

**KENDALL COUNTY FOREST PRESERVE DISTRICT  
MEETING AGENDA**

**WEDNESDAY, NOVEMBER 6, 2024**

**6:00 PM**

**KENDALL COUNTY OFFICE BUILDING - ROOMS 209 & 210**

- I. Call to Order
- II. Pledge of Allegiance
- III. Invocation
- IV. Roll Call: Brian DeBolt (President), Ruben Rodriguez (Vice President), Seth Wormley (Secretary), Scott Gengler, Jason Peterson, Zach Bachmann, Elizabeth Flowers, Matt Kellogg, Dan Koukol, and Brooke Shanley
- V. Approval of Agenda
- VI. Public Comments
- VII. <sup>(1 and 2)</sup> **CONSENT AGENDA**
  - A. Approval of Minutes
    - Kendall County Forest Preserve District Committee of the Whole Meeting of October 8, 2024
    - Kendall County Forest Preserve District Commission Meeting of October 15, 2024
    - Kendall County Forest Preserve District Finance Committee Meeting of October 24, 2024
  - B. <sup>(1)</sup> **MOTION**: Approval of Claims in the Amount of \$325,879.70
  - C. <sup>(2)</sup> **MOTION**: Approval of a Bill of Sale for the Lesson Horse "Bullseye" Conveying Ownership to Sunrise North Therapeutic Riding, Inc. for \$1.00 Paid-in-Hand
- VIII. **OLD BUSINESS**

*No items posted for consideration.*
- IX. **NEW BUSINESS**

*No items posted for consideration.*
- X. Committee Chairman Reports: Seth Wormley (Finance) and Dan Koukol (Operations)
- XI. Public Comments
- XII. Executive Session
- XIII. **OTHER ITEMS OF BUSINESS**
  - A. Subat Nature Center Project Updates – Contingency Projects
  - B. IDNR FHA Regional Trails Program Grant Application Updates
  - C. IEPA Section 319 Grant Application Updates
  - D. Notice of Public Hearing - KCFPD FY25 Truth in Taxation Public Hearing:  
Tuesday, November 12, 2024 at 4:30 PM  
111 W. Fox Street - Board Meeting Rooms 209 and 210 - Yorkville, Illinois, 60560
- XIV. Adjournment

*(1) Requires affirmative vote of the majority of those elected (6) for passage (KCFPD Rules of Order Section I.G.3.b.v.a)*

*(2) Requires affirmative vote of 3/5 of those elected (6) for passage (KCFPD Rules of Order Section I.G.3.b.iii.a)*

**KENDALL COUNTY FOREST PRESERVE DISTRICT  
COMMITTEE of the WHOLE MEETING MINUTES  
OCTOBER 8, 2024**

**I. Call to Order**

President DeBolt called the meeting to order at 4:34 pm in the Kendall County Office Building – Second Floor County Board Meeting Rooms 209 and 210.

**II. Roll Call**

X	Bachmann	X	Koukol
	DeBolt		Peterson
X	Flowers	X	Rodriguez
X	Gengler		Shanley
	Kellogg	X	Wormley

Commissioners Bachmann, Flowers, Gengler, Koukol, Rodriguez, and Wormley, were all present.

**III. Approval of Agenda**

Commissioner Koukol made a motion to approve the meeting agenda as presented. Seconded by Commissioner Gengler. Aye, all. Opposed, none.

**IV. Public Comments**

No public comment was offered by those in attendance.

**V. Leadership Team Report**

Acting Executive Director White provided a leadership team report summarizing the past month projects and programs.

**VI. Motion to Forward Claims to Commission**

Commissioner Flowers made a motion to forward claims to Commission for approval. Seconded by Commissioner Rodriguez. Aye, all. Opposed, none.

**VII. Review of Preliminary End-of-Year Financial Statements through September 30, 2024**

Acting Executive Director White presented an overview of the preliminary financial statements through September 30, 2024.

**VIII. OLD BUSINESS**

- a) Ohio Valley Acquisition LLC (TC Energy / ANR Pipeline Company)  
Temporary Easement Agreement**

Ohio Valley Acquisition LLC provided back the “redline” version agreement. The agreement will be forward to the SAO for review.

**b) Hoover Fox River Bluffs Forest Preserve IDNR-RTP Trail Grant-CERP Review Updates**

Acting Executive Director White provided updates on guidance received back to the District. The District will be able to manage the project timeline to avoid habitat at critical times.

**c) FY24 Budget Amendment and FY25 Budget Updates (All Funds 1900-1915)**

Executive Advisor Guritz reviewed the FY24 budget and possible amendment areas, noting if an amendment is needed it would be budget neutral.

**IX. NEW BUSINESS**

**a) MOTION: Approval to Forward the Mack & Associates, P.C. Audit Engagement Letter to Commission for Approval**

Commissioner Rodriguez made a motion to forward the Mack & Associates, P.C. Audit Engagement Letter to Commission for approval. Seconded by Commissioner Flowers. Aye, all. Opposed, none.

**b) ORDINANCE #24-10-001: Motion to Forward an Ordinance and License Agreement Renewal between the District and Sunrise Center North Therapeutic Riding, Inc. for the Operation of a Therapeutic Riding Program at Ellis House and Equestrian Center to Commission for Approval**

Commissioner Flowers made a motion to forward an Ordinance and License Agreement Renewal between the District and Sunrise North Therapeutic Riding, Inc. for the Operation of a Therapeutic Riding Program at Ellis House and Equestrian Center to Commission for approval. Seconded by Commissioner Koukol. Aye, all. Opposed, none.

**c) RESOLUTION #24-10-002: Motion to Forward a Resolution of Recognition and Acknowledgement of Phil Smithmeyer, Immediate Past Vice President and Honorary Director of the Forest Foundation of Kendall County for His Service and Contributions to Commission for Approval**

Commissioner Gengler made a motion to forward a Resolution of Recognition and Acknowledgement of Phil Smithmeyer, Immediate Past Vice President and Honorary Director of the Forest Foundation of Kendall County for His Service and Contributions to Commission for approval. Seconded by Commissioner Rodriguez. Aye, all. Opposed, none.

**d) MOTION: Approval to Forward a Proposal from IPMG/ICRMT for the Renewal of the District’s Insurance and Workers’ Compensation Policies to Commission for Approval**

Commissioner Flowers made a motion to forward a Proposal from IPMG/ICMRT for the Renewal of the District's Insurance and Workers' Compensation Policies to Commission for approval. Seconded by Commissioner Rodriguez. Aye, all. Opposed, none.

**e) MOTION: Approval to Forward an Intergovernmental Agreement between Kendall County and Kendall County Forest Preserve District for the Exchange of Administrative and Financial Services to Commission for Approval.**

Commissioner Wormley made a motion to forward an Intergovernmental Agreement between Kendall County and Kendall County Forest Preserve District for the Exchange of Administrative and Financial Services to Commission for approval. Seconded by Commissioner Flowers. Aye, all. Opposed, none.

**f) Proposed Farm License Agreement Recommendations**

Commissioner Koukol provided a summary of the recommendations forwarded from the Operations Committee.

Commissioner Bachmann left at 4:55 pm.

**X. Other Items of Business**

**a) Mary M. Subat Nature Center Project Updates**

**b) Proposed CY2025 Regular Meeting and Holiday Schedule**

Committee of the Whole provided direction to cancel the meetings that fell on holidays.

**c) Proposed FY25 Organizational Chart for the Kendall County Forest Preserve District**

**d) Notice of Commission Meeting Date Change**

**e) Notice of Public Hearing – KCFPD FY25 Truth in Taxation Public Hearing**

Committee of the Whole provided direction to forward items b, c, d, and e to Commission.

**XI. Committee Chairman Reports: Seth Wormley (Finance) and Dan Koukol (Operations)**

Finance Chair Wormley stated the next Finance Committee meeting will be October 24, and the Committee will look at finalizing the FY25 budget.

Operations Chair Koukol stated the Operations Committee discussed the Sunrise Center License Agreement, decided to move forward with bidding out a dump truck, and provided recommendation on the farm license agreement for FY25.

**XII. Public Comments**

No public in attendance offered comments.

**XIII. Executive Session**

None.

#### **XIV. Summary of Action Items**

Acting Executive Director White provided a summary of action items to be presented to Commission for approval.

#### **XV. Adjournment**

Commissioner Flowers made a motion to adjourn. Seconded by Commissioner Gengler. Aye, all. Opposed, none. Meeting adjourned at 5:36 pm.

Respectfully submitted,

Antoinette White

Acting Executive Director, Kendall County Forest Preserve District

**KENDALL COUNTY FOREST PRESERVE DISTRICT  
COMMISSION MEETING MINUTES  
OCTOBER 15, 2024**

**I. Call to Order**

President DeBolt called the meeting to order at 10:10 am in the Kendall County Office Building - Second Floor Board Meeting Rooms 209 and 210.

**II. Pledge of Allegiance**

The Pledge of Allegiance was recited at the start of the Kendall County Board Meeting.

**III. Invocation**

An invocation was offered at the start of the Kendall County Board Meeting.

**IV. Roll Call**

X	Bachmann	X	Koukol
X	DeBolt		Peterson
X	Flowers	X	Rodriguez
X	Gengler	X	Shanley
X	Kellogg	X	Wormley

Roll call: Commissioners Bachmann, Flowers, Kellogg, Koukol, Rodriguez, Shanley, Wormley, and DeBolt were all present.

