

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, OCTOBER 9, 2018

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

ROLL CALL

Deputy City Clerk Pickering called the roll.

Ward I	Colosimo	Present
	Koch	Present
Ward II	Milschewski	Present
	Plocher	Present
Ward III	Funkhouser	Present
	Frieders	Present
Ward IV	Tarulis	Present

Also present: Deputy City Clerk Pickering, Attorney Costa, Attorney Gardiner, City Administrator Olson, Chief of Police Hart, Deputy Chief of Police Klingel, Public Works Director Dhuse, Finance Director Fredrickson, Community Development Director Barksdale-Noble, Director of Parks and Recreation Evans, Assistant City Administrator Willrett, Building Code Official Ratons, and EEI Engineer Morrison.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

Mayor Golinski requested that Mayor's Report Items # 2 and #3 be moved prior to the Presentation on the Old Jail.

Amendment approved unanimously by a viva voce vote.

MAYOR'S REPORT

Appointment and Swearing-in of Ward IV Alderman
(CC 2018-44)

Mayor Golinski entertained a motion to approve the Mayor's appointment of Jason Peterson as Alderman of Ward IV to serve a partial term expiring April 30, 2019. So moved by Alderman Colosimo; seconded by Alderman Frieders.

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

Mayor Golinski swore-in Jason Peterson as alderman for Ward IV.

National Suicide Prevention Awareness Month Proclamation Update
(CC 2018-18)

Mayor Golinski re-read the proclamation for National Suicide Prevention Awareness Month that had been proclaimed earlier in the year. Alderman Frieders gave the City Council on update on the results of his suicide prevention outreach efforts. His efforts to raise awareness of suicide prevention resources resulted in 3,225 personal emails being sent since April 24, 2018. Two hundred thirty-three cities in twenty different counties, in forty different states have agreed to adopt a suicide awareness proclamation due to the outreach efforts of Alderman Frieders.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS OTHER THAN THE OLD JAIL

None.

CONSENT AGENDA

None.

MINUTES FOR APPROVAL

Mayor Golinski entertained a motion to approve the minutes of the regular City Council meeting of September 25, 2018 as presented. So moved by Alderman Frieders; seconded by Alderman Koch.

Minutes approved unanimously by a viva voce vote

BILLS FOR PAYMENT (Informational): \$745,975.49

MAYOR'S REPORT (cont'd)

**Comcast Fiber Optics Contract – KenCom Connection
(PS 2018-20)**

Mayor Golinski entertained a motion to approve a contract with Comcast for a term of 37 months at a cost of \$1000.00 per month and authorize the Chief of Police to execute. So moved by Alderman Colosimo; seconded by Alderman Frieders.

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

PRESENTATIONS

**Citizen Presentation on Old Jail
(CC 2018-45)**

Mayor Golinski said the citizens group would start with their presentation and when the presentation was finished public comment on the Old Jail would be allowed. Lisa Wolancevich of the Yorkville Historic Preservation Society (YHPS) gave a presentation on the group's proposal for the rehabilitation and reuse of the old Kendall County sheriff's residence and jail (see attached). Ms. Wolancevich explained that the YHPS had joined the Community Foundation of the Fox River Valley so any donations the group receives are tax deductible. The Yorkville Historic Preservation Society is asking the City for the following: removal of the debris from the jail and garage, a three year lease on the building at \$1.00 per year, \$35,000 for lead and asbestos removal, and payment of insurance and utilities on the building while the YHPS leases it. The group has a goal to raise \$300,000 in the next three years to go toward renovating the building.

Mayor Golinski asked if anyone had any questions or wanted to comment on the Old Jail.

Alderman Milschewski mentioned that there were three similar sheriff's residences and jails that had been renovated in Indiana and were now in use.

Trish Kinnavy, Yorkville resident, spoke in support of the renovation of the Old Jail. She felt that having a creative place for art, music and meetings would be great.

Alderman Funkhouser commented that he was glad to see the group presenting a plan; however, he felt there was still a little ways to go for the group to raise the finances necessary to repair the Old Jail. In terms of their financial plan going forward, he commented that the YHPS has approximately \$6,000 in their account to date, they have small pledges of approximately \$4,500 and their plan relies heavily on the receipt of future grant monies. Ms. Wolancevich responded that the group will have the \$18,000 to repair the roof and gutters. Alderman Funkhouser questioned if the gutters could actually be replaced for the \$1400 cost the group was estimating. Jonathan Rangel from AAA roofing spoke and said the existing trough system was not completely damaged and could be sealed up to use with the new gutters.

