

MINUTES
WOODSTOCK CITY COUNCIL
November 3, 2015
City Council Chambers

The regular meeting of the Woodstock City Council was called to order at 7:00 PM by Mayor Brian Sager on Tuesday, November 3, 2015 in the Council Chambers at City Hall. Mayor Sager explained the consent agenda process and invited public participation.

A roll call was taken.

COUNCIL MEMBERS PRESENT: Daniel Hart, Mark Saladin, Joseph Starzynski, RB Thompson, Michael Turner, and Mayor Sager

COUNCIL MEMBERS ABSENT: Maureen Larson

STAFF PRESENT: City Manager Roscoe Stelford, City Attorney Ruth Schlossberg, Finance Director Paul Christensen, Public Works Director Jeff Van Landuyt, Building and Zoning Director Joe Napolitano, and Economic Development Director Garrett Anderson.

OTHERS PRESENT: City Clerk Cindy Smiley

AMEND AGENDA

Mayor Sager requested that the agenda be amended to include a proclamation as the first item under Floor Discussion to proclaim Diabetes Awareness Month and World Diabetes Day. He noted that he was made aware of this just this afternoon and so is requesting an amendment to the agenda.

Motion by M. Turner, second by M. Saladin, to amend the agenda of this meeting to include Floor Discussion, a Proclamation Recognizing November as National Diabetes Awareness Month and November 14, 2015 as World Diabetes Day.

A roll call vote was taken. Ayes: D. Hart, M. Saladin, J. Starzynski, RB Thompson, M. Turner, and Mayor Sager. Nays: none. Abstentions: none. Absentees: M. Larson. Motion carried.

FLOOR DISCUSSION

Proclamation Recognizing November as National Diabetes Awareness Month and November 14, 2015 as World Diabetes Day

Mayor Sager stated he was pleased to receive the request for this proclamation this morning from Amy Bozza and her daughter Claire and he welcomed them and thanked them for forwarding this request so the City can provide this important recognition.

Without objection, the Proclamation was approved by the City Council.

Mayor Sager welcomed Ms. Bozza and Amy to the podium and presented to them a **Proclamation Recognizing November as National Diabetes Awareness Month and November 14, 2015 as World Diabetes Day.**

Ms. Bozza thanked the Mayor and City Council for providing this opportunity to raise awareness.

Public Comment

There was no comment forthcoming from the public.

Council Comments

Mayor Sager stated the City is very pleased to welcome Krista Coltrin as the new Economic Development Coordinator, working with Economic Development Director Garrett Anderson. He noted Council held an Economic Development Workshop yesterday and is confident of the leadership that will be provided by this team to move things forward in Woodstock.

Mayor Sager noted that Council and Staff had the opportunity this morning to make a visit to Charter DuraBar, stating it was a phenomenal tour. He also noted that it is amazing to consider that 95% of the continuous iron bar produced in the United States is produced in Woodstock and that Durabar is the world's leading producer of continuous iron bar. He expressed gratitude for the opportunity to visit Charter DuraBar and for their investment in the community.

CONSENT AGENDA

Motion by M. Saladin, second by RB Thompson to approve the Consent Agenda.

- M. Turner affirmed the request of Lydia Baltalbos to remove Item D-4 from the Consent Agenda.

Item D-2 – Raintree Park Silt Removal Project

In response to a question from M. Saladin, J. Van Landuyt stated, among other things, the presence of gas or oil from motor vehicles or naturally-occurring materials that build up over time from erosion could result in the need for the sediment that is being removed to be taken to a special landfill.

In response to a question from RB Thompson, J. Van Landuyt stated a faster run off at the end would not necessarily eliminate the build up of silt and sediment.

A roll call vote was taken on Consent Agenda items A through D-3:

A. MINUTES OF PREVIOUS MEETINGS

October 20, 2015 Regular City Council Meeting

B. WARRANTS: 3686 3687**C. MINUTES AND REPORTS:**

Building & Zoning Department Monthly Report – September 2015

Department of Public Works Monthly Report – September 2015

Police Department Monthly Report – September 2015

Board of Building Construction Minutes – October 15, 2015

Plan Commission Minutes – October 22, 2015

D. MANAGER'S REPORT NO. 56

1. CDBG Walnut/Ash Neighborhood Stormwater Management Project Phase II –
Adoption of Resolution No. 15-R-24, identified as Document No. 1, authorizing submission of the CDBG grant application “Walnut/Ash Neighborhood Stormwater Management Project – Phase II.”

2. Raintree Park Silt Removal Project – Approval to waive the requirement for competitive bids and award a contract for the removal and disposal of accumulated silt and sediment from the detention basin at Raintree Park, including final restoration of the disturbed area, to Excavating Concepts, Inc. at a cost not to exceed \$40,000.

