

**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 12, 2019**

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	Present

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

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

Mayor Golinski stated that Alderman Frieders would like to talk about St. Patrick's Day activities.

Alderman Milschewski requested that Item #1 on the consent agenda, Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services Between the United City of Yorkville and Kendall County (EDC 2019-17), be moved to the regular agenda under Economic Development Committee Report.

Amendments approved unanimously by a viva voce vote.

St. Patrick's Day

Alderman Frieders gave details of the various St. Patrick's Day activities in all areas of Yorkville.

PRESENTATIONS

Presentation to Yorkville Christian Basketball Team

Mayor Golinski stated that the mighty Yorkville Mustangs had a historic run in 1A division. Mayor Golinski stated the Mustangs made it all the way to super sectionals. This is only the third year in IHSA. He called the coach and basketball team to the front to present certificates. Mayor Golinski presented a team certificate to the Yorkville Christian High School basketball team's coach, Mr. Aaron Sovern. Mr. Sovern told about the boys basketball season and expressed how proud he was of the team. Mayor Golinski then presented individual certificates to each member of the team.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

Corey Johnson, resident, spoke on the consent agenda resolution in regards to Imperial Investments, Inc.

CONSENT AGENDA

1. **Resolution 2019-07** to Induce the Redevelopment of Certain Properties within the Yorkville Downtown Tax Increment Redevelopment Project Area (Imperial Investments, Inc.) – *authorize the Mayor and City Clerk to execute* (EDC 2019-27)
2. **Resolution 2019-08** to Induce the Redevelopment of Certain Property within the Yorkville Downtown Redevelopment Project Area (TIG Partners, L.L.C.) – *authorize the Mayor and City Clerk to execute* (EDC 2019-28)
3. **Resolution 2019-09** to Induce the Redevelopment of Certain Property within the Yorkville Downtown Redevelopment Project Area (JBNM Associates LLC) – *authorize the Mayor and City Clerk to execute* (EDC 2019-29)

Mayor Golinski entertained a motion to approve the consent agenda as amended. So moved by Alderman Colosimo; seconded by Alderman Frieders.

Motion approved by a roll call vote. Ayes-7 Nays-0 Abstain-1
Colosimo-aye, Milschewski-abstain, Tarulis-aye, Frieders-aye,
Funkhouser-aye, Koch-aye, Peterson-aye, Plocher -aye

MINUTES FOR APPROVAL

1. Minutes of the Regular City Council – February 12, 2019
2. Minutes of the Regular City Council – February 26, 2019

Mayor Golinski entertained a motion to approve the minutes of the regular City Council meetings of February 12, 2019 and February 26, 2019, as presented. So moved by Alderman Tarulis; seconded by Alderman Milschewski.

Minutes approved unanimously by a viva voce vote.

BILLS FOR PAYMENT

Mayor Golinski stated that the bills were \$499,055.25.

REPORTS

MAYOR'S REPORT

Resolution 2019-10

**Accepting Service Printing Corporation's Bid to Provide Design,
Printing and Distribution Services Relating to the Parks &
Recreation Department's Tri-Annual Program Catalog
(CC 2019-04)**

Mayor Golinski entertained a motion to approve a resolution accepting service printing corporation's bid to provide design, printing and distribution services relating to the parks & recreation department's tri-annual program catalog and authorize the Mayor and City Clerk to execute. So moved by Alderman Peterson; seconded by Alderman Frieders.

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

**Appointment to Planning and Zoning Commission
(CC 2019-12)**

Mayor Golinski entertained a motion to approve the Mayor's appointment of Daniel Williams to the Planning and Zoning Commission to a vacant term ending April 30, 2021. So moved by Alderman Colosimo; seconded by Alderman Frieders.

Mayor Golinski believes Mr. Williams will be a great addition.

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

PUBLIC WORKS COMMITTEE REPORT

No report.

ECONOMIC DEVELOPMENT COMMITTEE REPORT

Ordinance 2019-15

**Approving a Third Amendment to the Annexation Agreement and Planned
Unit Development Agreement (Grande Reserve Subdivision)
(EDC 2018-87)**

Alderman Koch made a motion to approve an ordinance approving a third amendment to the annexation and planned unit development agreement (Grande Reserve Subdivision) and authorize the Mayor and City Clerk to execute; seconded by Alderman Frieders.

Alderman Frieders hoped the School Board would have more commentary. He gave his opinion on the proposed housing plan changes. Alderman Frieders supports these changes. Alderman Plocher would like to see the percentage changed to 50 to 75%. If that occurred it would gain his support. Alderman Koch noted with the school at capacity it could cause an issue in the future. Alderman Colosimo noted the very small impact this subdivision has had on the school. Even though it is not an age restricted neighborhood, it is marketed toward older residents. He does not see this as a problem. Alderman Funkhouser stated this is targeted to older residents. The district will need to eventually figure out where to move students since the school is at capacity. Alderman Funkhouser doesn't see an issue with this.