Alderman Colosimo commented that the group has a goal to raise \$300,000 in three years; however, they have only raised \$6,000 in three months, plus \$4,500 in pledges. If the group is trying to raise \$300,000 in three years, they should already have raised \$25,000 in three months. He said that the group is telling the council that they are confident that they can raise the money. Alderman Colosimo said that is not a business plan. Ms. Wolancevich noted there is a foundation that is watching to see what happens with the city before it commits to donating funds. The foundation is not going to donate money until they know the city's plan.

Johanna Byram, Yorkville resident, mentioned that the Old Jail was not yet on the National Register. Once a building is placed on the National Register, it becomes eligible for many grants. She is currently working on the Old Jail application to submit to the National Register.

Connie Goins Cannon, Yorkville resident, commented that the facility was not just the sheriff's residence, but it had also served as the undersheriff's residence as well. She said her father had served as the undersheriff for eight years and she had lived in that facility with her family. She was in favor of saving the Old Jail.

Alderman Colosimo stated that he has issues with the proposal. He said the group is asking for the city to lease them the building for three years for \$1.00 per year and for the city to pay the insurance and utilities. He said the City Council had decided not to spend taxpayer money on the Old Jail. He feels that the

group is asking the council to breach its fiduciary responsibility to the taxpayers. Alderman Colosimo said the other issue is that the Old Jail has been sitting there for nine years since the city purchased it and no one came forward and wanted to do anything with the building until the City was looking at demolishing the building. Alderman Colosimo wants to either sell the building now to someone who is willing to put money into it now or he would like it to be torn down.

Alderman Milschewski commented that the City had not done anything with the building either for nine years. She said that the City had a group in front of it that wanted to save the building. Alderman Milschewski mentioned the Push for the Path group that raised money to put in a bike path that the City Council did not want to pay to put in. The Push for the Path group came in with a strong plan for raising money for the bike path. She said that the YHPS plan was not nearly as strong as the Push for the Path plan that had been brought to the council several years ago.

Valerie Burd, Yorkville resident, commented that the Push for the Path included a lot of fundraising and it revolved around a very tragic event in which a resident lost their life. Family members and friends came together and helped to raise money for the path. If comparing the Old Jail fundraising to the Push for the Path fundraising, people are not emotionally connected to fundraising for the Old Jail; however, people are getting excited about the Old Jail. She said it took five years for the Push for the Path group to raise the money needed to match the grant and that the city was willing to give that group the time to raise the money.

Todd Milliron, Kendall County resident, commented that he also donated to Push for the Path and that the \$357,000 that was raised was not completely funded by private donations. He said the Kendall County Board had contributed \$50,000 towards the path. He feels the YHPS group is very motivated to succeed and should be given the opportunity to raise the necessary funds for the Old Jail.

Alderman Funkhouser commented that funding mechanisms that are available for saving historical buildings are much greater than for projects such as the Push for the Path. He feels there is a wealth of opportunity for funds to be raised to save historical buildings such as the Old Jail. Regarding the Yorkville Historic Preservation Society's proposal, he doesn't want to spend any city funds on the building. If the group is interested in leasing the building, then he feels they should be willing to pay for items such as the insurance and utilities.

Alderman Plocher commented that he had drafted a one year proposal as an alternate to what the group was proposing. Alderman Plocher distributed his proposal to the City Council members (see attached).

Robyn Sutcliff, Yorkville resident, asked what had happened to the money that had been raised in 2010 and 2011 when a Haunted House had been held in the Old Jail during the Halloween season. She said that the money that was raised was supposed to go toward the Old Jail. Administrator Olson said that the city still had money left from the Haunted House fundraisers. Money has been spent on the annual payment for insurance coverage on the Old Jail and on board up costs for the Old Jail.

Lisa Wolancevich asked if the City Council would consider deferring their vote on the demolition of the Old Jail so the group would have time to review Alderman Plocher's one year proposal.

PUBLIC WORKS COMMITTEE REPORT

**Old Jail RFP
(PW 2018-71)**

**Resolution Authorizing a Contract with D. Construction, Inc.
for the Building Demolition and Site Restoration Project
for the Property at 111 W. Madison Street**

Alderman Colosimo made a motion to approve a Resolution Authorizing a Contract with D. Construction, Inc. for the Building Demolition and Site Restoration Project for the Property at 111 W. Madison Street and authorize the Mayor and City Clerk to execute; seconded by Alderman Frieders.