Commissioner Gengler entered the meeting at 10:16 am.

**V. Approval of Agenda**

Commissioner Shanley made a motion to approve the agenda as presented. Seconded by Commissioner Wormley. Aye, all. Opposed, none.

**VI. Public Comment**

No public comments were offered from citizens in attendance.

**VII. CONSENT AGENDA**

**A. Approval of Minutes**

- Kendall County Forest Preserve District Finance Committee Meeting of September 26, 2024
- Kendall County Forest Preserve District Commission Meeting of October 1, 2024
- Kendall County forest Preserve District Operations Committee Meeting of October 2, 2024

**B. MOTION: Approval of Claims in the Amount of \$33,618.39**

**C. MOTION: Approval of the Mack & Associates, P.C. Audit Engagement Letter for Completion of the FY24 Audit for the Kendall County Forest Preserve District**

**D. ORDINANCE #24-10-001: Approval of a License Agreement Renewal between the District and Sunrise North Therapeutic Riding, Inc. for the Operation of a Therapeutic Riding Program at Ellis House and Equestrian Center**

**E. MOTION: Approval of the IPMG/ICRMT Proposal for the Renewal of the District’s Insurance and Workers’ Compensation Policies for FY24-25 in the amount of \$85,035.00**

- F. **MOTION:** Approval of Change Order #1 and Total Contract Cost Increase to \$43,366.00 for Contract #24-06-002 with Great Lakes Water Resource Group, Inc. for the 2024 Hoover Well Pump Replacement Project in the Amount of \$4,818.00 for 1) a Sub Motor Model Upgrade from a 25HP 208VT, 3PH 6" Franklin Sub Motor to a 5STS150-10 5" 10-Stage Franklin STS, 6" Motor, 3" Discharge (\$900.00); 2) a Well Pump Model Upgrade from a 25HP Grundfos 6" SS 150S250-14 Sub Pump End to a 25HP Franklin Sub Pump End (\$828.00), and 3) a Flat Jacketed Pump Cable Upgrade from 450' of #2/3 W/GD to 460' of 1/0 W/GD (\$3090.00)
- G. **MOTION:** Approval of CY 2025 Fees and Charges for Lessons, Birthday Party, and Group Programs at the Ellis Equestrian Center
- H. **MOTION:** Approval of an Intergovernmental Agreement between Kendall County and Kendall County Forest Preserve District for the Exchange of Administrative and Financial Services
- I. **MOTION:** Approval of the CY2025 Regular Meeting and Holiday Schedule for the Kendall County Forest Preserve District
- J. **MOTION:** Approval of the FY24-25 Organizational Chart for the Kendall County Forest Preserve District

Commissioner Shanley made a motion to approve the Consent Agenda as presented.  
 Seconded by Commissioner Bachmann.

Motion: Commissioner Kellogg					
Second: Commissioner Rodriguez					
<b>Roll call: Consent Agenda</b>					
Commissioner	Aye	Opposed	Commissioner	Aye	Opposed
Bachmann	X		Koukol	X	
DeBolt	X		Peterson		
Flowers	X		Rodriguez	X	
Gengler			Shanley	X	
Kellogg	X		Wormley	X	
Motion unanimously approved.					

Roll call: Commissioners Bachmann, Flowers, Kellogg, Koukol, Rodriguez, Shanley, Wormley, and DeBolt, aye. Opposed, none. Motion approved.

**VIII. OLD BUSINESS**

*No items posted for consideration.*

**IX. NEW BUSINESS**

- A. **RESOLUTION #24-10-002:** Approval of a Resolution of Recognition and Acknowledgment of Phil Smithmeyer, Immediate Past Vice President and Honorary Director of the Forest Foundation of Kendall County for his Service and Contributions to the Kendall County Forest Preserve District

Commissioner Gengler entered the meeting at 10:16 am.

Commissioner Kellogg made a motion to approve resolution #24-10-002: a Resolution of Recognition and Acknowledgment of Phil Smithmeyer, Immediate Past Vice President and Honorary Director of

the Forest Foundation of Kendall County for his Service and Contributions to the Kendall County Forest Preserve District. Seconded by Commissioner Shanley.

Motion: Commissioner Kellogg  
Second: Commissioner Shanley

**Roll call: Resolution #24-10-002**

<b>Commissioner</b>	<b>Aye</b>	<b>Opposed</b>	<b>Commissioner</b>	<b>Aye</b>	<b>Opposed</b>
Bachmann	X		Koukol	X	
DeBolt	X		Peterson		
Flowers	X		Rodriguez	X	
Gengler	X		Shanley	X	
Kellogg	X		Wormley	X	

Motion unanimously approved.

**X. Committee Chairman Reports: Commissioners Wormley (Finance) and Koukol (Operations)**

Finance Committee Chair Wormley reported the next Finance Committee meeting is October 24<sup>th</sup>.

Operations Committee Chair Koukol reported Operations Committee moved forward with going out to bid for a dump truck replacement, reviewed the Sunrise License agreement, and reviewed Farm License agreements.

**XI. Public Comments**

No public comments were offered from citizens in attendance.

Commissioner Rodriguez left the meeting at 10:27 am.

**XII. Executive Session**

None.

**XIII. Other Items of Business**

**A.** Notice of Commission Meeting Date change: Tuesday, November 5, 2024 at 6:00 pm to Wednesday, November 6, 2024 at 6:00 pm, 111 W. Fox Street – Board Meeting Room 209 and 210 – Yorkville, Illinois, 60560

**B.** Notice of Public Hearing – KCFPD FY25 Truth in Taxation Public Hearing: Tuesday, November 12, 2024 at 4:30 pm, 111 W. Fox Street – Board Meeting Rooms 209 and 210 – Yorkville, Illinois, 60560

**XIV. Adjournment**

Commissioner Flowers made a motion to adjourn. Seconded by Commissioner Bachmann. Aye, all. Opposed, none. Meeting adjourned at 10:26 am.

Respectfully submitted,

Antoinette White

Acting Executive Director, Kendall County Forest Preserve District



**KENDALL COUNTY FOREST PRESERVE DISTRICT  
FINANCE COMMITTEE MEETING MINUTES  
OCTOBER 24, 2024**

**I. Call to Order**

Chairman Wormley called the meeting to order at 5:25 pm in the Kendall County Administrative Office Building, Rooms 209 and 210.

**II. Roll Call**

	Bachmann		Koukol
X	DeBolt	X	Peterson
	Flowers		Rodriguez
	Gengler	X	Shanley (entered at 5:27pm, left 5:53 pm)
	Kellogg	X	Wormley

Commissioners DeBolt, Peterson, and Wormley were all present.

Commissioner Shanley entered the meeting at 5:27 pm and left at 5:53 pm.

**III. Approval of Agenda**

Commissioner DeBolt made a motion to approve the agenda as presented. Seconded by Commissioner Peterson. Aye, all. Opposed, none.

**IV. Public Comments**

No public comments were offered from citizens present.

**V. Motion to Forward Claims to Commission for Approval**

Commissioner DeBolt made a motion to forward claims to Commission. Seconded by Commissioner Peterson. Aye, all. Opposed, none.

**VI. Review of Financial Statements for the Period Ending September 30, 2024**

Executive Advisor Guritz presented the District’s preliminary financial statements through September 30, 2024. The District is on track to meet budget expectations for the year.

**VII. OLD BUSINESS**

**A. Ohio Valley Acquisition LLC – TC Energy Proposed Easements – Progress Updates**

**B. Dobson/Old Whitfield Road ROW Tracts 1 and 2 Easements - Progress Updates**

Executive Advisor Guritz reported both items are being reviewed by the SAO.

**VIII. NEW BUSINESS**

**A. FY24 Budget Amendment – Ordinance #24-11-001 Amending Ordinance 23-11-002**

Executive Advisor Guritz provided updates on the possible need for a FY24 budget amendment.

Executive Advisor Guritz stated the amendment would be budget neutral.

**B. FY25 – Ordinance #24-11-002 – General Fund Tax Levy Ordinance (Fund 1900)**

Executive Advisor Guritz presented the FY25 Ordinance #24-11-002 General Fund Tax Levy Ordinance.

**C. FY25 – Ordinance #24-11-003 – FY25 Combined Budget and Appropriations Ordinance**

Executive Advisor Guritz presented the FY25 Ordinance #24-11-003 FY25 Combined Budget and Appropriations Ordinance.

**D. Treasurer’s Office Report – Summary Report of District Fund Balances on Deposit**

Executive Advisor Guritz presented the Treasurer’s Office Report and summary report of the District fund balances on deposits.

Commissioner Shanley left the meeting at 5:53 pm.

**E. Subat Nature Center Project – Minimum Matching Funds Expenditure Analysis**

Executive Advisor Guritz presented an analysis of matching funds for the Subat nature center project, stating that the District has met the minimum match requirements for the grant.

**F. Subat Nature Center – Project Contingency Expenditure Recommendations**

- i. Electrical Service
- ii. Main Entry Gate

**G. Kendall County Land-Cash Funds**

Executive Advisor Guritz provided updates on the District’s Land Cash Fund balance.

**H. ARPA Fund 1914 Capital Expenditures Report**

Executive Advisor Guritz provided an update on the expenditure report on the ARPA funds.