Motion approved by a roll call vote. Ayes-6 Nays-3
Tarulis-nay, Colosimo-aye, Funkhouser-aye, Milschewski-aye,
Peterson-nay, Koch-aye, Plocher -nay, Frieders-aye, Mayor Golinski-aye

**Resolution 2019-11 Approving an Intergovernmental Agreement for Reciprocal Building
Inspection Services Between the United City of Yorkville and Kendall County
(EDC 2019-17)**

Alderman Koch made a motion to approve a resolution approving an intergovernmental agreement for reciprocal building inspection services between the United City of Yorkville and Kendall County and authorize the Mayor and City Clerk to execute; seconded by Alderman Milschewski.

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

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

National Suicide Prevention And Action Month Proclamation

Alderman Frieders gave an update on the National Suicide Prevention and Action Month Proclamation stating that there are now 55 participating cities, 5 participating counties and 20 participating states.

Springfield Visit

Mayor Golinski said he and a group would be going to Springfield tomorrow to lobby the state legislatures for a variety of different issues. He stated there is still room if any other Council members wanted to join. Alderman Peterson said he would be attending.

STAFF REPORT

No report.

PRESENTATIONS (cont'd):

Fiscal Year 2020 Budget Presentation

(CC 2019-13)

City Administrator Olson gave the one and only power point presentation on the fiscal year 2020 budget. He stated that he would be willing to answer questions. He stated that there is a public hearing scheduled for the next City Council meeting. After this public hearing there will be two more Council meetings where discussion may take place before this needs to be approved.

Alderman Frieders asked City Administrator Olson if the City would be addressing plows in this budget. City Administrator Olson stated that the current budget doesn't allow for that expenditure and he noted that it being the end of the season it wasn't high on the priority list.

ADDITIONAL BUSINESS

None.

EXECUTIVE SESSION

Mayor Golinski entertained a motion to go into Executive Session

1. Litigation

So moved by Alderman Colosimo; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-7 Nays-1
Tarulis-aye, Milschewski-aye, Colosimo-aye, Plocher-aye,
Peterson-aye, Koch-aye, Funkhouser-aye, Frieders-nay

The City Council entered Executive Session at 7:57 p.m.

The City Council returned to regular session at 8:02 p.m.

CITIZEN COMMENTS

None.

ADJOURNMENT

Mayor Golinski stated meeting adjourned.

Meeting adjourned at 8:04 p.m.

Minutes submitted by:

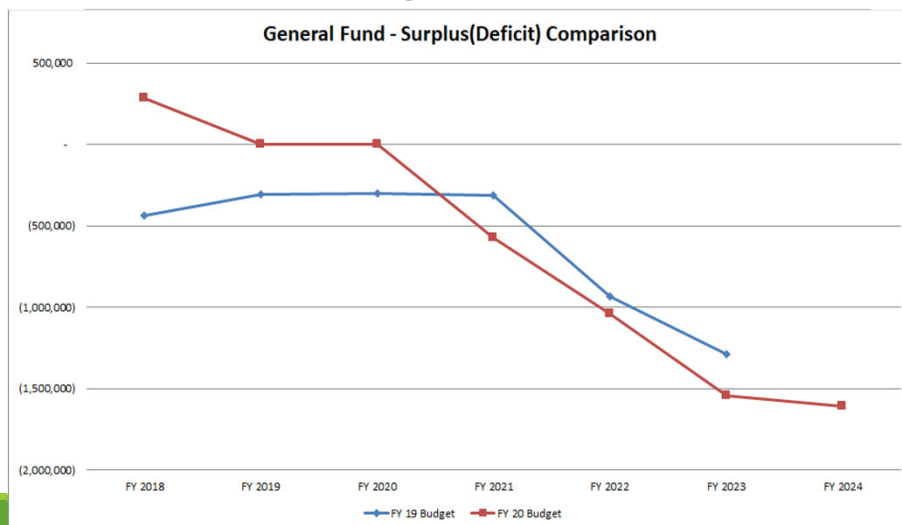


Beth Warren,
City Clerk, City of Yorkville, Illinois

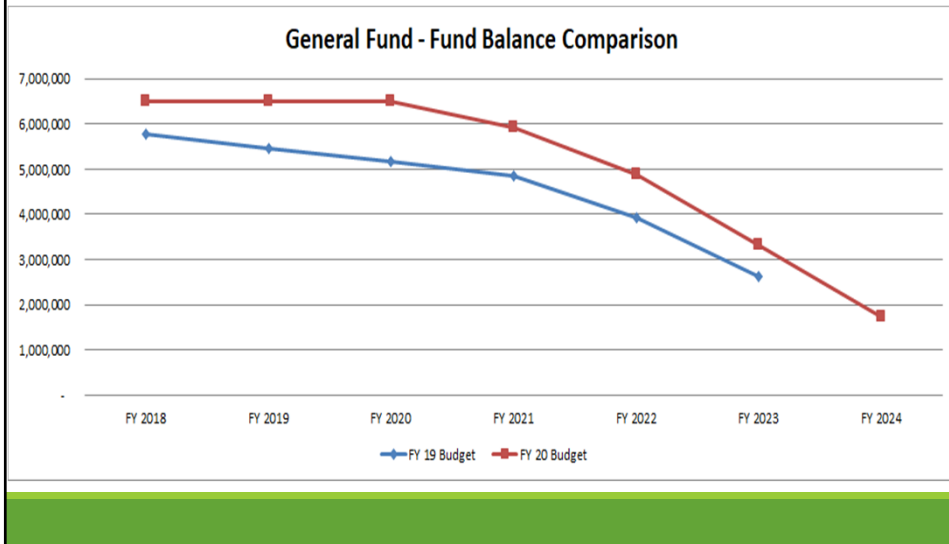
Reminder

- City Council approves the FY 20 budget proposal only
- FY 21 and beyond are planning tools

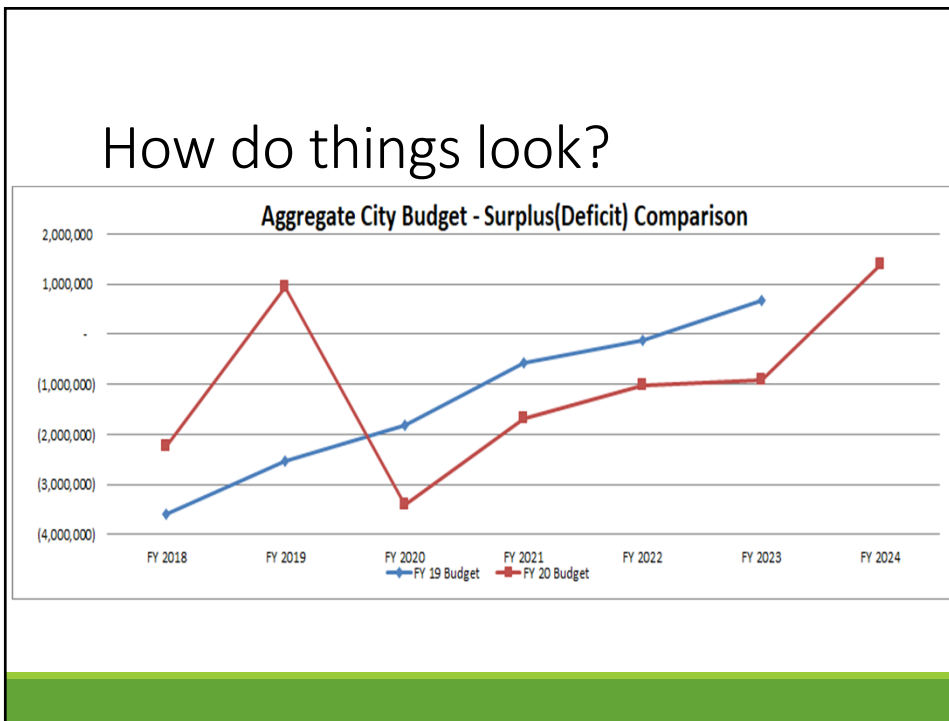
How do things look?



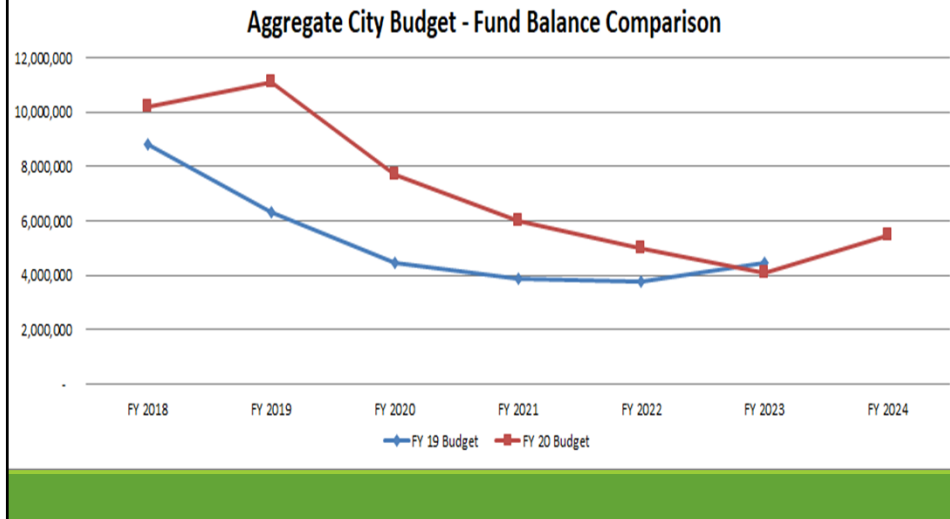
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How do things look?