Alderman Funkhouser made a motion to table this item for two weeks; seconded by Alderman Milschewski.

Motion to table approved by a roll call vote. Ayes-5 Nays-3
Colosimo-nay, Milschewski-aye, Funkhouser-aye, Tarulis-aye,
Koch-nay, Plocher-aye, Frieders-nay, Peterson-aye

Mayor Golinski stated this item will return to the City Council meeting that will be held in two weeks. He asked if anyone had anything further to say on the Old Jail.

Alderman Frieders mentioned that this issue of the Old Jail building did not just come up in the past few months. He said that if anyone did a quick search on the city website, they would find this building issue started in November of 2016 when the City Council started the RFP for the building conditions survey. He said that a lot of the comments that he has received about the Old Jail are questions asking what will be done with the building. While Alderman Frieders likes the idea of an incubator space, he doesn't think it's a good use for a building that is not located on Route 47. He also mentioned that the idea of an art gallery had been mentioned as a possible use of the Old Jail building and he feels that art galleries are not

money making ventures. He feels that the ideas the group is generating for potential uses are private ventures and public funds should not be spent on them; therefore he would like the City to make a decision now and either outright sell the Old Jail or tear it down. He also mentioned that the building conditions survey was done on all city owned buildings and the city has buildings that staff currently operates out of that need repair. He feels that repair of buildings that staff is working out of is a much better use for public funds to be spent on.

Alderman Colosimo also commented that the police department needed more space as well as they are very crowded in their current space. He feels the city needs to focus on spending public funds on providing space for departments that provide necessary public services for residents.

Thomas Milschewski, Yorkville resident, told the City Council he feels the building is worth saving and he appreciates their vote to table this item for two weeks.

Alderman Funkhouser mentioned that he has pushed for the past few years for the city to do a study to determine what its building needs were and ways to fund the necessary buildings. He feels the city needs to deal with its current buildings that require repair. He also said that several months ago the City Council had the option to go out to RFP for preservation of the Old Jail and chose not to.

Alderman Milschewski commented that if the City Council ends up deciding to approve the demolition of the building, she is not happy with the current demolition proposal as it does not allow for anyone to salvage anything out of the building. She said there are people who would buy the brick if they had the opportunity.

**Ordinance Authorizing the Ninth Amendment to the
Annual Budget for the Fiscal Year Commencing
on May 1, 2018 and Ending on April 30, 2019**

Mayor Golinski said the Old Jail would return in two weeks to the next City Council meeting. He then asked for a motion to table the budget amendment that was a part of this item as well. Alderman Funkhouser made a motion to table the Ordinance Approving a Budget Amendment; seconded by Alderman Colosimo.

Motion to table approved by a roll call vote. Ayes-6 Nays-2
Milschewski-aye, Funkhouser-aye, Tarulis-aye, Koch-aye,
Plocher-aye, Frieders-nay, Peterson-aye, Colosimo-nay

REPORTS

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

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

Yorktoberfest

Alderman Frieders encouraged everyone to attend the Yorktoberfest event being held on Saturday, October 13th at the Riverfront Park from noon until 10:00 pm. Activities include hayrides, pumpkin decorating, the pumpkin pull, and the haystack hunt as well as a stein holding contest.

Library Board

Alderman Milschewski reported that the Library Board held an ice cream social which was so well attended they ran out of ice cream. The Library Board also approved their tax levy at their October 8th board meeting.

National Taekwondo Charity Foundation

Alderman Plocher reported that the Taekwondo Korea Center located at 482 E. Veterans Parkway would be holding a blood drive on Saturday, October 13th from 10:00 a.m. until 2:00 p.m.

STAFF REPORT

Veterans Day

Director of Parks and Recreation Evans reported that the city was working with the Yorkville American Legion Post 489 and the Veterans Outreach of Kendall County to honor our nation and veterans with the 2018 Yorkville Flags of Valor. American flags will be on display at Town Square Park during the week of Veterans Day. If anyone would like to sponsor a flag, the cost is \$30.00 per flag which includes a keepsake ribbon and the option to personalize a tag to recognize and honor a veteran.

ADDITIONAL BUSINESS

None.

EXECUTIVE SESSION

Mayor Golinski entertained a motion to enter into executive session for litigation. So moved by Alderman Frieders; seconded by Alderman Colosimo.