**IX. Other Items of Business**

**A. Notice of Commission Meeting Date Change**

Tuesday, November 5, 2024 at 6:00 pm to Wednesday, November 6, 2024 at 6:00 pm – 111 W. Fox Street – Board Rooms 209 and 210 - Yorkville, Illinois, 60560

**B. Notice of Public Hearing – KCFPD FY25 Truth in Taxation Public Hearing**

Tuesday, November 12, 2024 at 4:30 pm – 111 W. Fox Street – Board Meeting Rooms 209 and 210 – Yorkville, Illinois, 60560

**X. Executive Session**

None.

**XI. Adjournment**

Commissioner Peterson made a motion to adjourn. Seconded by Commissioner Kellogg. Aye, all. Opposed, none.

Meeting adjourned at 6:00 pm.

Respectfully submitted,

Antoinette White

Acting Executive Director, Kendall County Forest Preserve District

# Claims Listing

10/23/2024 11:20:52 AM

Department	Vendor #	Vendor Name	Invoice #	Invoice Description	GL Account	Description	Invoice Amount
Ellis Barn	21	ADS, INC	147996103124	Alarm Monitoring Ellis	19001161 68580	Grounds and Maintenance	\$391.62
	1060	JOHN DEERE FINANCIAL	11113-41567103124	Ellis Grounds Supplies	19001161 68580	Grounds and Maintenance	\$27.96
						<b>Sub-Total</b>	<b>\$419.58</b>
					<b>Ellis Barn</b>	<b>Total</b>	<b>\$419.58</b>
Ellis Grounds	1323	MENARDS	10191	Wood, timber	19001162 68580	Grounds and Maintenance	\$50.45
	1323	MENARDS	10199	Planer kit, chisel set, treated wood	19001162 68580	Grounds and Maintenance	\$280.39
	1323	MENARDS	10313	Wood, shims, screws- Ellis Fence	19001162 68580	Grounds and Maintenance	\$482.34
						<b>Sub-Total</b>	<b>\$813.18</b>
					<b>Ellis Grounds</b>	<b>Total</b>	<b>\$813.18</b>
Ellis House	3380	AMAZON CAPITAL SERVICES	1TLY-YFYQ-MKRX	Paper	19001160 62000	Office Supplies	\$17.36
						<b>Sub-Total</b>	<b>\$17.36</b>
	4762	WATCH COMMUNICATIONS	1405336103124	Ellis Internet Services	19001160 62270	Utilities	\$108.49
						<b>Sub-Total</b>	<b>\$108.49</b>

<b>Ellis House</b>	1323	MENARDS	10284	Magic Eraser	19001160 68580	Grounds and Maintenance	\$8.79
						<b>Sub-Total</b>	<b>\$8.79</b>
					<b>Ellis House</b>	<b>Total</b>	<b>\$134.64</b>
<b>Ellis Riding Lessons</b>	3380	AMAZON CAPITAL SERVICES	117Q-KPK7-DQ7H	Cat food	19001164 63000	Animal Care & Supplies	\$29.54
						<b>Sub-Total</b>	<b>\$29.54</b>
					<b>Ellis Riding Lessons</b>	<b>Total</b>	<b>\$29.54</b>
<b>Environmental Educ. Natrl Beg.</b>	1323	MENARDS	8849	Pumpkins-NB	19001178 63030	Program Supplies	\$56.80
	1323	MENARDS	9165	Extension cords, pumpkins, spike light, adapter	19001178 63030	Program Supplies	\$84.82
	3380	AMAZON CAPITAL SERVICES	169C-KK3L-V7FK	Plastic silverware, bowls, ice packs, pom poms-NB	19001178 63030	Program Supplies	\$127.22
<b>Forest Preserve Director</b>	3380	AMAZON CAPITAL SERVICES	1HXX-TFNJ-LPWK	Plates, candy,-NB Event	19001178 63030	Program Supplies	\$77.53
	3380	AMAZON CAPITAL SERVICES	1M7V-NH3K-D97V	Camping toilet, camping changing tents	19001178 63030	Program Supplies	\$123.96
						<b>Sub-Total</b>	<b>\$470.33</b>
					<b>Environmental Educ. Natrl Beg.</b>	<b>Total</b>	<b>\$470.33</b>
1020	ILLINOIS STATE POLICE SERVICES FUND	20240905718	Background Checks	190011 62000		Office Supplies	\$65.00

**Forest Preserve  
Director**

3380	AMAZON CAPITAL SERVICES	1NWG-7J6M-M3YG	Memory Cards	190011 62000	Office Supplies	\$16.85
3380	AMAZON CAPITAL SERVICES	1RGW-D1MQ-F6HK	Desk Calendar	190011 62000	Office Supplies	\$9.99
					<b>Sub-Total</b>	<b>\$91.84</b>
585	FOX RIVER ECOSYSTEM PARTNERSHIP	2024-2025 Membership	24-25 Membership	190011 62030	Dues	\$100.00
					<b>Sub-Total</b>	<b>\$100.00</b>
2170	ANTOINETTE WHITE	Fall 2024Reimburse	Fall I Semester Tuition Reimbursement	190011 62040	Conferences	\$2,703.00
					<b>Sub-Total</b>	<b>\$2,703.00</b>
1199	KLUBER, INC.	9258	Subat Professional Services	190411 62150	Contractual Services	\$1,978.32
1605	RIEMENSCHNEIDER ELECTRIC	13200	Fuel Pump Panal Repair	190011 62150	Contractual Services	\$230.00
2062	VORTEX	7059	Calibration of flow meter	190011 62150	Contractual Services	\$600.00
					<b>Sub-Total</b>	<b>\$2,808.32</b>
67	AMEREN ILLINOIS	2786444006103124	Millbrook S Electric	190011 63510	Electric	\$34.47
					<b>Sub-Total</b>	<b>\$34.47</b>
2844	SELECTIVE INSURANCE	FLD20598162025	FY25 Flood Insurance-Elis	190011 68000	Liability Insurance Premiums	\$2,561.00
					<b>Sub-Total</b>	<b>\$2,561.00</b>

Forest Preserve Director		Subat Pay App 3		Subat Pay App 3		Subat Pay App 3		Construction		Total	
								Sub-Total		Sub-Total	
2826	LITE CONSTRUCTION INC					190411	70330				\$311,211.42
											\$311,211.42
						<b>Forest Preserve Director</b>					<b>\$319,510.05</b>
<b>Grounds and Natural Resources</b>											
1323	MENARDS	10199		Planer kit, chisel set, treated wood		19001183	62160	Equipment			\$67.36
											<b>\$67.36</b>
3380	AMAZON CAPITAL SERVICES	1C9P-76N3-1KJJ		Hoodies-Uniforms		19001183	62400	Uniforms / Clothing			\$56.99
											<b>\$56.99</b>
1655	SERVICE SANITATION, INC	50-493234103124		Portable Restroom Services		19001183	63070	Refuse Pickup			\$433.91
											<b>\$433.91</b>
1452	NICOR	85662610121103124		Nicor Millbrook S		19001183	63090	Natural Gas			\$146.21
1452	NICOR	87946110001103124		Nicor Harris		19001183	63090	Natural Gas			\$83.94
											<b>\$230.15</b>
1323	MENARDS	9445		Work light, torch lighter		19001183	63110	Shop Supplies			\$60.00
											<b>\$60.00</b>
695	GROUND EFFECTS INC	500921-000		Aglime		19001183	68530	Preserve Improvements			\$63.00

1323	MENARDS	9668	Hose, Wood, screws	19001183 68530	Preserve Improvements	\$89.44
3380	AMAZON CAPITAL SERVICES	1LKG-NRP6-6YQV	Card Reader	19001183 68530	Preserve Improvements	\$39.96
4965	RJ THOMAS MANUFACTURING CO INC	FSDW-30-/18 -/TB-	Accessible Fire Ring	19001183 68530	Preserve Improvements	\$848.00
					<b>Sub-Total</b>	<b>\$1,040.40</b>
				<b>Grounds and Natural Resources</b>	<b>Total</b>	<b>\$1,888.81</b>
<b>Hoover</b>						
4541	HARVEST NEW BEGINNINGS CHURCH	24-00094	MHL, Bunkhouse Sec Dep Refund	19001171 63040	Security Deposit Refund	\$550.00
4966	ERIC CRONERT	24-00321	Blazing Star Sec Dep Refund	19001171 63040	Security Deposit Refund	\$100.00
					<b>Sub-Total</b>	<b>\$650.00</b>
1452	NICOR	22827083027103 124	Nicor Hoover Shop	19001171 63090	Natural Gas	\$50.30
1452	NICOR	23336698297103 124	Nicor Rookery	19001171 63090	Natural Gas	\$108.36
1452	NICOR	24614203628103 124	Nicor Blazing Star	19001171 63090	Natural Gas	\$46.09
1452	NICOR	28235299733103 124	Nicor Moonseed	19001171 63090	Natural Gas	\$52.96
1452	NICOR	30831034894103 124	Nicor Kingfisher	19001171 63090	Natural Gas	\$50.30
1452	NICOR	50980197128103 124	Nicor MHL	19001171 63090	Natural Gas	\$49.57
1452	NICOR	72389374124103 124	Nicor Hoover Residence	19001171 63090	Natural Gas	\$30.88