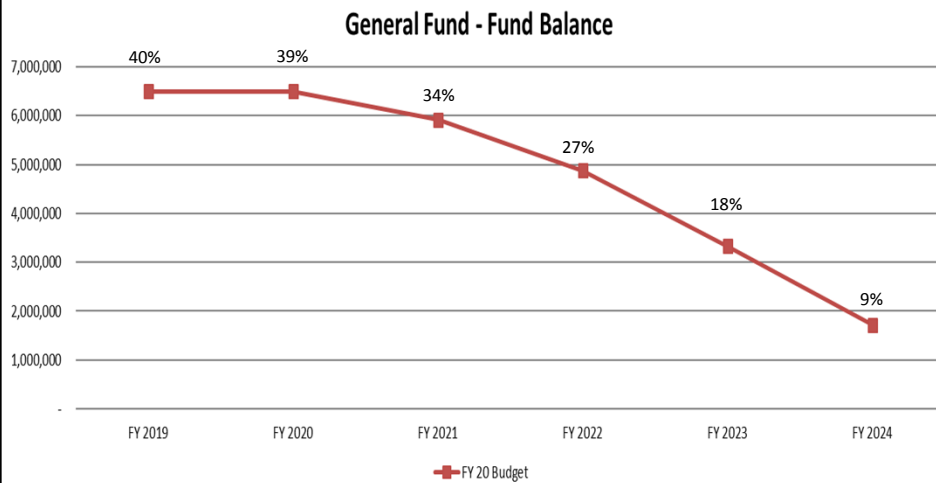
BIG PICTURE

- Fund Balance of General Fund above 39% in FY 20
 - Approx 35% in FY 21; 27% in FY 22
 - Offset by TIF fund negative fund balances
- Fund Balance in Water Fund down to 36% in FY 21, but back to 136% in FY 24
 - No rate or fee increases planned for FY 20, third year in a row
 - Capital projects associated with water study include well and treatment facility rehab, and land acquisition
- Fund Balance in Sewer Fund drawn down to 19% in FY 21, but back to 71% in FY 24
 - No rate or fee increases planned for FY 20

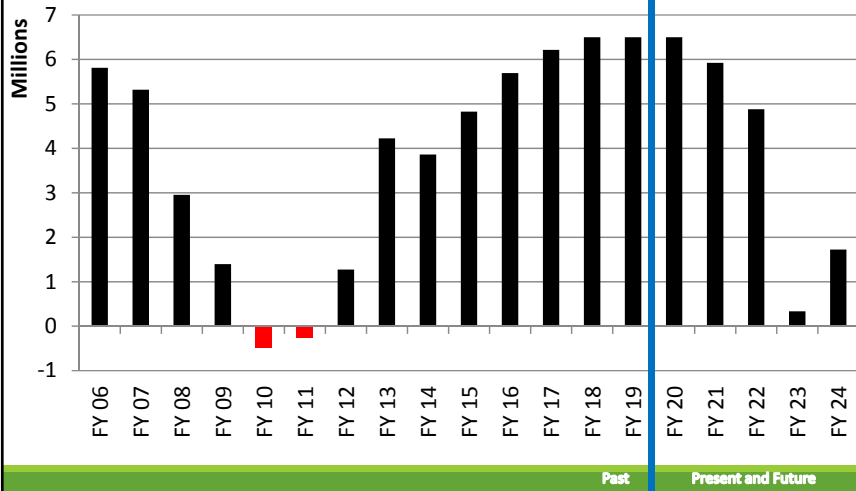
BIG PICTURE

- Revenue growth projections remain similar to last year's budget proposal, although most revenue streams are outperforming expectations
- Funding of major capital projects
- Adding six new police officers by FY 24