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

The City Council entered executive session at 8:33 p.m.

The City Council returned to regular session at 9:18 p.m.

CITIZEN COMMENTS

None.

ADJOURNMENT

Mayor Golinski adjourned the City Council meeting at 9:18 p.m.

Minutes submitted by:



Lisa Pickering,
Deputy City Clerk, City of Yorkville, Illinois

October 9th, 2018

City Council of the United City of Yorkville, Illinois
800 Game Farm Road
Yorkville, IL 60560

Dear City Council of the United City of Yorkville, Illinois:

Please accept my sincere gratitude for allowing me the honor of conducting outreach on behalf of the United City of Yorkville regarding suicide prevention over the last five months.

As the month of September ends, I am pleased to share with you the following information regarding the progress of the 2018 National Suicide Prevention Awareness Month Proclamation Project (NSPAMP), as it stands today at 4:49pm on October 9th, 2018.

To put the entire project into perspective:

- **3,225 personal emails have been sent** since April 24th, 2018
- **233 Cities, 20 different counties, in 40 different states** have signed on to adopt Yorkville's Proclamation
- That means **16,454,709 residents in 233 cities** and **11,683,203 residents in 20 counties** have been exposed to their governing bodies publicly discussing suicide from an official capacity
- The total figure of potential impact of the NSPAMP Project is **28,137,912 United States Citizens** (with some overlap)

The largest participating city is Chicago, Illinois at 2,705,000 residents, thanks to 45th Ward Chicago Alderman John Arena.

The largest county participating is Maricopa County, Arizona at 4,168,000 residents.

The four smallest participating cities include Thomson, IL at 560 residents, Westwood Hills, KS at 392 residents, Bowers Beach, Delaware at 360 residents, and Burkittsville, Maryland at 157 residents

I discovered hundreds of other communities already adopting similar Suicide Prevention proclamations across the country, including most recently Vancouver, Washington; Boise, Idaho; and Leesburg, Virginia, which means we're not alone in being vocal.

I was introduced to organizations such as the Johnson County Crisis Center in Johnson County, Iowa, where their Communications and Development Director, Sara Sedlacek, described their services as being all encompassing. Yet what sets JCCC apart is that they are one of only two crisis centers in the state providing chat and text services for those in crisis. It's these creative resources that focus on meeting people where they are that are the most impressive.

After reading an interview with a member of the Chicago-based non-profit, Hope For the Day, I reached out to introduce myself and immediately discovered similarities in how their group came to exist and what they're trying to accomplish and my own journey over the last year. Since May, when I first met

with director Mike Vinopal, I have since had meetings and valuable conversations with founder Jonny Boucher, and director of programming and operations Carl Evans. These talks have focused on how we will continue to work together to change the face of mental health, including but not limited to legislative policy directives, fixing institutional mismanagement, and working to change the simple nomenclature used when speaking of suicide, focusing on declaring the act a choice one has made rather than a crime they have committed. Hence my use of "completed" suicide as opposed to "committed".

In Farmington Hills, Michigan, Mayor Ken Massey, PhD, helped form a citizen committee, Farmington SAFE (Suicide Awareness for Everyone), back in 2010, with the goal of changing the dialogue around mental health and to connect the people in need with resources in the area. Their success is measurable, seeing a 42+% increase in people seeking help from the local hospital. Dr. Massey has since seen his program idea adopted in other cities in Michigan as well as Texas and California.

In Bucks County, Pennsylvania, I introduced myself to Commissioner Diane Ellis-Marseglia, who informed me of the suicide of her 16-year-old daughter back in 2005. Her subsequent actions following the loss of her daughter led her to form a Suicide Task Force, conduct a Survivors of Suicide Vigil on the courthouse lawn every September with the reading of their own proclamation. They also post hotline numbers at local train stations and are establishing a crisis line for first responders, not to mention an annual Suicide Walk fundraiser which brings in a hefty purse each year for mental health and suicide resources.

Commissioner Ellis-Marseglia essentially summed up what I think my actions can be perceived as, which is ongoing grief-recovery, and I'm doing my best to understand, educate, intervene, and reduce these traumas from happening.

While I did not include the municipalities who have drafted and adopted their own proclamations independently in our participation number count, I firmly believe our goal of starting a nationwide conversation has begun and I'm inspired by the responses I've received.