<b>Hoover</b>	1452	NICOR	88551401149103 124	Nicor Hoover Maintenance	19001171 63090	Natural Gas	\$52.52
						<b>Sub-Total</b>	<b>\$440.98</b>
	2047	COMED	04740380001031 24	ComEd Hoover Multiple	19001171 63100	Electric	\$972.34
	2047	COMED	05073970001031 24	ComEd Hoover Bathroom	19001171 63100	Electric	\$58.61
	2047	COMED	98378312221031 24	ComEd Hoover Residence	19001171 63100	Electric	\$116.07
					<b>Sub-Total</b>	<b>\$1,147.02</b>	
1323	MENARDS	9059	Vacuum, torque wrench, socket adapt. soap, cleaner	19001171 66500	Miscellaneous Expense	\$102.29	
					<b>Sub-Total</b>	<b>\$102.29</b>	
				<b>Hoover</b>	<b>Total</b>	<b>\$2,340.29</b>	
<b>Pickerill - Pigott</b>	4631	GRNE NELNET HOLDCO 2023 LLC	CI-000392036	Pickerill Solar	19001184 63100	Electric	\$273.28
						<b>Sub-Total</b>	<b>\$273.28</b>
				<b>Pickerill - Pigott</b>	<b>Total</b>	<b>\$273.28</b>	
					<b>Grand Total</b>	<b>\$325,879.70</b>	



**BILL OF SALE**

**Property:** “Bullseye,” a Paint gelding

**Condition:** As is, with no known medical issues. Approximate age: 20

**Seller:** Kendall County Forest Preserve District  
110 West Madison Street  
Yorkville, Illinois 60560

**Purchaser:** Sunrise North Therapeutic Riding  
13986 McKanna Rd.  
Minooka, IL 60447

**Date of Commission Approval:** November 5, 2024

**Conditions of Acceptance/ No Warranty:** For the sum of one dollar (\$1.00) consideration to be paid-in-hand, the Seller, Kendall County Forest Preserve District, Kendall County, Illinois hereby transfers, assigns and delivers any and all rights, title and interest in the Property to Sunrise North Therapeutic Riding of Minooka, Illinois and the Purchaser, Sunrise North Therapeutic Riding, hereby accepts all rights, title and interest in the Property subject to the following terms and conditions:

1. Kendall County Forest Preserve District, Kendall County, Illinois is entitled to receive payment-in-hand of \$1.00 representing payment in full for “Bullseye”, a 20-year old Paint gelding, and the Purchaser, Sunrise North Therapeutic Riding, shall accept full and complete responsibility for the Property from the date the Property is accepted by the Sunrise North Therapeutic Riding.
2. The Seller is not a seller of horses and disclaims to the fullest extent authorized by law any and all warranties, promises, whether express or implied, including warranties of merchantability and or fitness for a particular use and makes no promises, warranties or other representations regarding the horse’s conditions at the time of transfer, and by accepting the Property, the Purchaser accepts the Property “as is”.
3. The Seller hereby forever waives and releases the Sunrise North Therapeutic Riding, its officials, employees, agents, volunteers and assigns from any and all known and unknown claims, actions, causes of action, damages, injuries, costs and fees related in any manner to acceptance of this transfer or the condition of the Property at the time of the transfer.

Kendall County Forest Preserve District, Illinois

Sunrise Center North

\_\_\_\_\_  
Brian DeBolt, President

\_\_\_\_\_  
President, Sunrise North

**KENDALL COUNTY FOREST PRESERVE DISTRICT  
PUBLIC HEARING**

**PROPOSED PROPERTY TAX INCREASE FOR THE KENDALL COUNTY FOREST PRESERVE  
DISTRICT, KENDALL COUNTY, ILLINOIS**

**TUESDAY, NOVEMBER 12, 2024  
4:30 P.M.**

**KENDALL COUNTY OFFICE BUILDING – ROOMS 209 AND 210, YORKVILLE IL 60560**

**AGENDA**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Public Comments
- V. Review of Truth in Taxation Public Notice
- VI. Presentation of FY 24-25 Proposed Tax Levies
  - A. Proposed General Fund (Fund 1900) Levy for FY 24-25
    - a. Fund 1900: \$799,269.00
  - B. Debt Service Funds (Funds 1903 and 1915) Levy Amounts for FY 24-25
    - a. Fund 1903: \$5,940,513.00
    - b. Fund 1915: \$81,544.00
  - C. FY 24-25 Combined Levies Total: \$6,821,326.00
- VII. Public Comments
- VIII. Adjournment

Kendall County Office Building - Rooms 209 and 210 - 111 W. Fox Street - Yorkville, Illinois 60560  
If special accommodations or arrangements are needed to attend this District meeting, please contact the  
Administration Office at 630-553-4025 a minimum of 24-hours prior to the meeting time.

**NOTICE OF PROPOSED PROPERTY TAX  
INCREASE FOR  
THE KENDALL COUNTY FOREST  
PRESERVE DISTRICT,  
KENDALL COUNTY, ILLINOIS**

- I. A public hearing to approve a proposed property tax levy increase for the Kendall County Forest Preserve District for 2025 will be held on November 12, 2024 at 4:30 PM at the Kendall County Office Building - Rooms 209 and 210 - 111 W. Fox Street Yorkville, Illinois 60560.

Any person desiring to appear at the public hearing and present testimony to the taxing district may contact:

David Guritz, Executive Advisor  
110 W. Madison Street Yorkville, IL 60560  
Phone: 630-553-4025  
Email: [kcforest@kendallcountyil.gov](mailto:kcforest@kendallcountyil.gov)

- II. The Kendall County Forest Preserve District's proposed corporate General Fund levy for FY 24-25, tentatively scheduled for approval by the District's Board of Commissioners on November 19, 2024 is \$799,269.00, and was \$755,244.08 for FY 23-24. This represents an overall 5.8% increase over the prior year's levy.
- III. The property taxes extended for debt service for FY 24-25 is \$6,022,057.00 and was \$5,792,965.99 for FY 23-24.
- IV. The total property taxes extended for FY 23-24 was \$6,548,210.07. The estimated total property taxes to be levied for FY 24-25 are \$6,821,326.00. This represents an overall 4.2% increase over the previous year.

**FY25 PRELIMINARY GENERAL FUND TAX LEVY ORDINANCE  
FINAL DRAFT FOR COMMITTEE OF THE WHOLE REVIEW - NOVEMBER 12, 2024**

**ORDINANCE #24-11-002  
GENERAL FUND TAX LEVY ORDINANCE  
OF THE KENDALL COUNTY FOREST PRESERVE DISTRICT FOR THE  
FISCAL YEAR BEGINNING DECEMBER 1, 2024 AND ENDING  
NOVEMBER 30, 2025**

**BE IT ORDAINED BY THE BOARD OF COMMISSIONERS  
OF THE KENDALL COUNTY FOREST PRESERVE DISTRICT,  
KENDALL COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION 1** That there is required to be raised by taxation, and that there is levied upon all taxable property within the territorial limits of said Kendall County Forest Preserve District for the fiscal year beginning December 1, 2024 and ending November 30, 2025, the total sum of SEVEN HUNDRED NINETY NINE THOUSAND TWO HUNDRED AND SIXTY NINE dollars (\$799,269) as is provided:

Salaries - Full-Time	\$392,560
Salaries - Part-Time	\$196,261
Equipment	\$20,000
Fuel - Gas & Oil	\$8,500
Telephone	\$8,000
Electric	\$2,200
Gas	\$2,000
Publicity & Promotion	\$1,000
Newsletter	\$200
Supplies - Shop	\$2,000
Conferences	\$1,000
Audit	\$8,250
Refuse Pickup	\$5,000
Insurance	\$43,200
Medical Insurance	\$50,000
Legal Publications	\$390
IMRF & SS	\$58,708
<b>TOTAL</b>	<b><u>\$799,269</u></b>

**SECTION 2** That the Secretary of said District is hereby directed to cause this Ordinance to be immediately published at least once in a newspaper published within said District and to incur the necessary expenses thereof, and said Secretary is hereby directed to file with the County Clerk of Kendall County, Illinois, a certified copy of this Ordinance and said County Clerk of Kendall County is hereby directed to cause the aforesaid amount of money to be extended upon and against the taxable property within the territorial limits of the Kendall County Forest Preserve District in accordance with law.

**SECTION 3** This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

Approved this \_\_\_TH Day of \_\_\_\_\_, 2024.

Signed:

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Brian DeBolt, President

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Seth Wormley, Secretary

To: Kendall County Forest Preserve District Finance Committee  
 From: David Guritz, Executive Advisor  
 RE: FY25 Operating Fund 1900 - 2024 Levy Comparison - CPI at 3.4%  
 Date: October 24, 2024

	2018 Levy	2019 Levy	2020 Levy	2021 Levy	2022 Levy	2023 Levy	2024 Levy
Prior Year Base Extension	\$572,576	\$591,878	\$612,090	\$635,950	\$657,908	\$704,649	\$755,244
CPI Increase	2.1%	1.9%	2.3%	1.4%	5.0%	5.0%	3.4%
Rate Setting EAV	\$3,227,251,848	\$3,432,921,537	\$3,584,835,597	\$3,781,079,971	\$4,125,581,150	\$4,584,848,376	\$5,215,785,186
New Property	\$39,856,955	\$43,945,315	\$59,473,274	\$75,309,152	\$81,902,729	\$84,523,616	\$87,642,477
Adjusted Rate Setting EAV	\$3,187,394,893	\$3,388,976,222	\$3,644,308,871	\$3,856,389,123	\$4,207,483,879	\$4,669,371,992	\$5,303,427,663
Limiting Rate	0.01834	0.01783	0.01774	0.0174	0.01708	0.01658	0.01523
Capped Funds Max Extension	\$591,878	\$612,090	\$635,950	\$657,908	\$704,649	\$759,981	\$794,364
Revenue Recapture				\$5,294	\$7,013	\$13,347	

2023 Limiting Rate:	FY25 if CPI Taken	FY25 if CPI Not Taken	Difference	2018 Comparison
	0.01523	0.01482	-0.00041	0.01834
Taxes extendable at most recent limiting rate (2024 EAV and rate)	\$794,364.08	\$772,979.36	-\$21,385	\$591,878
Annual Tax on a \$100,000 (MV) Home	\$5.08	\$4.94	-\$0.14	\$6.11
Annual Tax on a \$288,100 (AMV) Home	\$14.63	\$14.23	-\$0.39	\$17.61

**Conclusions**

1. Based on trend lines, taxes on the average market value home have decreased under PTELL due to growth in rate setting EAV for the County, and corresponding reductions in the District's limiting rates and tax extensions.
2. Under PTELL, if the FY24 maximum levy is reduced, the District's tax extension will be limited to the lesser of 5.0% or CPI multiplied by the reduced actual extension for each subsequent levy year.