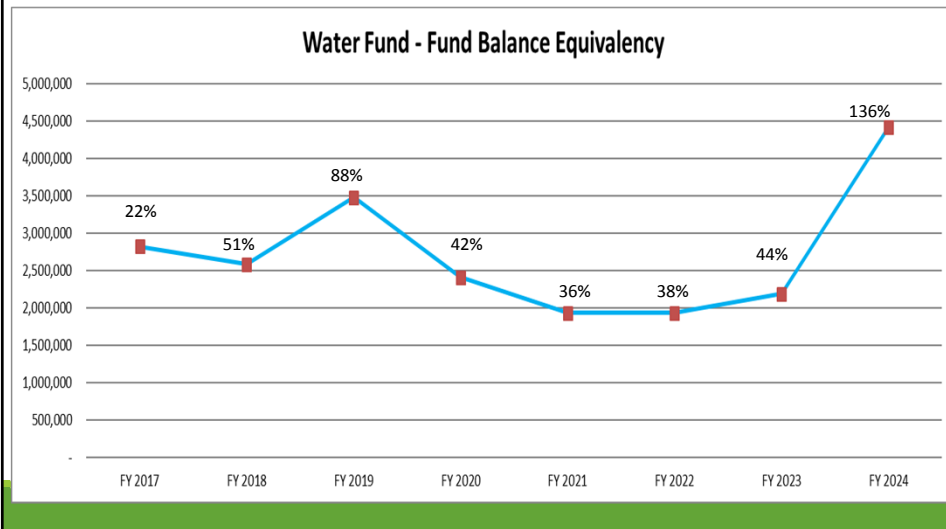
FY 19 through FY 24



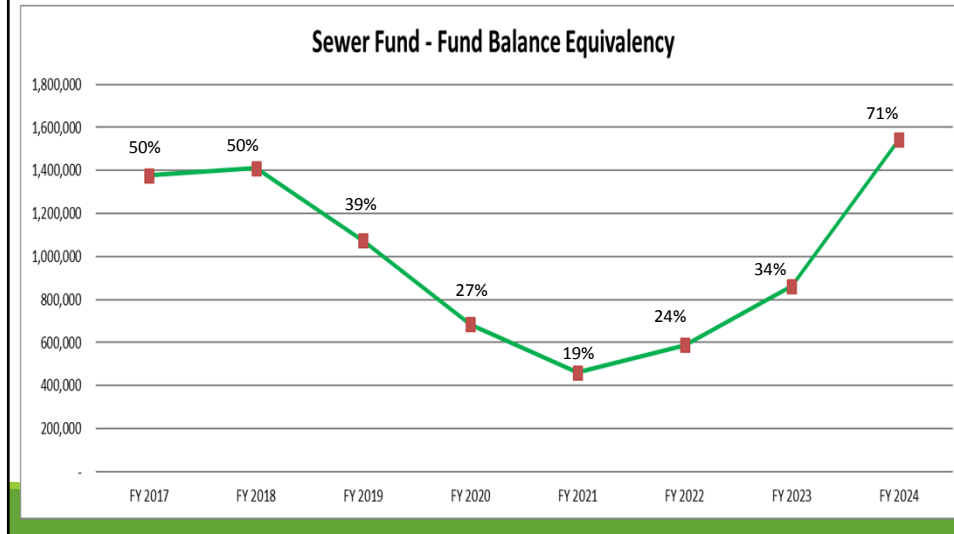
General Fund Fund Balance History



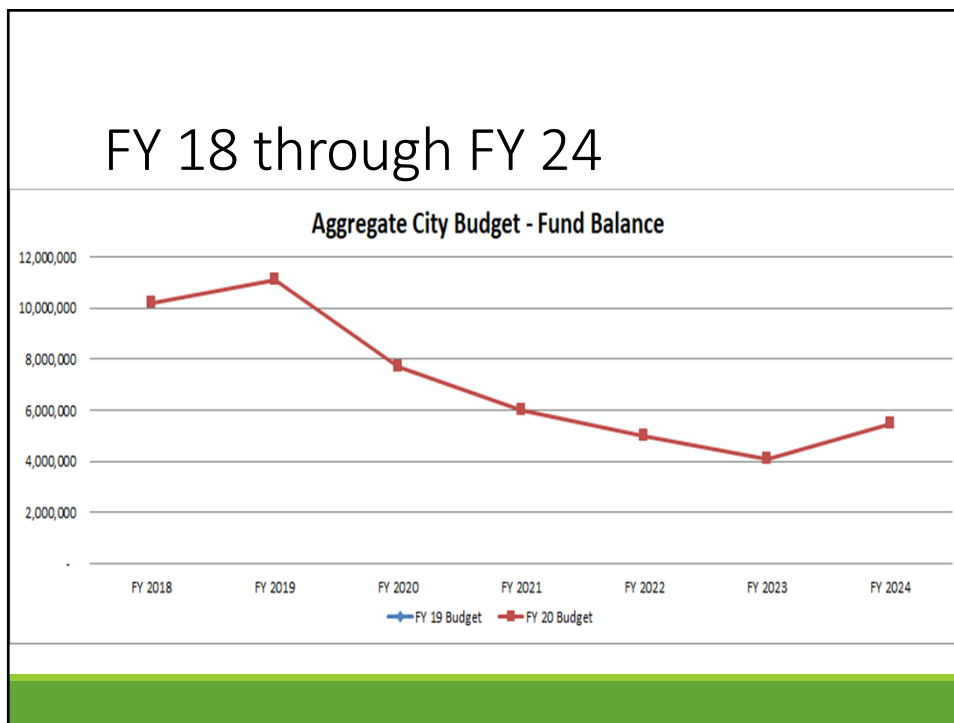
FY 17 through FY 24



FY 17 through FY 24



FY 18 through FY 24



Major initiatives

FY 20

- Road to Better Roads
- Route 34 western and eastern expansion
- Route 71 eastern expansion
- Pavillion Rd streambank stabilization
- Mill Rd rehab & realignment
- Well #7 rehab & standby generator
- Route 71 water/sewer replacement begins
- Park installation – Grande Reserve, Autumn Creek, Raintree Park C
- Cat-ion media – Water / Sewer SCADA