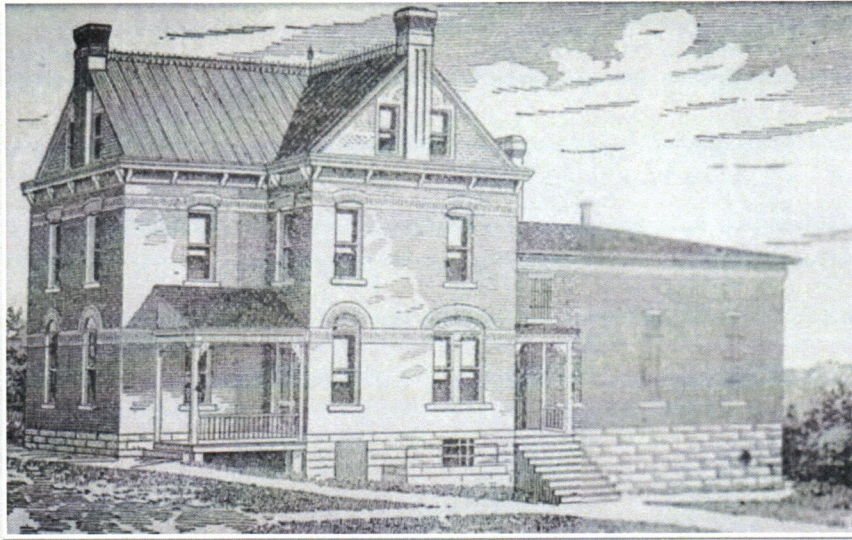
With the continued support of the United City of Yorkville City Council, I foresee an even greater impact than just the 28 million potentially exposed to a 2018 NSPAMP adoption, but please know that none of this would have been made possible without your trust in my efforts.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joel Frieders', with a stylized flourish at the end.

Joel Frieders
Alderman, Ward 3
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

Proposal for Rehabilitation and Reuse of the Old Kendall County Sheriff's Residence and Jail

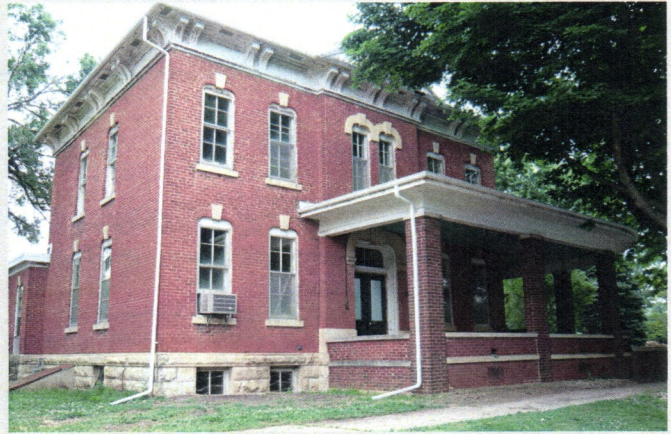


Downtown Yorkville is Distinctive because of its Historic Character



Save our Past Build our Future through Rehabilitation and Reuse

- ❖ Determined eligible for Listing in the National Register of Historic Places by The Illinois State Historic Preservation Office
- ❖ A rehabilitation and reuse will contribute to the economy and historic character of downtown Yorkville
- ❖ In consultation with Lynn Dubajic, Economic Development, the uses of art galleries, performance spaces, incubator office for start-up businesses, and community meeting space are recommended as what could benefit downtown



Old Kendall County Sheriff's Residence and Jail Facts

- Built in 1893 it's an Italianate Structure
- All the hardware is original
- Utilities are in working condition
 - Cell doors still work on a crank
- According to Pauly Jail Builders - One of only 2 remaining models
- Joliet Limestone is hand carved
- The brick is made of local Fox Valley clay called Chicago Brick (Yorkville based)



Building Condition



Jack Tribbia ~ President – Restoration Division, Berglund Construction

The structure in its current condition has “healthy bones” and “is in repairable condition”.