3. Dial-A-Ride Transit Services Intergovernmental Agreement – Approval of Ordinance 15-O-64, identified as Document No. 2, authorizing the execution of an Intergovernmental Agreement between Crystal Lake, Harvard, Huntley, Johnsburg, Lakewood, Marengo, McHenry, McHenry County, Ringwood, and Woodstock to provide general public Dial-A-Ride Transit services.

A roll call vote was taken. Ayes: D. Hart, M. Saladin, J. Starzynski, RB Thompson, M. Turner, and Mayor Sager. Nays: none. Absentees: M. Larson. Abstentions: none. Motion carried.

Item D-4 – 2015 Property Tax Levy Estimate

Mayor Sager asked City Manager R. Stelford and Finance Director P. Christensen to identify why this item is on the agenda at this time in the current fiscal year.

R. Stelford stated under state law, the City is required to submit a property tax estimate and there is a 20-day waiting period between submittal of the estimate and the adoption of the ordinance which is a legal requirement. He further stated the purpose of the estimate is to determine whether the City is subject to the Truth in Taxation Act, which would be the case if the City were proposing a 5% tax levy increase. He noted that the City is not proposing such an increase, but rather is proposing that the City once again forego the PTELL, which is the amount of increase allowed by a non-Home Rule municipality according to the Property Tax Extension Limitation Law (PTELL).

R. Stelford stated the City is proposing to again look at new growth generated and to utilize this to determine the taxes that should be generated from that growth. He noted the County Clerk feels the City should be able to abate a portion of the tax so that we can guarantee that any new tax comes from new growth.

R. Stelford then stated the reason the City must go through this process before we have all information necessary to determine this is because the assessors will not finish their processes until the end of December which is beyond the date the City must pass its tax levy ordinance by law.

Mayor Sager summarized that the City is required by state law to estimate what our property tax levy will be in the coming fiscal year. He noted over the past years, the City has not imposed the PTELL which allows for the inflation rate, as we are allowed to do. He further noted that the City of Woodstock has been attempting to hold the line on raising property taxes over the past few years but the City Council and Administration can act only on behalf of the City of Woodstock, not the other governmental bodies.

M. Turner noted the PTELL is a way to impose an automatic increase and allows the City to take an extra 5% per year. He stated the City of Woodstock was one of the first taxing bodies to forego the PTELL, and has done so for the past several years.

M. Turner further noted that the action proposed looks as if the Council is passing a budget which is not the case. He stated this is not a budget but is a state requirement to estimate what the City of Woodstock's taxes will be and is the City's way to keep property taxes down.

In response to a question from M. Saladin, R. Stelford stated that new growth means the need for City services will increase. If the taxes from new growth were not captured, existing residents would be forced to pay for the services for this new growth.

Mayor Sager noted that capturing new growth is an essential element we have used over the past several years, even though the PTELL has not been extended.

Lydia Baltalbos, 621 Dean Street, thanked the Mayor for attending last week's presentation at the Library. She noted one of the issues that came up with the TIF is the status quo of property taxes relative to value. Ms. Baltalbos stated one of the statements made by a member of the school board was then challenged by another person who said she spoke with the assessor who said she was never consulted and that should be part of the process.

Ms. Baltalbos continued, stating some people say property taxes may not be that accurate because some people say that home values are going up, while other people say they are flat or certainly went down 30%. Overall, she stated, there seems to be a consensus that we are stuck.

Ms. Baltalbos stated now there seems to be a 5% automatic tax increase by the school system which goes on automatically year after year. She stated the TIF was formed in 1997 and, as a result, the school system does not get a lot of the money. She stated we are covering the costs as taxpayers that would benefit another governmental body. She stated what it comes down to is taxpayers feeling stretched.

Ms. Baltalbos stated that Home Rule has also come up and that the state has mandated this process. She asked whether reaching Home Rule status would mean the City would no longer be obligated to have this process and would automatically be able to raise taxes. Mayor Sager stated that it is his understanding that all municipalities fall under these requirements. R. Stelford stated that the City would no longer be subject to PTELL.

Ms. Baltalbos asked why Home Rules is so desirable in that case.

M. Turner stated Home Rule status would allow the City to not be subject to the state government and that it would provide more autonomy and flexibility to the City.

Mayor Sager noted some specific examples of the difference between a Home Rule and non-Home Rule municipality, stating that even though Woodstock currently has a Plan Commission and Zoning Board of Appeals to handle zoning matters, because Woodstock is non-Home Rule, the state could override those local bodies. In addition, the state can impose unfunded mandates upon non-Home Rule municipalities, while there are many things within state statutes that cannot be mandated upon a Home Rule municipality.