Major initiatives

FY 21

- Road to Better Roads
- Route 34 western expansion
- Water study related projects
- Route 71 eastern expansion
- Well #8 rehab
- Caledonia Park completed
- Blackberry Creek Nature Preserve
- Cat-ion media Water / Sewer SCADA

Major initiatives

FY 22

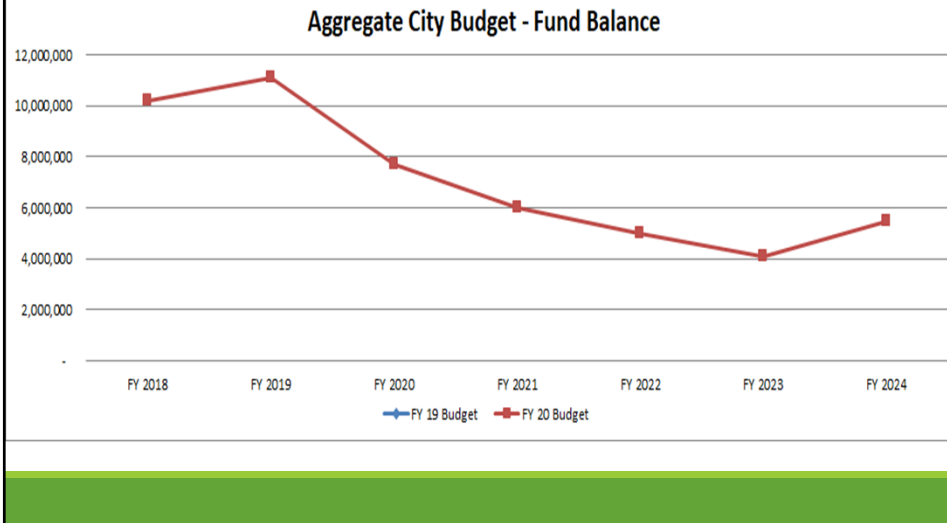
- Road to Better Roads
- Water study related projects
- Water tower painting
- Cat-ion media exchange continues
- Sewer SCADA system finished

Major initiatives

FY 23 and 24

- Road to Better Roads
- Water study related projects
- Water tower painting
- Park improvements at Blackberry Woods, Prestwick and Bristol