**CHIEF COUNTY ASSESSING OFFICIAL  
KENDALL COUNTY  
ANDREW P. NICOLETTI**

111 West Fox Street – Rm. 303  
Yorkville, Illinois 60560-1498  
630-553-4146

TO: David Guritz

FROM: Andy Nicoletti

DATE: October 24, 2024

RE: Proposed levy

Per your request, I have prepared the following with regard to the impact of the proposed Forest Preserve District's operations levy on the average farm parcel.

The average vacant farm parcel assessment was determined by dividing the total 2024 Farmland EAV by the total number of vacant farm parcels in the county. ( $\$92,144,090/3,833 = \$24,040$ ).

Based on a levy of \$799,269, the rate would be .001542% and the tax amount would be \$3.71.

In 2023 the rate was .001652% and the average farmland assessment was \$22,564. The tax amount paid was \$3.73.

To: Kendall County Forest Preserve District Finance Committee  
 From: David Guritz, Executive Advisor  
 RE: Fund 1903 Debt Service Fund Analysis  
 Bond Series 2007 - 15/16/17  
 Date: 24-Oct-24

09/24 Interest Earnings  
 8,759.52

**Current Fund Balance as of 09/30/2023** **6,171,162.36**

<b>Revenues</b>	
Projected Interest Earnings Through 12/31/2023	17,519.04
<b>Expenditures</b>	
Transfer Out - Interest Earnings Transfer to Fund 1907	-32,755.02
Transfer Out - Interest Earnings Transfer to Fund 1915	-63.36
01/01/2025 - 2015 Series Debt Service Payment	-220,530.00
01/01/2025 - 2016 Series Debt Service Payment	-5,177,094.00

**Projected Fund Balance as of 01/31/2025** **758,239.02**

**Debt Service Schedules**

Levy Year	Series 2007	Series 2012	Series 2015	Series 2016	Series 2017	Total	Projected Levy Reductions	Final Schedule
2024			2,724,800.00	3,215,712.50		5,940,512.50	-37,000.00	5,903,512.50
2025			6,624,800.00			6,624,800.00	-721,239.02	5,903,560.98
<b>Totals</b>			9,349,600.00	3,215,712.50		12,565,312.50	(758,239.02)	11,807,073.48

**Debt Service Payment Schedule**

7/1/2025	174,900.00	50,356.00				
1/1/2026	2,549,900.00	3,165,356.00				5,940,512.00
7/1/2026	127,400.00					
1/1/2027	6,497,400.00					6,624,800.00
<b>Totals</b>	9,349,600.00	3,215,712.00				12,565,312.00



**FOREST PRESERVE DEBT SERVICE - SERIES 2007/2015/2016/2017**  
**Fund 1903**

ACCOUNT & DESCRIPTION	ACTUAL 2021	BUDGET 2021	ACTUAL 2022	BUDGET 2023	ACTUAL 2023	BUDGET 2024	AMEND 2024	2024 YTD 9/30/2024	BUDGET 2025	% CHANGE IN BUDGET
<b>Beginning Balance</b>	4,222,577	4,640,537	4,635,395	4,635,395	5,057,675	5,849,640	5,849,640	5,849,640	6,305,482	7.8%
190311 41010 Current Tax	4,599,919	4,937,318	4,930,888	5,294,458	5,281,630	5,710,248	5,710,248	5,559,962	5,940,513	4.0%
190311 41350 Interest Income	1,154	650	14,882	4,000	63,906	55,386	66,492	49,389	66,500	20.1%
<b>Total Revenue</b>	4,601,073	4,937,968	4,945,770	5,298,458	5,345,536	5,765,633	5,776,740	5,609,351	6,007,013	4.2%
<b>EXPENDITURE</b>										
190311 66500 Miscellaneous Expenditure	475	475	338	475	1,425	475	675	675	1,000	110.5%
190311 68640 Fiscal Agent Fee	950	1,107	1,900	1,900	1,425	1,900	1,900	1,650	2,000	5.3%
190311 68710 Debt Service - Interest 2015	355,018	354,040	354,040	352,950	352,950	351,690	351,690	351,690	350,430	-0.4%
190311 68720 Debt Service - Principal 2015	45,000	40,000	40,000	45,000	45,000	45,000	45,000	45,000	45,000	0.0%
190311 68730 Debt Service - Interest 2016	294,188	290,088	290,088	285,688	285,688	278,788	278,788	278,788	187,450	-32.8%
190311 68740 Debt Service - Principal 2016	100,000	105,000	105,000	115,000	115,000	230,000	230,000	230,000	5,040,000	2091.3%
190311 68750 Debt Service - Interest 2017	627,625	477,125	477,125	302,250	302,250	104,375	104,375	104,375	104,375	-100.0%
190311 68760 Debt Service - Principal 2017	2,765,000	3,255,000	3,255,000	3,740,000	3,740,000	4,175,000	4,175,000	4,175,000	4,175,000	-100.0%
<b>Total Expenditure</b>	4,188,255	4,522,835	4,523,490	4,843,263	4,842,313	5,187,228	5,187,428	5,187,178	5,625,880	8.5%
<b>Total Expenditure &amp; Transfers Out</b>	4,188,255	4,522,835	4,523,490	4,843,263	4,842,313	5,268,694	5,320,898	5,287,829	5,692,380	8.0%
<b>Revenue over/(under) Expenditure</b>	412,818	415,133	422,280	455,195	503,223	496,939	455,842	321,522	314,633	-36.7%
<b>TRANSFER IN</b>										
190311 40280 Transfer In from Fund 1902					288,742					
<b>Total Transfers In</b>			0	0	288,742	0	0	0	0	
<b>TRANSFER OUT</b>										
190311 61380 Transfer to Debt Service Fund 1915										
190311 61420 Transfer Out to Capital Fund 1907						81,467	2,000	1,937	66,500	-18.4%
							131,470	98,715		
<b>Total Transfers Out</b>			0	0	0	81,467	133,470	100,652	66,500	-18.4%
<b>Ending Balance</b>	4,635,395	5,055,670	5,057,675	5,090,590	5,560,898	6,346,579	6,305,482	6,171,162	6,620,115	4.3%

**FOREST PRESERVE DEBT SERVICE - SERIES 2021  
Fund 1915**

ACCOUNT & DESCRIPTION	ACTUAL 2022	ACTUAL 2023	BUDGET 2024	2024 YTD 9/30/24	FY24 AMEND 30-Nov-24	BUDGET 2025	% CHANGE IN BUDGET
<b>Beginning Balance</b>				65,335	65,335	65,453	0.1%
<b>REVENUE</b>							
191511 41010 Current Tax	81,818	84,244	82,544	80,661	82,544	81,544	-1.2%
191511 41350 Interest Income	1	58	100	0	700	700	600.0%
<b>Total Revenue</b>	81,818	84,302	82,644	80,661	83,244	82,244	-0.5%
<b>EXPENDITURE</b>							
191511 66500 Miscellaneous Expenditure	338	0	475		475	475	0.0%
191511 68640 Fiscal Agent Fee	475	475	1,107	475	1,107	1,100	-0.6%
191511 68790 Debt Service - Interest Series 2021	34,354	35,144	33,544	33,544	33,544	32,044	-4.5%
191511 68800 Debt Service - Principal Series 2021		30,000	50,000	50,000	50,000	50,000	0.0%
<b>Total Expenditure</b>	35,166	65,619	85,126	84,019	85,126	83,619	-1.8%
<b>Revenue over/(under) Expenditure</b>	46,652	18,683	(2,482)	(3,358)	(1,882)	(1,375)	-44.6%
<b>TRANSFERS IN</b>							
191511 40510 Transfer from Debt Service Fund 1903				1,937	2,000		
<b>Total Transfer In</b>	0	0	0	1,937	2,000		
<b>Ending Balance</b>	46,652	65,335	62,911	63,914	65,453	64,078	1.9%