“Overall, based upon our experience in restoring/repairing structures of this age and design, we consider the original jail house to be in repairable condition.” (Site Visit Report, 8/27/18)

Nathaniel McKnight ~ Project Manager and Estimator (retired)

“Conclusion is that the structure is sound.” (Brick and Mortar Report, 9/29/18)

Lane Allen, AIA ~ Managing Partner, Allen Pepa Architects

“To be clear the building is structurally stable and can definitely be restored.” (Review of Historic Building, 10/4/18)

Building's Immediate Needs

- **New roof system**
- **Gutter and drain spouts repair**



Proposed Initial Costs to be paid for by Yorkville Historic Preservation Society

2018	Cost
Roofing	\$16,994
Gutters and Down Spout repairs	\$1,400
Total	\$18,394

AAA Roofing, Aurora 8/20/18

Yorkville Historic Preservation Society Proposed Next Steps

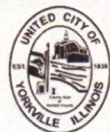
- Replace roof, Install and repair gutters and down spouts 2018
- Masonry and Tuckpointing 2019
- Interior rehabilitation begins in summer of 2019
- Re-Opening of portions of the jail in 2020 to create revenue stream

Yorkville Historic Preservation Society Fundraising Efforts

- Group has held numerous community fundraising events including Live Monopoly event on September 29 - \$4,200 raised
- A foundation grant has been requested to provide funding for roof and tuck pointing repairs – Early November decision (minimal \$5,000)
- Pledges stand at \$4,500 dependent on City Council decisions
- YHPS has joined the Community Foundation of Fox River Valley as of July of 2018, so donations are tax deductible
- Landmarks Illinois next heritage grant deadline November 15
- Daughters of the Revolution \$10,000 grant application being prepared

City of Yorkville – YHPS Requests

- Remove debris from Jail and Garage from former tenants
- Caulk boarded windows for the winter
- Lease the Building to the YHPS for 3 years at \$1 per year
- Expend budgeted \$35,000 for lead and asbestos removal (required for demo or rehab)
- Maintain insurance and utilities on the building while YHPS while leases it



United City of
Yorkville ILLINOIS

Example of a Reuse project Maisenbacher House, Springfield II

Images courtesy Landmarks Illinois



After The Building was Rehabilitated Productive Commercial Use

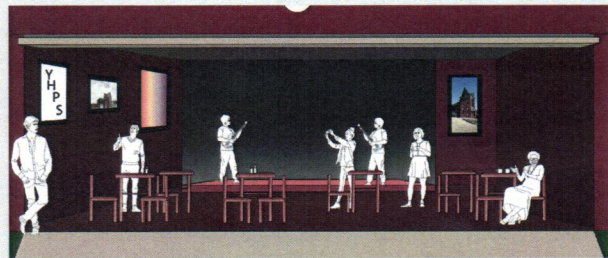
Images courtesy Landmarks Illinois



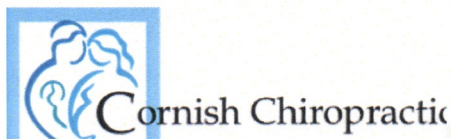
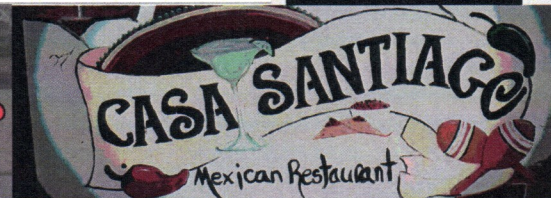
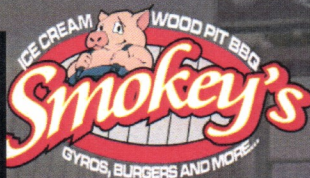
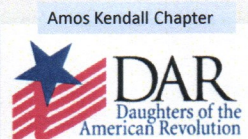
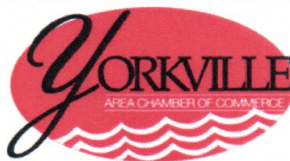
Re-opening of portions of the building will begin upon completion of 2020 repairs

