

**UNITED CITY OF YORKVILLE
ADMINISTRATION COMMITTEE MEETING
Wednesday, November 19, 2025 6:00pm
East Conference Room, #337
651 Prairie Pointe Drive, Yorkville, IL**

Committee Members In Attendance:

Chairman Rusty Corneils Alderman Matt Marek
Alderman Chris Funkhouser Alderman Ken Koch

Other City Officials In Attendance:

City Administrator Bart Olson Assistant City Administrator Erin Willrett
Finance Director Rob Fredrickson

Others in Attendance: None

The meeting was called to order at 6:00pm by Chairman Rusty Corneils.

Citizen Comments: None

Minutes for Correction/Approval: August 20, 2025 and October 15, 2025
The minutes were approved as presented.

New Business:

1. ADM 2025-48 Budget Report for October 2025

Mr. Olson said sales tax are doing very well due to normal growth and the switch from use tax to sales tax. The \$535,000 figure shown in the October column is 25% higher than the year prior with most of it from growth. It does not include anything from Costco yet, which will not appear until February. He noted that Costco did even higher sales than expected on their first day open.

2. ADM 2025-49 Treasurer's Report for October 2025

Finance Director Fredrickson reported the following revenues:

Beginning Fund Balance:	\$70,261,803
YTD Revenues	\$34,916,193
YTD Expenses	\$43,024,373
Projected Ending Fund Bal.:	\$62,153,622

This report moves to the consent agenda.

3. ADM 2025-50 Review of Invoices Between \$5,000 and \$25,000

a. October 28, 2025 Bill List

b. November 10, 2025 Bill List

There was no discussion and this is informational.

4. ADM 2025-51 Website Report for October 2025

Ms. Willrett said the traffic is down as usual at this time of the year, however, it will tick up during holiday celebrations. Also, social media followers have increased.

5. ADM 2025-52 Microsoft Annual License Purchase

Ms. Willrett reported this is the Office 365 license which is a government rate that has increased. This is the third of 3 payments, which is due to the higher number of licenses purchased. The Core CAL licensing is also included in this at a cost of \$33,831.42. This moves to the regular agenda.

6. ADM 2025-53 Bond Abatement Ordinances

- a. Ordinance abating the tax levied for the year 2025 to pay the principal of and interest on the \$5,575,000 General Obligation Bonds (Alternate Revenue Source), Series 2015A

- b. Ordinance abating the tax levied for the year 2025 to pay the principal of and interest on the \$1,235,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014

- c. Ordinance abating the tax levied for the year 2025 to pay the principal of and interest on the \$4,295,000 General Obligation Bonds (Alternate Revenue Source), Series 2014A

- d. Ordinance abating the tax levied for the year 2025 to pay the principal of and interest on the \$8,250,000 General Obligation Bonds (Alternate Revenue Source), Series 2021

- e. Ordinance abating the tax hereto levied for the year 2025 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2023A

- f. Ordinance abating the tax hereto levied for the year 2025 to pay debt service on General Obligation Bonds (Alternate Revenue Source), Series 2025A and 2025B

Mr. Fredrickson said all of these have been abated and are no longer on the property tax rolls. He said this is the 10th year the city has been able to do this. This moves to the consent agenda.

7. ADM 2025-54 Special Service Area Abatement Ordinances

- a. Ordinance Abating Special Service Area Taxes for Special Service Area Number 2003-100 (Raintree Village Project) and Approving the Amended Special Tax Roll

- b. Ordinance Abating Special Service Area Taxes for Special Service Area Number 2003-101 (Windett Ridge Project) and Approving the Amended Special Tax Roll

- c. Ordinance Abating Special Service Area Taxes for Special Service Area Number 2004-104 (Central Grande Reserve) and Approving the Amended Special Tax Roll

- d. Ordinance Abating Special Service Area Taxes for Special Services Area Number 2004-107 (Raintree Village II Project)

- e. Ordinance Abating Special Service Area Taxes for Special Service Area Numbers 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016 (Autumn Creek Project and Bristol Bay I Project)

The above abatements move to the consent agenda.

Mr. Fredrickson stated these are the partial abatements done each year. Most of the increases are 1.5% and Grande Reserve is 4.1% due to some projected excess funds that didn't materialize.

However, this bond is being refunded and a new abatement ordinance will be brought forward in January. Alderman Marek inquired as to which ordinances might roll off. All should be in the early 2030's, replied Mr. Fredrickson. Alderman Koch asked if the bonds may have been renewed to extend them further. Mr. Fredrickson said there were no extensions. He said Grande Reserve would end in 2034.

8. ADM 2025-55 Ordinance for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2026 and Ending April 30, 2027 in and for Special Service Area Number 2004-201 (Fox Hill)

The levy remained at \$24,000 and will likely through 2031. This is \$108 per parcel. He noted some revenue from the sale of the sign and expenses are for trail maintenance and new sign purchase. This moves to the consent agenda.

9. ADM 2025-56 Ordinance for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2026 and Ending April 30, 2027 in and for Special Service Area Number 2006-119 (Sunflower Estates)

The levy is \$22,000 and \$180 is the per parcel cost. An increase per parcel of \$8.55 is proposed for next year. In 2028 it should reach \$24,000. Alderman Koch asked if any feedback is ever received from residents—there has been none. This moves to the consent agenda.

Old Business:

Mr. Olson recalled that there had been discussion regarding the Cannonball Estates HOA/trail. He said a letter had been drafted regarding the HOA being defunct and the city having the ability to tax and take over the maintenance. The letters were not sent since some residents called and indicated an interest in wanting to keep the HOA. After consultation with Aldermen Funkhouser and Marek, an amended letter will be sent saying the city would take over maintenance due to the defunct HOA. If the residents want to do the maintenance themselves, unanimous buy-in from all residents must occur. The city would then consider waiving the maintenance costs from 2025 and 2026 and the HOA would assume responsibility starting 2027.

Additional Business: None

There was no further business and the meeting adjourned at 6:17pm.

Respectfully transcribed by Marlys Young, Minute Taker