# Kendall County Forest Preserve District

## Estimated Tax Impact Analysis

### Before and After 2015, 2016 and 2017 Refinancings No Estimated Annual EAV Growth

Levy Year	Original Debt Service and Annual Tax		Savings From Refunding Bonds			New Debt Service and Annual Tax			Total Savings					
	Bond Year	2007 Bond Debt Service	2012 Bond Debt Service	Total	Tax Rate	Est. Tax on Average Home (1)	2015 Actual	2016 Actual	2017 Actual	Total Est. New Debt Service	Est. New Tax Rate	Est. Tax on Average Home (1)	Estimated Debt Service Savings	Estimated Tax Savings on Average Home (1)
2014	2016	\$3,704,125	\$378,150	\$4,082,275	\$0.1614	\$100				\$4,082,275	\$0.1614	\$100		
2015	2017	3,836,625	392,250	4,228,875	\$0.1603	99	\$57,005			4,171,870	\$0.1581	\$98	\$57,005	\$1.34
2016	2018	4,160,125	397,800	4,557,925	\$0.1727	107	57,685	\$70,450		4,429,790	\$0.1679	\$104	128,135	3.01
2017	2019	4,455,125	402,900	4,858,025	\$0.1841	114	59,365	69,050	\$303,888	4,431,723	\$0.1680	\$104	426,303	10.02
2018	2020	4,580,125	412,550	4,992,675	\$0.1892	117	54,130	67,850	308,388	4,562,308	\$0.1729	\$107	430,368	10.12
2019	2021	4,692,625	421,600	5,114,225	\$0.1938	120	55,165	71,850	307,138	4,680,073	\$0.1774	\$110	434,153	10.21
2020	2022	5,042,625	430,050	5,472,675	\$0.2074	129	61,200	70,850	305,388	5,035,238	\$0.1908	\$118	437,438	10.28
2021	2023	5,367,625	442,900	5,810,525	\$0.2202	137	57,120	65,050	308,138	5,380,218	\$0.2039	\$126	430,308	10.12
2022	2024	6,157,625		6,157,625	\$0.2334	145	58,380	499,650	305,138	5,294,458	\$0.2077	\$124	863,168	20.29
2023	2025	5,995,125		5,995,125	\$0.2272	141	59,640	225,238		5,710,248	\$0.2164	\$134	284,878	6.70
2024	2026	6,227,375		6,227,375	\$0.2360	146	60,900	225,963		5,940,513	\$0.2251	\$140	286,863	6.74
2025	2027	6,683,375		6,683,375	\$0.2533	157	58,575			6,624,800	\$0.2511	\$156	58,575	1.38
	<b>Total</b>	\$60,902,500	\$3,278,200	\$64,180,700			\$633,165	\$1,365,950	\$1,838,075	\$60,343,510			\$3,837,190	\$90.21

Note: (1) Average home value assumed to be \$204,100, based on the 2010-14 US Census American Community Survey for the County. Annual tax based on the District's actual EAV for levy years 2014 and 2015 with no annual growth assumed thereafter.

# Kendall County Forest Preserve District

## Estimated Tax Impact Analysis

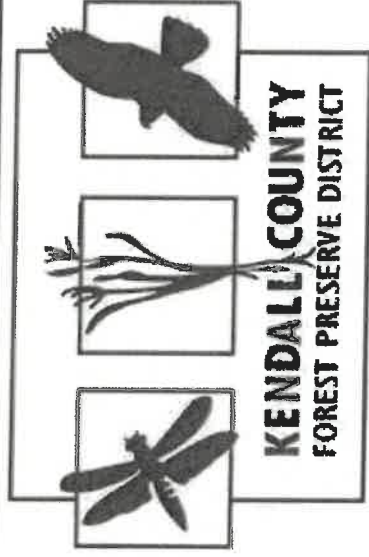
### Before and After 2015, 2016 and 2017 Refinancings 2% Estimated Annual EAV Growth

Levy Year	Original Debt Service and Annual Tax		Savings From Refunding Bonds			New Debt Service and Annual Tax			Total Savings					
	Bond Year	2007 Bond Debt Service	2012 Bond Debt Service	Total	Tax Rate	Est. Tax on Average Home (1)	2015 Actual	2016 Actual	2017 Actual	Total Est. New Debt Service	Est. New Tax Rate	Est. Tax on Average Home (1)	Estimated Debt Service Savings	Estimated Tax Savings on Average Home (1)
2014	2016	\$3,704,125	\$378,150	\$4,082,275	\$0.1614	\$100				\$4,082,275	\$0.1614	\$100		
2015	2017	3,836,625	392,250	4,228,875	\$0.1603	99	\$57,005			4,171,870	\$0.1581	\$98	\$57,005	\$1.34
2016	2018	4,160,125	397,800	4,557,925	\$0.1694	105	57,685	\$70,450		4,429,790	\$0.1646	\$102	128,135	2.95
2017	2019	4,455,125	402,900	4,858,025	\$0.1770	110	53,365	69,050	\$303,888	4,431,723	\$0.1614	\$100	426,303	9.63
2018	2020	4,580,125	412,550	4,992,675	\$0.1783	111	54,130	67,850	308,388	4,562,308	\$0.1629	\$101	430,368	9.53
2019	2021	4,692,625	421,600	5,114,225	\$0.1791	111	55,165	71,850	307,138	4,680,073	\$0.1639	\$102	434,153	9.43
2020	2022	5,042,625	430,050	5,472,675	\$0.1879	117	61,200	70,850	305,388	5,035,238	\$0.1728	\$107	437,438	9.31
2021	2023	5,367,625	442,900	5,810,525	\$0.1955	121	57,120	65,050	308,138	5,380,218	\$0.1811	\$112	430,308	8.98
2022	2024	6,157,625		6,157,625	\$0.2032	126	58,380	499,650	305,138	5,294,458	\$0.1747	\$108	863,168	17.67
2023	2025	5,995,125		5,995,125	\$0.1939	120	59,640	225,238		5,710,248	\$0.1847	\$115	284,878	5.72
2024	2026	6,227,375		6,227,375	\$0.1975	123	60,900	225,963		5,940,513	\$0.1884	\$117	286,863	5.64
2025	2027	6,683,375		6,683,375	\$0.2078	129	58,575			6,624,800	\$0.2060	\$128	58,575	1.13
	Total	\$60,902,500	\$3,278,200	\$64,180,700			\$633,165	\$1,365,950	\$1,838,075	\$60,343,510			\$3,837,190	\$81.34

Note: (1) Average home value assumed to be \$204,100, based on the 2010-14 US Census American Community Survey for the County. Annual tax based on the District's actual EAV for levy years 2014 and 2015 with no annual growth assumed thereafter.

***A Speer Financial, Inc.***  
INDEPENDENT MUNICIPAL ADVISORS

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## Kendall County Forest Preserve District, Illinois

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DEBT BRIEFING BOOK

DECEMBER 8, 2022

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# Illinois Forest Preserve District Borrowing Options

## Property Tax Supported

- **General Obligation Limited Tax Bonds:**
  - Source of repayment: Payable from a direct property tax unlimited as to rate but limited as to amount.
  - Constraint:
    - Constrained to 2.3% of the District's EAV (How much the District can have outstanding in total.)
    - Limited to the District's Debt Service Extension Base (DSEB) (How much the District can levy each year to pay the principal and interest due on the bonds.)
  - Not subject to a voter referendum
  
- **General Obligation Bonds:**
  - Source of repayment: Payable from a direct property tax unlimited as to rate or amount.
  - Constraint:
    - Constrained to 2.3% of the District's EAV (How much the District can have outstanding in total.)
  - Subject to a successful referendum

## Non-Property Tax Supported

- **General Obligation (Alternate Revenue Source) Bonds:**
  - Source of repayment: Often referred to as "double-barreled" bonds. Alternate revenue source bonds are paid from any lawfully available resource and have a property tax levy as back up should the primary source of repayment not be available to pay the principal and interest on the bonds.
  - Constraint:
    - Generally, not subject to any debt capacity constraints
    - 1.25x coverage required
  - Subject to a 30-day backdoor referendum period
  
- **Debt Certificates:**
  - Source of repayment: Payable from any lawfully available resource.
  - Constraint:
    - Constrained to 2.3% of the District's EAV (How much the District can have outstanding in total.)

# Outstanding Debt

Page 1

Issue:		General Obligation Refunding Bonds, Series 2012		General Obligation Refunding Bonds, Series 2015		General Obligation Refunding Bonds, Series 2016				
Original Par Amount:	Dated Date:	\$2,925,000	10/6/2012	\$9,360,000	5/13/2015	\$9,270,000	5/31/2016			
Optional Call Date:	Security:	1/1/2020	Unlimited Tax General Obligation Refunding of Series 2003 Bonds	1/1/2025	Unlimited Tax General Obligation Refunding a Portion of Series 2007	Not Callable	Unlimited Tax General Obligation Refunding a Portion of Series 2007			
Purpose:	Rating:	1/1/2020	SP: A+ (Stable)	SP: A- (Negative Outlook)	Build America Mutual	Moody's: A2 (Negative Outlook)	Build America Mutual			
Insurance:	Paying Agent:	None	Amalgamated Bank of Chicago	Amalgamated Bank of Chicago	Amalgamated Bank of Chicago	Amalgamated Bank of Chicago	Amalgamated Bank of Chicago			
CDU Requirement:	CDU Requirement:	210 Day Requirement	210 Day Requirement	210 Day Requirement	210 Day Requirement	210 Day Requirement	210 Day Requirement			
Tax Levy Year	Bond Year Ending:	Principal	Rate	Interest	Total	Principal	Rate	Interest	Total	
2021	2023	430,000	3.00%	12,900	442,900	115,000	4.00%	287,988	402,988	
2022	2024					230,000	4.00%	283,388	513,388	
2023	2025					5,040,000	3.44%	274,188	5,314,188	
2024	2026					3,115,000	3.23%	100,713	3,215,713	
2025	2027									
2026	2028									
2027	2029									
2028	2030									
2029	2031									
2030	2032									
2031	2033									
2032	2034									
2033	2035									
2034	2036									
2035	2037									
2036	2038									
2037	2039									
2038	2040									
2039	2041									
Total		\$ 430,000		\$ 12,900	\$ 442,900	\$ 8,500,000		\$ 946,275	\$ 9,446,275	
Notes:		Series 2003 Bonds issued pursuant to a successful referendum on November 5, 2002.			Series 2007 Bonds issued pursuant to a successful referendum on April 17, 2007.			Series 2007 Bonds issued pursuant to a successful referendum on April 17, 2007.		