Opportunities

1. Art Galleries
2. Performance Spaces
3. Incubator office for start-up businesses
4. Community meeting space



Local Businesses that Support Reuse





Petition Results

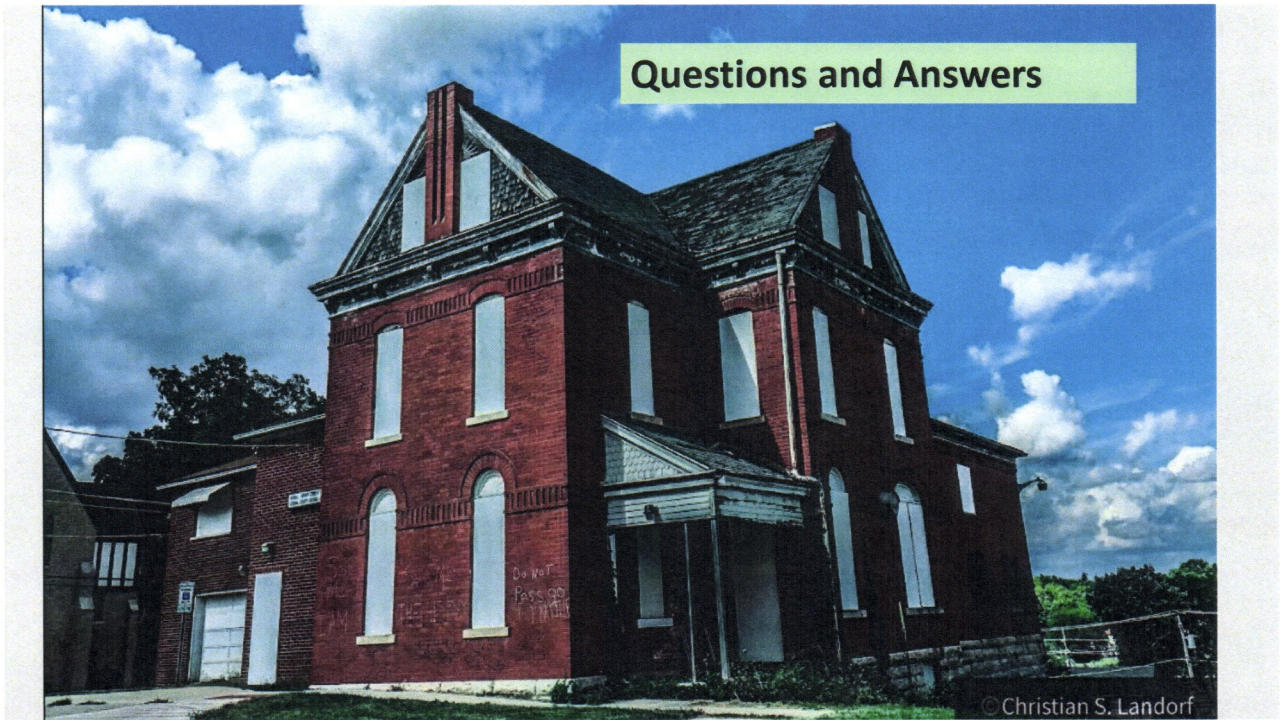
- Results as of October 8th
- 662 signatures
- Signatures collected online and circulation in person

PETITION

To the City Council of the United City of Yorkville:

We, the undersigned, respectfully request that Yorkville aldermen vote in favor of preserving and renovating the Old Kendall County Jail, at 111 W. Madison Street. This building has been found to be architecturally solid by experts who have recently inspected it, and historically important by the State of Illinois. It is one of only two such structures still in existence nationally and has been recognized as one of Illinois' historic treasures. Like the Historic Courthouse, it shares a place in Yorkville's history and helps provide an identity for the community. We believe this Old Jail can be a center for economic development in the Yorkville downtown, and can bring the different elements of our community together to celebrate our past and build a strong future.

SIGNATURE	RESIDENCE ADDRESS <small>(THIS SHALL INCLUDE HOUSE NUMBER AND NAME OF STREET)</small>	CITY, TOWN OR VILLAGE	COUNTY	STATE
1. <i>Quinn Spafolak</i>	2921 Aberdeen Dr	Montgomery	Kane	IL
2. <i>Ed Swad</i>	300 E 7th St	Yorkville	Kendall	IL
3. <i>Valery Boud</i>	300 E Hydraulic	Yorkville	Kendall	IL
4. <i>Jeff Naisaite</i>	8605 S. SCHLAPP RD	PLUMFIELD	KENDALL	IL
5. <i>Brandie Bratt</i>	1196 Ladybird Dr.	Somerville	LaSalle	IL
6. <i>JoAnne Bayle</i>	202 River Street	Yorkville	Kendall	IL
7. <i>Mike Sullivan</i>	8242 Block RD	Yorkville	Kendall	IL



Alternate Proposal for Restoration of Kendall County's Historic Jail

Respectfully submitted by:
Alderman Arden Plocher, Ward 2

Members of the Council,

After reading the Yorkville Historic Preservation Society's proposal and speaking with Ms. Wolancevich, I have written an alternative proposal with supporting documentation that I hope will be agreeable to both parties.