Ms. Baltalbos stated that the communities were given a profile of taxes at the TIF meeting with Woodstock being compared to Beverly Hills. She stated taxes are very high in Woodstock and she believes there should be more discussion of this.

Ms. Baltalbos stated her opinion that street maintenance and repair is not a priority of the City.

Mayor Sager replied that street repair and resurfacing is, indeed, a high priority, with the City spending more than \$1,000,000 per year on street resurfacing. He further noted the City is receiving an extensive report that takes a look at the condition of the streets. He stated the estimates are

extreme as to what it will take to make all of the indicated improvements. As a result, he stated, Council is looking at funding alternatives for this particularly difficult situation. He noted Council has indeed been prioritizing this significant need.

M. Saladin stated the topic on the floor is item D-4 and discussion should be kept relative to that topic.

M. Turner stated no one would disagree that property taxes are high in Woodstock, but he also sees the balance the Mayor is talking about. He noted that the CIP process will soon begin and the budget discussion will begin in early spring.

Ms. Baltalbos stated it is her opinion that the books should be audited to see how the money is being spent. Mayor Sager noted the topic under discussion has nothing to do with an audit to which Ms. Baltalbos stated her opinion that the money is not there and that the City is living in an environment that doesn't show where the dollars are spent.

Mayor Sager countered that the City is audited every single year and has won awards for the audits. He noted further that the City has always had a balanced budget. He stated the topic under discussion is the tax estimate and not extending the PTELL which means the City is doing everything in its power to hold down property taxes. He stated other bodies do extend the PTELL, but the City cannot do anything about those other bodies.

Ms. Baltalbos stated a past City Council supported the new schools. Mayor Sager stated Ms. Baltalbos is correct that a previous City Council did take that action.

Ms. Baltalbos stated she had no further comments.

Motion by M. Turner, second by J. Starzynski, to approve Resolution 15-R-25, identified as Document No. 3, A Resolution Estimating the Calendar Year 2015 Property Tax Levy in Accordance with the Truth in Taxation Act (35ILCS 200/18-60), as spread over these minutes as follows:

**A RESOLUTION ESTIMATING THE CALENDAR YEAR 2015
PROPERTY TAX LEVY IN ACCORDANCE WITH
THE TRUTH IN TAXATION ACT
(35 ILCS 200/18-60)**

BE IT RESOLVED by the Mayor and City Council of the CITY OF WOODSTOCK, McHenry County, Illinois, pursuant to the Truth in Taxation Act (35 ILCS 200/18-60) as follows:

- 1.) The amount of the levy to be received in Fiscal Year 2016/2017 covering real estate assessed for the calendar year 2015 in the CITY OF WOODSTOCK is estimated to be \$11,516,936 or a 0.5% increase to the total amount actually extended or abated for the 2014 assessment year of \$11,456,124.
- 2.) The amount of the levy for operations to be received in Fiscal Year 2016/2017 covering real estate assessed for the calendar year 2015 in the CITY OF WOODSTOCK is estimated to be \$8,561,959 or a 0.8% increase

to the amount actually extended for the 2014 assessment year of \$8,497,120.

- 3.) The amount of the levy for debt service to be received in Fiscal Year 2016/2017, including abatements, covering real estate assessed for the calendar year 2015 in the CITY of WOODSTOCK is estimated to be \$2,954,977 representing a decrease of 0.1% change to the amount actually extended, including abatements for the 2014 assessment year of \$2,959,004.
- 4.) Since the estimated total levy proposed for calendar year 2015 is less than a 5 percent increase, the Truth in Taxation notice and the associated public hearing is not required to comply with the Act (35 ILCS 200/18-70).

BE IT FURTHER RESOLVED that this Resolution shall be spread upon the minutes of the City Council Meeting and that a certified copy thereof be presented to the County Clerk of McHenry County, Illinois upon an appropriate occasion.

ADOPTED by the City Council of the CITY OF WOODSTOCK, McHenry County, Illinois and approved by me this 3rd day of November, 2015.

A roll call vote was taken. Ayes: D. Hart, M. Saladin, J. Starzynski, RB Thompson, M. Turner, and Mayor Sager. Nays: none. Abstentions: none. Absentees: M. Larson. Motion carried.

FUTURE AGENDA ITEMS

There were no changes or additions to the Future Agenda.

ADJOURN

Motion by RB Thompson, second by M. Saladin, to adjourn this meeting of the Woodstock City Council to the next regularly scheduled meeting on Tuesday, November 17, 2015, at 7:00 PM in the Council Chambers at City Hall. Ayes: D. Hart, M. Saladin, J. Starzynski, RB Thompson, M. Turner, and Mayor Sager. Nays: None. Absentees: M. Larson. Abstentions: None. Meeting adjourned at 7:48 PM.

Respectfully submitted,

Cindy Smiley
City Clerk