# Outstanding Debt

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Issue:  
Original Par Amount:  
Dated Date:  
Optional Call Date:  
Security:  
Purpose:  
Rating:  
Insurance:  
Paying Agent:  
CDU Requirement:

General Obligation Refunding Bonds, Series 2017  
\$19,130,000  
4/26/2017  
Not Callable  
Unlimited Tax General Obligation  
Refunding a Portion of Series 2007  
Moody's: A2 (Stable Outlook)  
Assured Guaranty Municipal  
Amalgamated Bank of Chicago  
Full Disclosure - 210 Day Requirement

General Obligation Limited Tax Bonds, Series 2021  
\$1,200,000  
7/15/2021  
1/1/2028  
Limited Tax General Obligation  
Renovation of Pickerill Estate House  
Moody's: A1 (Positive Outlook)  
Assured Guaranty Municipal  
Amalgamated Bank of Chicago  
Full Disclosure - 210 Day Requirement

Tax Levy Year	Bond Year Ending: 1/1
2021	2023
2022	2024
2023	2025
2024	2026
2025	2027
2026	2028
2027	2029
2028	2030
2029	2031
2030	2032
2031	2033
2032	2034
2033	2035
2034	2036
2035	2037
2036	2038
2037	2039
2038	2040
2039	2041
Total	

Principal	Rate	Interest	Total
Due: 1/1		Due: 7/1 & 1/1	
3,740,000	5.00%	395,750	4,135,750
4,175,000	5.00%	208,750	4,383,750
\$ 7,915,000		\$ 604,500	\$ 8,519,500

Notes:  
Series 2007 Bonds issued pursuant to a successful referendum on April 17, 2007.

Principal	Rate	Interest	Total
Due: 1/1		Due: 7/1 & 1/1	
30,000	4.00%	52,226	82,226
50,000	4.00%	34,544	84,544
50,000	2.00%	32,544	82,544
50,000	4.00%	31,544	81,544
55,000	4.00%	29,544	84,544
60,000	4.00%	27,344	87,344
60,000	3.00%	25,144	85,144
60,000	3.00%	22,744	82,744
60,000	3.00%	20,944	80,944
65,000	3.00%	19,144	84,144
65,000	3.00%	17,194	82,194
70,000	3.00%	15,244	85,244
70,000	3.00%	13,144	83,144
70,000	3.00%	11,044	81,044
75,000	3.00%	8,944	83,944
75,000	2.13%	6,694	81,694
80,000	2.13%	5,100	85,100
80,000	2.13%	3,400	83,400
80,000	2.13%	1,700	81,700
\$ 1,200,000		\$ 378,182	\$ 1,578,182

Notes:

	Total Principal	Total Interest	Total Debt Service
	4,360,000	1,102,443	5,462,443
	4,500,000	879,001	5,379,001
	5,135,000	657,791	5,792,791
	5,540,000	482,056	6,022,056
	6,425,000	284,344	6,709,344
	55,000	27,344	82,344
	60,000	25,144	85,144
	60,000	22,744	82,744
	60,000	20,944	80,944
	65,000	19,144	84,144
	65,000	17,194	82,194
	70,000	15,244	85,244
	70,000	13,144	83,144
	70,000	11,044	81,044
	75,000	8,944	83,944
	75,000	6,694	81,694
	80,000	5,100	85,100
	80,000	3,400	83,400
	80,000	1,700	81,700
\$ 26,925,000	\$ 3,603,417	\$ 30,528,417	

# Debt Limit Calculation

**Total  
Debt Capacity  
2.3% of EAV**

District EAV of Taxable Property, 2021				
Total		<u>\$3,781,079,971.00</u>		
		<u>\$3,781,079,971.00</u>		
Statutory Debt Limitation (2.3% of EAV)				\$86,964,839.33
<u>Applicable Debt:</u>	<u>Final Maturity Date</u>	<u>Total Outstanding</u>	<u>Total Applicable</u>	
Series 2012	1/1/2023	\$430,000	\$430,000	
Series 2015	1/1/2027	\$8,880,000	\$8,880,000	
Series 2016	1/1/2026	\$8,500,000	\$8,500,000	
Series 2017	1/1/2024	\$7,915,000	\$7,915,000	
Series 2021	1/1/2041	\$1,200,000	\$1,200,000	
Total		<u>\$26,925,000.00</u>	<u>\$26,925,000.00</u>	
<b>Legal Debt Margin</b>				<b>\$60,039,839.33</b>

# General Obligation Limited Tax Bond Capacity

Debt Service Extension Base (DSEB) Calculation			
Year	DSEB	CPI Increase	Cumulative Increase
Base	69,042.15		
2009	69,111.19	0.10%	69.04
2010	70,977.19	2.70%	1,935.04
2011	72,041.85	1.50%	2,999.70
2012	74,203.11	3.00%	5,160.96
2013	75,464.56	1.70%	6,422.41
2014	76,596.53	1.50%	7,554.38
2015	77,209.30	0.80%	8,167.15
2016	77,749.77	0.70%	8,707.62
2017	79,382.51	2.10%	10,340.36
2018	81,049.54	2.10%	12,007.39
2019	82,589.49	1.90%	13,547.34
2020	84,489.04	2.30%	15,446.89
2021	85,671.89	1.40%	16,629.74
2022	89,955.48	5.00%	20,913.33

DSEB Margin Calculation					
Levy Year	Bond Year	Debt Service Extension Base (DSEB) (1)	Series 2021 Bonds Total Debt Service	DSEB Margin	DSEB Margin At 2% CPI Growth
2021	2023	85,671.89	\$ 82,226	3,446.29	3,446.29
2022	2024	89,955.48	84,544	5,411.72	5,411.72
2023	2025	89,955.48	82,544	7,411.72	9,210.83
2024	2026	89,955.48	81,544	8,411.72	12,045.93
2025	2027	89,955.48	84,544	5,411.72	10,917.72
2026	2028	89,955.48	82,344	7,611.72	15,026.95
2027	2029	89,955.48	85,144	4,811.72	14,174.36
2028	2030	89,955.48	82,744	7,211.72	18,560.73
2029	2031	89,955.48	80,944	9,011.72	22,386.82
2030	2032	89,955.48	84,144	5,811.72	21,253.43
2031	2033	89,955.48	82,194	7,761.72	25,311.37
2032	2034	89,955.48	85,244	4,711.72	24,411.47
2033	2035	89,955.48	83,144	6,811.72	28,704.58
2034	2036	89,955.48	81,044	8,911.72	33,041.55
2035	2037	89,955.48	83,944	6,011.72	32,423.25
2036	2038	89,955.48	81,694	8,261.72	37,000.59
2037	2039	89,955.48	85,100	4,855.48	35,968.24
2038	2040	89,955.48	83,400	6,555.48	40,089.60
2039	2041	89,955.48	81,700	8,255.48	44,259.40
<b>Total</b>			<b>\$ 1,578,182.00</b>		

# Debt Service Levy Impact

Levy Year	Bond Year	Equalized Assessed Value (EAV) (1)	Unlimited Tax General Obligation Bonds			Limited Tax General Obligation Bonds			Total	
			Unlimited Tax G.O. Debt Service	Tax Rate	Estimated Annual Tax on Average Home (2)	Limited Tax G.O. Debt Service	Tax Rate	Estimated Annual Tax on Average Home (2)	Tax Rate	Estimated Annual Tax on Average Home (2)
2021	2023	3,781,079,971	5,380,218	\$0.1423	\$113	82,226	\$0.0022	\$2	\$0.1445	\$114
2022	2024	3,856,701,570	5,294,458	\$0.1373	\$109	84,544	\$0.0022	\$2	\$0.1395	\$110
2023	2025	3,933,835,602	5,710,248	\$0.1452	\$115	82,544	\$0.0021	\$2	\$0.1473	\$117
2024	2026	4,012,512,314	5,940,513	\$0.1480	\$117	81,544	\$0.0020	\$2	\$0.1501	\$119
2025	2027	4,092,762,560	6,624,800	\$0.1619	\$128	84,544	\$0.0021	\$2	\$0.1639	\$130
2026	2028	4,174,617,811		\$0.0000	\$0	82,344	\$0.0020	\$2	\$0.0020	\$2
2027	2029	4,258,110,168		\$0.0000	\$0	85,144	\$0.0020	\$2	\$0.0020	\$2
2028	2030	4,343,272,371		\$0.0000	\$0	82,744	\$0.0019	\$2	\$0.0019	\$2
2029	2031	4,430,137,818		\$0.0000	\$0	80,944	\$0.0018	\$1	\$0.0018	\$1
2030	2032	4,518,740,575		\$0.0000	\$0	84,144	\$0.0019	\$1	\$0.0019	\$1
2031	2033	4,609,115,386		\$0.0000	\$0	82,194	\$0.0018	\$1	\$0.0018	\$1
2032	2034	4,701,297,694		\$0.0000	\$0	85,244	\$0.0018	\$1	\$0.0018	\$1
2033	2035	4,795,323,648		\$0.0000	\$0	83,144	\$0.0017	\$1	\$0.0017	\$1
2034	2036	4,891,230,121		\$0.0000	\$0	81,044	\$0.0017	\$1	\$0.0017	\$1
2035	2037	4,989,054,723		\$0.0000	\$0	83,944	\$0.0017	\$1	\$0.0017	\$1
2036	2038	5,088,835,818		\$0.0000	\$0	81,694	\$0.0016	\$1	\$0.0016	\$1
2037	2039	5,190,612,534		\$0.0000	\$0	85,100	\$0.0016	\$1	\$0.0016	\$1
2038	2040	5,294,424,785		\$0.0000	\$0	83,400	\$0.0016	\$1	\$0.0016	\$1
2039	2041	5,400,313,280		\$0.0000	\$0	81,700	\$0.0015	\$1	\$0.0015	\$1
2040	2042	5,508,319,546		\$0.0000	\$0		\$0.0000	\$0	\$0.0000	\$0

