fiscal Years 2020 - 2023



# Major initiatives

- FY 23
  - Lake Michigan studies and interim projects
  - Major Road to Better Roads program
  - Bristol Ridge Road LAFO grant
  - Kennedy Road intersection improvements and/or resurfacing
  - Fox Road IGA and resurfacing
  - Van Emmon LAFO grant, if awarded
  - ReBuild Downtown grant, if awarded
  - Full water and sewer CIP
  - Expanded/new programs for building maintenance, sidewalks, paths, parking lots and playgrounds
  - City Hall/Police Station renovation
  - Planning for new PW building construction

# Major initiatives

- FY 24
  - Lake Michigan water source project must be planned
  - Expanded Road to Better Roads program
  - Potential Kennedy Road intersection improvements and/or resurfacing
  - Full water and sewer CIP
  - Expanded/new programs for building maintenance, sidewalks, paths, parking lots and playgrounds
  - Public Works facility construction

# Major initiatives

- FY 25, FY 26, and FY 27
  - Lake Michigan water source project must be planned
  - Expanded Road to Better Roads program
  - Full water and sewer CIP
  - Expanded/new programs for building maintenance, sidewalks, paths, parking lots and playgrounds

# Items to Note

- Lake Michigan water source project
  - FY 23
    - Interim studies needed for ~\$500k
    - Interim water rate increase needed to fund these projects and chip away at larger increase expected
      - \$6 per month per household for most, under \$10 per month per household for 90% of households
  - FY 24
    - ~\$96m project needed to be planned
    - Accompanying water rates must be implemented
      - Discussion expected in Spring/Summer 2022

# Items to Note

- Prairie Pointe Building Planning
  - Bids up for consideration tonight
  - FY 23 budget contains budgeting for all upper end estimates of bids, alternates, and supplemental purchases
- Public Works Building Planning
  - \$22m bond planned for FY 23
    - Debt service covered by inflationary increase in sewer, and wrapped into broader water fund discussion
  - Funded out of Streets, Water, Sewer



# Items to Note

- Home Rule Status and Special Census
  - 2020 decennial census population - 21,533
  - 700 to 1,200 new houses constructed after decennial census, worth an estimated \$300,000 to \$600,000 annually
  - Partial special census should cost \$150,000
  - Should we wait for home rule status (25,000) or immediately conduct a special census now?

# Items to Note

- ARPA Funds
  - \$2.8m received in two \$1.4m payments in FY 22 and FY 23
  - City can use funds on anything, but we are planning to use them on one-time capital expenditures
  - Transferred into Building and Grounds and City-wide Capital funds in FY 22 and FY 23

# Items to Note

- Unknown
  - Full Lake Michigan project, timing, costs, eligible grants and loans, debt service payments, IGA, etc.
  - Selling City assets
  - Timing of partial special census

# Small picture

- Fund highlights
- Full descriptions included in the budget memo



# General Fund in FY 23

|                     |                   |
|---------------------|-------------------|
| Revenues            | 22,278,659        |
| <u>Expenditures</u> | <u>22,278,659</u> |
| Surplus (Deficit)   | 0                 |

# (01) General Fund Revenues

- Property taxes, Corporate Levy
  - New construction only, but inflation is 7% and PTELL max is 5%
- Property taxes, Police Pension
  - Levying in excess of actuarial determined contribution \$1.33M v. \$1.32M
  - Pension fund had superior investment returns in FY 21 – 28% net
  - Investment returns for FY 22 TBD

# General Fund Revenues

- Municipal Sales Tax and Non-Home Rule Sales Tax
  - Double digit increases, second year in a row
  - Benchmarked estimates for FY 22, with overflow going to capital funds
- State Income Tax
  - Budgeting for IML estimate of \$132 per capita in FY 23
  - Legislative support to increase share going to municipalities (LGDF)!

# General Fund Revenues

- Local Use Tax
  - Finally starting to level off after online sales tax sourcing switch
- Federal Grants
  - ARPA, CURE, DSBSG, and BIG funds located here
- Miscellaneous Income
  - Civic grants from municipal electric aggregation program



# General Fund Revenues

- COVID impacted revenues
  - Hotel taxes up 65% in FY 22, compared to FY 21
  - Video gaming taxes are up 87%
  - Amusement taxes increased 52% in 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
  - IMRF rates sharply decreased last year due to investment returns, expect to receive 2023 rate in April 2022
  - Tuition reimbursement for Deputy Chief and Sergeant
  - Training and Conferences for employees to state and national conferences
  - Commodity assumptions have conservative increases across the board

# General Fund Expenditures

- Police Dept
  - One new police officer filling vacancy in FY 23
  - One new police officer per FY, thru FY 27
- Admin Services Dept
  - IT services includes ERP system spread over FY 23 and FY 24
  - Contingency set at \$75,000
  - Enhanced transfers to Buildings & Grounds /City-Wide Capital /Parks & Rec related to capital expenditures

## (23) City-Wide Capital Fund

- Bristol Ridge Road & Van Emmon in FY 23 assuming award of grant proceeds
  - Rebuild Downtown Project, assuming award of DCEO grant proceeds
  - Sidewalk, shared use path, and City parking lot maintenance & replacement programs
  - Kennedy Road sections done with impact fees
  - Baseline Road resurfacing
  - Bristol Bay street extensions to Route 47
- 

## (24) Building and Grounds Fund

- Contains bond and other proceeds for City Hall / Police station renovation in FY 23
- Contains \$22m bond issuance in FY 25 for Public Works building construction
- Contains personnel costs for Facilities Manager and Building and Grounds Maintenance Worker
  - Plus supply and contractual amounts for existing City building maintenance

## (25) Vehicle and Equipment Fund

- Chargeback line-items offset difference between impact fees and vehicle purchases
- Three Police vehicles budgeted for FY 23 thru FY 27, plus funding for body camera lease program
- Public Works vehicles and equip totaling \$1.2M in FY 23
- Parks vehicles, equipment, and playgrounds of ~\$500,000 budgeted

## (51) Water Fund

- Water sales above budget expectations for FY 22
- Staggered water rate increases FY 23
  - Base Rate - \$17 to \$24 on Sept 1<sup>st</sup>
  - Volume Rate - \$4.30 to \$4.80 on Jan 1<sup>st</sup>
- No infrastructure fee changes proposed for FY 23
- ERP costs, water meter replacement program, DWC water sourcing, water tower painting, well rehabilitations, water main replacements, vehicles, Rebuild Downtown, cation media replacement and Public Works building costs all included

## (52) Sewer Fund

- Bright Farms sewer extension – pending CDBG grant proceeds
- Inflationary increase for sewer maintenance fees
  - \$20.87 to \$21.50 (bi-monthly)
- No infrastructure fee changes proposed for FY 23
- ERP costs, SSES rehab, crawler camera, vehicles and Public Works building costs all included



# Budget Schedule

- City Council discussion, debate and potential approval
  - April 12<sup>th</sup> and 26<sup>th</sup>

# Online

- Full budget proposal, including excel spreadsheet available at:

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