FY 18 through FY 24

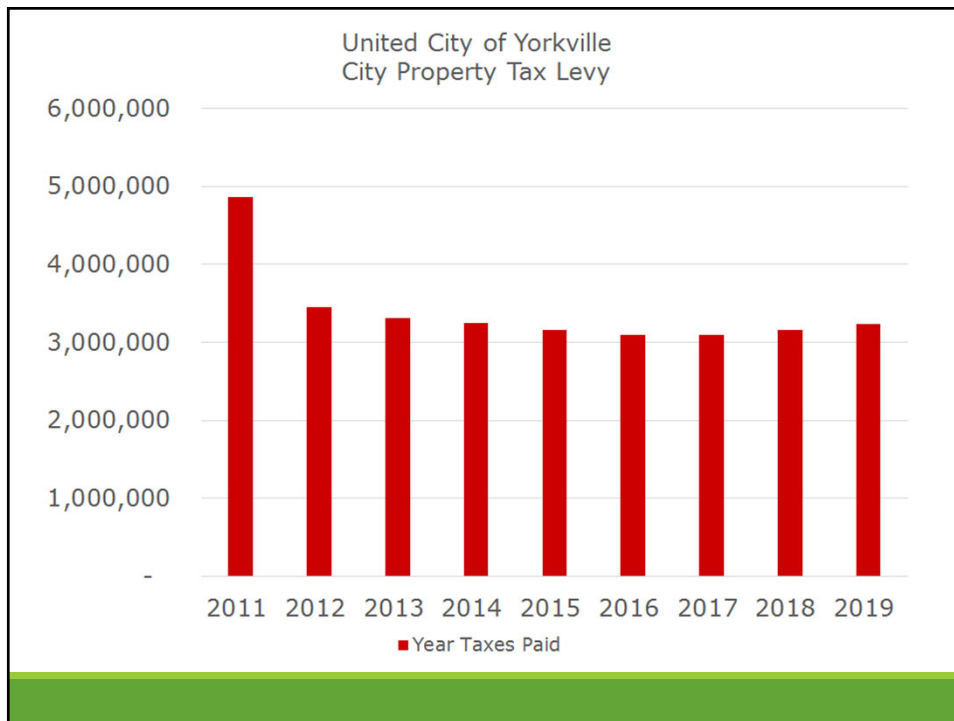


Items to Note

- Purchasing Manager Savings Report
 - Over \$65,000 saved since July 2018
 - Above does not include soft costs
- Bond Refinancing
 - Windett Ridge SSA – average savings of \$360 per year starting in FY 21 (summer 2020)

Items to Note

- **Property Taxes**
 - 2.4% increase matches new construction
 - Should result in flat City property taxes
 - Second year after City Council property tax reduction multi-year plan



Items to Note

- **Downtown TIF**
 - TIF 2 created in April 2018
 - TIF 1 extension in flux
 - Beautification project – downtown hill
 - Pilot facade improvement program
- **Capital Projects**
 - Going down in FY 19 – due to completion of Countryside and Bristol Bay/Riverfront parks in previous fiscal years
 - Capital projects rise again in FY 20, due to \$3.1M Mill Rd improvements

Items to Note

- **Road to Better Roads**
 - A total of \$1.4M in proposed projects
 - \$700,000 for roadway improvements
- **Unfunded capital projects**
 - Long list of projects
 - Knocked off of last year's list
 - Beecher Center HVAC replacement
 - Mill Road rehab
 - Bristol Bay intersection improvements

Items to Note

- Water Rates
 - Frozen for FY 20 –third year in a row
 - 2% aggregate growth budgeted in FY 20 and 5% aggregate growth for FY 21 & beyond
- IMET Loss from FY 15
 - Recovered \$44,000 so far, projection for between \$120,000 and \$150,000 from current seized assets
 - Litigation ongoing

Items to Note

- City Council top ten goals
 - In action plans from November 2018
 - 2 new officers proposed for FY 20
 - 1 new officer each year thru FY 24
- Building Inspection Load
 - Yorkville led neighbors in new single-family housing starts in 2018
 - Inspection count increasing, property maintenance inspector hired in FY 19

Items to Note

- Engineering Dept Cost Analysis
 - In-house type projects still cheaper to outsource by ~\$87,000

- Municipal Facilities Master Plan
 - Funded in proposed budget
 - Last analysis completed in 2006

Items to Note

- Sewer Fund
 - Drawdown of fund balance before replenishment in FY 24

- WINF, SINF & RINF Sunsets
 - To be evaluated annually
 - Still needed to fund capital & debt service
 - Small chance for phase out over next five years

Small Picture

- Fund highlights of individual line-items
- Full descriptions of all pertinent line-items in the budget memo

General Fund

Revenues

- Property Taxes – Corporate Levy
 - Increase in FY 20 due to police pension performance and policy decision
 - Budgeting a 2% increase in FY 21+
- Property Taxes – Police Pension
 - Contribution increased by \$147,000

General Fund

Revenues

- **Municipal Sales Tax and Non-Home Rule Sales Tax**
 - FY 19 tracking ~3% increase over FY 18
 - Annual growth projections of 2% going forward

- **Hotel tax**
 - Holiday Inn Express opening in mid 2019, but no increase budgeted

General Fund

Revenues

- **State Income Tax (LGDF)**
 - IML estimate of \$100.75 per capita for FY 20
 - Special census increase - ~14% projected over FY 18
 - 2% increase per year beyond that

- **Building Permits**
 - Outperformed expectations in FY 18 and year-to-date in FY 19
 - One-time revenues

General Fund

Revenues

- **Investment Earnings**
 - Total fund balance and cash position is good, investment earnings are becoming significant at \$80,000 annual
- **Miscellaneous Income**
 - Credit card rewards at \$13,000 annually

General Fund

Expenses

- **All departments**
 - Salaries at 3% COLA increase plus variable step/merit increases in FY 20
 - Health & Dental insurance rates are flat for FY 20
 - 8% increases for health & 5% increases for dental for FY 21 and beyond
 - IMRF employer contribution went down in 2019, modest increases planned going forward

General Fund

Expenses

- All departments
 - Tuition reimbursement
 - Recreation Manager & 2 Police Officers
 - Training
 - Similar budget amounts as in year's past
 - Conservative annual growth in commodities
 - Professional Services examples in memo
 - Two new police officers
 - Computer replacements in each dept