Note: (1) Current equalized assessed value for the District as of the 2021 levy year. Assumes a 2% annual growth. Subject to change.  
(2) Average home value assumed to be \$255,400 based on the 2017-21 US Census American Community Survey for the County. Assumes the homeowner receives the annual homeowner's exemption.

# Bond Rating History

- Current bond rating:
  - Moody's A1/Positive Outlook
  - S&P: A / Stable
- Ratings were downgraded beginning between 2012 and 2015 due to operating deficits.
- Beginning 2017, the District's bond rating stabilized and has begun to be upgraded due to strong financial performance.

Moody's		
Date	Rating	Action
6/2/2021	A1/ Positive	Outlook Change
2/13/2019	A1	Upgrade
3/15/2017	A2 / Stable	Outlook Change
5/26/2015	A2/Negative	Downgraded
8/27/2012	A1	Downgraded

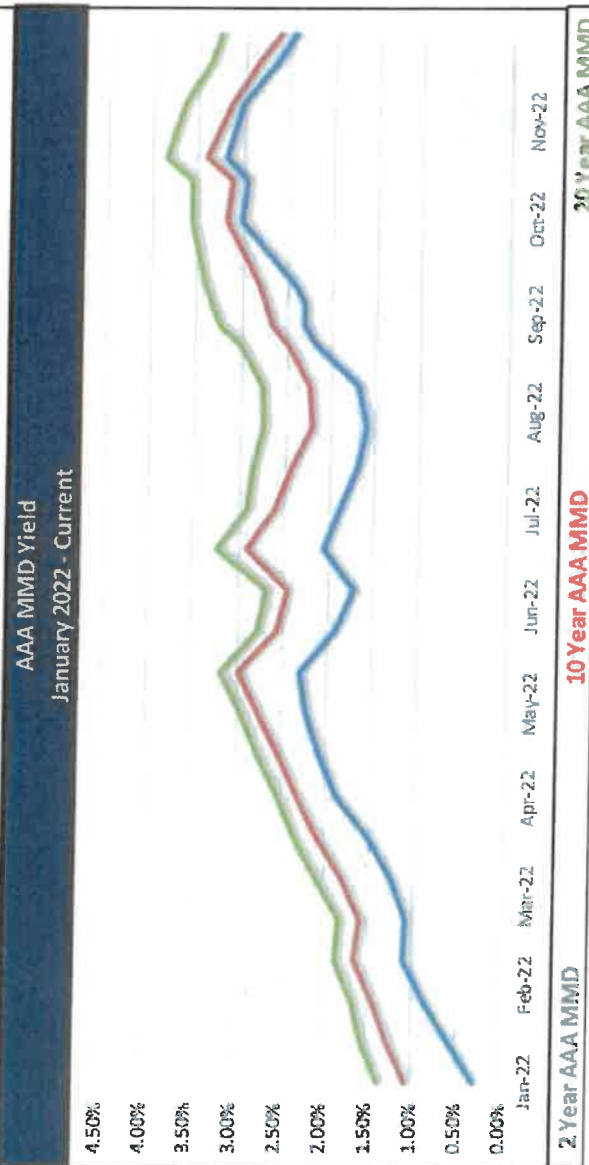
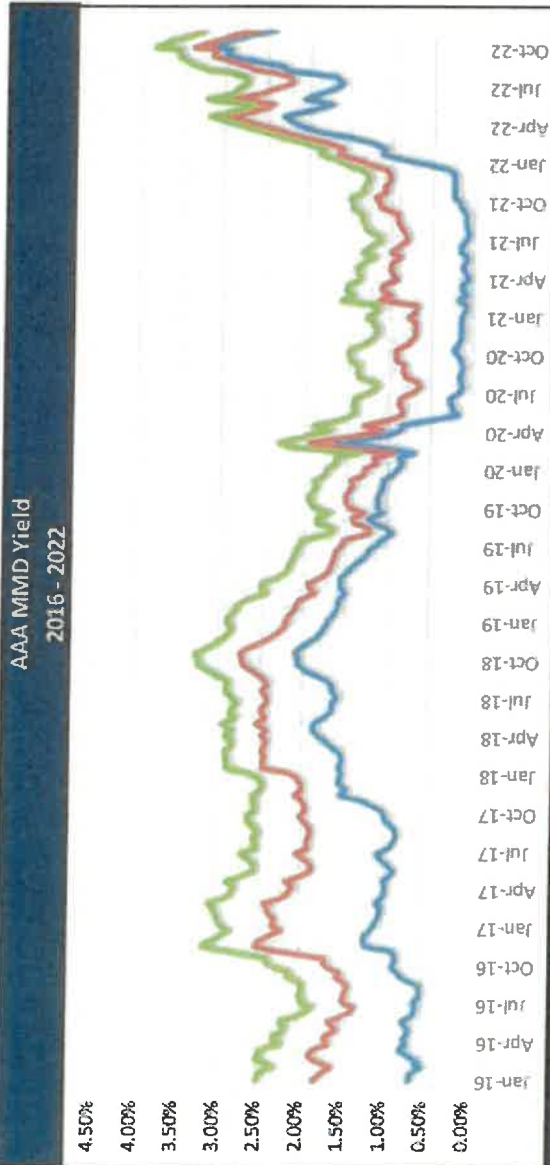
Standard and Poor's		
Date	Rating	Action
3/11/2020	A / Stable	Upgrade
3/11/2020	A / Stable	Upgrade
4/2/2015	A- / Negative	Downgraded
5/1/2014	A / Negative	Downgraded
5/7/2012	A+ / Stable	Downgraded

# Current Rating Factors <sup>1</sup>

- Credit Strengths:
  - Large, diverse, growing tax base with strong income levels.
  - Strong fund balance and liquidity relative to budget size.
  - Modest pension burden.
- Credit Challenges:
  - Elevated debt burden relative to operations.
  - Above average fixed costs.
- Factors that may lead to an upgrade:
  - Moderation of debt burden and fixed costs.
  - Continued growth in reserves.

<sup>1</sup> – Source: Moody's Investors Service Credit Opinion, Dated June 2, 2021.

# Market Snapshot



Market Indicators (amounts are in millions)				
Rate/Index	Current	Last Week	Annual High	Annual Low
Bond Buyer 20-Bond Index	3.65%	3.72%	\$19,580.30	\$5,177.70
Bond Buyer 11-Bond Index	3.55%	3.62%	\$5,474.10	\$732.80
Bond Buyer Revenue Bond Index	3.93%	4.00%	\$15,825.00	\$3,098.00
10-Year Treasury	3.54%	3.71%		
30-Year Treasury	3.64%	3.74%		
30-Day Visible Supply	Current			
Total	\$12,315.80			
Competitive	\$4,311.80			
Negotiated	\$8,004.10			
New-Issue Sales	Current	Last Week	Two Weeks	
Long-Term Bonds	\$5,892.90	\$3,485.10	\$1,296.00	
Negotiated Bonds	\$4,285.20	\$1,442.40	\$1,167.00	
Competitive Bonds	\$1,604.70	\$1,994.10	\$97.80	
Short-Term Bonds	\$173.50	\$285.90		

**Footnotes:**

- AAA MMD Yields represent the fair market offer side for most liquid and available credits in each ratings category as determined by MMD, the above data provided by Thomson Reuters Municipal market data.

- General obligation bonds maturing in 20 years are used in compiling these bond buyer indexes. The 20-bond index has an average rating equivalent to Moody's Aa2 and S&P's AA, while the 11-bond index is equivalent to Aa1 and AA-plus. (No average Fitch rating is provided because Fitch does not rate one of the bonds.) The 11 bonds used in the higher-grade index are marked with an asterisk. Source: The Bond Buyer.

- 30-Day Visible Supply reflects the total dollar volume of bonds to be offered at competitive bidding and through negotiation over the next 30 days. It includes issues scheduled for sale on the date listed along with anticipated offerings listed in that day's Competitive Bond Offerings" and "Negotiated Bond Offerings" tables published on BondBuyer.com.