General Fund

Expenses

- Community Development
 - Unified Development Ordinance in FY 19 thru FY 21
 - Inspection outsource amount estimated at \$125,000 annual
 - Offset by building permit revenue, but could be opportunity to in-house
- Streets (operations)
 - Added calcium chloride solution to winter operations

General Fund

Expenses

- Admin Services
 - Purchasing Manager continues
 - Facilities Manager continues
 - ERP not included, for now
 - Transfer to Sewer decreased FY19 to FY22, as approved in last year's budget proposal

General Fund

Expenses

- Admin Services (continued)
 - Rental assistance program maximum liability
 - Wrigley Utility Tax Rebate
 - Kencom dues increase, both operations and New World
 - Lobbyist Services (i.e. Professional Services)
 - IT contract, equipment, and licensing

General Fund in FY 20

Revenues	16,469,238
<u>Expenditures</u>	<u>16,469,238</u>
Surplus (Deficit)	0

SSA funds

- Fox Hill
 - Normal maintenance, plus management contract and sign reinstallation
 - 2018 levy of ~\$60 per home
 - Negative fund equity until FY 23
- Sunflower Estates
 - Normal basin monitoring and maintenance, normal landscaping and management contract
 - Two years of increases contemplated, from \$155 in FY 20 to \$182 in FY 21
 - Negative fund equity until FY 24

Motor Fuel Tax Fund

- Draw down entire fund through FY 24
- Baseline Road Bridge closure on hold until inspection during the summer of 2020
 - Route 47 expansion funded in five year IDOT plan
- Most streets supplies moved to general/city-wide funds
- Most Road to Better Roads expenses

City-wide Capital Fund

- Road Infrastructure Fee (RINF) in place through FY 24
- Municipal Facilities Master Plan in FY 20
- \$55,000 worth of fueling stations for PW, Parks and Police – split between FY 19 & FY 20
 - Could be one large central tank or two smaller separate tanks
- All major capital projects funded, including ongoing debt service
 - Mill Road rehab and realignment – FY 20 earliest

Vehicle and Equipment

- One new squad car annually
- PW trucks now funded out of Water or Sewer
- Purcell Park playground equipment funded
- ~\$225,000 for Parks and Recreation facility sits in fund balance

Debt Service Fund

- General fund-related payback of old in-town road program bond
- No non-abated property taxes in FY 20

Water Fund

- Water sales were better than we expected for the third year in a row
- Water rates proposed to stay flat in FY 20, third year of no increase
- No change to water infrastructure fee recommended

Water Fund

- 100 new housing starts in FY 20 and beyond
- Land acquisition recommended by water study budgeted for FY 22-23
- Well rehabilitations, water tower painting and cat-ion media exchange replacements throughout
- Route 71 watermain relocation continues thru FY 22

Sewer Fund

- Rates approved in April 2014
 - FY19 @ \$20.87, no increase for FY 20
- Sewer infrastructure fee remains at \$4 per month through FY 24
- SCADA system proposed for FY 20-22
- Fund balance drawdown accelerated thru FY 21, rebounds after that thru FY 24

Land-Cash Fund

- Grande Reserve, Autumn Creek & Raintree Park C planned for FY 20
- Blackberry Creek Nature Preserve and Caledonia Park in FY 21
- Prestwick Park in FY 23

Parks and Recreation Fund

- Consistent revenue streams for child development, concessions and special events
- Increase in athletics & fitness due to in-house youth baseball/softball programs
- Similar Hometown Days budget estimates

Countryside TIF Fund

- Hotel and banquet facility taxes expected to be received in FY 21
- TIF payout to Holiday Inn Express and banquet developer in FY 20
- Fund upside down in FY 20, but right-side up in FY 21 and beyond
- Fund expected to be back to neutral around FY 25
 - Debt service extends beyond traditional TIF term, but chance remains for early closure in a decade or so

Downtown TIF Fund

- Courthouse Hill landscaping project in FY 20
- Project costs for wayfinding signs and tactical urbanism projects
- Façade rehab program
- Fund upside down through FY 24
 - Fund turnaround dependent upon successful, undetermined future projects

Downtown TIF II Fund

- Approved in April 2018
- Incremental property tax revenues TBD – Spring 2019
- Only expenditures pre-planned are legal costs and façade rehab program

Budget schedule

- March 12 City Council presentation

- March 26 City Council
 - Public hearing and discussion

- April 9 City Council

- April 23 City Council
 - Debate and potential approval

Online

Full budget proposal, including excel spreadsheet, available at:

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

REGULAR CITY COUNCIL MEETING

March 12, 2019

PLEASE PRINT

NAME:

SUBDIVISION OR BUSINESS:

Thomas Melchewski

Jay Mather

Carol Sheeley

Old Jail

Jim Bateman

Countryside