While reviewing the Berglund Construction report, I was able to draw two conclusions. The building will stand for at least another year if left alone, but it does require serious work to stabilize. That work seems to fall into one of three areas, masonry and tuck pointing, roofing, and miscellaneous carpentry. Included in the Society's proposal was a quote for masonry and tuck pointing in the amount of \$54,310. I was able to contact Ms. Wolancevich and acquire a complete bid for the roof in the amount of \$16,994 (please see attached estimate from AAA Roofing Company, Inc.). I was unable to acquire a bid for the miscellaneous carpentry. This puts the estimated cost of repairs around \$75,000. This figure does include about \$3,000 for the carpentry.

I then moved on to a review of the Society's finances. Ms. Wolancevich was able to provide me a spreadsheet detailing money taken in as well as projected fundraisers moving forward. This new information can be found in this packet on the sheet titled Fundraising. Ms. Wolancevich also stated they have been approved through the preliminary stages of a \$10,000 grant from the DAR, which Ms. Byrom covered at tonight's meeting. This brings their total projected revenue to \$18,290. When asked about the over \$50,000 discrepancy Ms. Wolancevich stated that the Society intends to make up the difference through grants as well as donors they have approached, but have not been able to acquire written commitments from as of this meeting. These donors have asked to remain anonymous.

Based on the information included in their proposal and the new information I was able to acquire I would feel comfortable agreeing to the following proposal. I have informed Ms. Wolancevich and the Society that I would be proposing this agreement, but that my proposal in no way ensures the commitment of the council.

- 1) A year lease at a rental fee of one dollar with the option to renew the lease at the end of that year if the roof repairs, the tuck pointing, and miscellaneous carpentry are done.
- 2) The city will agree to remove the lead and asbestos within the building, maintain insurance on the building and exterior, and remove documents and debris unless otherwise requested by the Society.

Thank you for your time and consideration.

Sincerely,

Alderman Arden Plocher, Ward 2

Estimate
2575 Surrey Court, Aurora, Illinois 60506
Phone: 1.630.844.2553 • Fax: 1.630.466.1430
frank@aaa-roofs.com • www.aaa-roofs.com

Nat McKnight
111 W. Madison
Yorkville, IL 60560

Date	Estimate #
8/20/2018	18-0434

This estimate/contract cannot be used for any insurance claim

Job Address		
Description	Total	
EXISTING ROOF * Tarp over bushes, flowers, exterior cover for protection * Supply scaffolding if need for tear off and installation * Tear off all shingles on entire building including flat roof (2 layers) remove down to decking * At completion, we will use a magnet to ensure all nails are cleaned up * Remove all shingles and debris to furnished dumpster by AAA Roofing Co. * Inspect decking. Install 1/2" plywood if needed and approved by owner at \$45.00 per sheet * All existing vents and plumbing boots will be removed. * Clean gutters from roofing debris and leave in place	0.00	
NEW ROOF SYSTEM * Install IKO Storm Shield Ice & Water barrier 24" up from inside wall * Along gutters edge, centered in all valleys and around chimneys * Install 15lb asphalt underlayment on entire home * Install IKO Leading Edge Plus on eaves edge and all rake edges - Required for warranty - Pro 4 * Furnish and install IKO Cambridge Lifetime Architectural Shingle * Furnish and install IKO Hip and Ridge cap on all ridges on home - required for Warranty - Pro 4 * Furnish and install new plumbing stack covers on all vent pipes * Furnish and install new vents where they are now * Inspect chimney flashing and replace with new baby tins (if present) under existing flashing on all sides * Supply city permit and bill actual cost as a supplement on final bill * 6 Nails on all Architectural Shingles-130 mph Wind Uplift Warranty *Furnish & install EPDM rubber roofing system on flat roof area Price for entire roof except west elevation as discussed \$12,809.00	16,994.00	
The above specified work to be completed in a professional work like manner and in a timely fashion for the sum of:		

Warranty - 3/YR. Workmanship / Limited Lifetime upgraded on Cambridge Architectural Shingles, Dynasty, Armour Shake Shingles, Crowne Slate Shingles and Royal Estate on roof installation. 1/YR Workmanship / Limited Lifetime materials on gutters and siding. No warranty for repair work. All material is guaranteed to as be specified, and the above work to be performed in accordance with the written specification or drawings. Please note that any skylight that are not replaced by us does NOT carry any leak guaranty. 1/YR Workmanship / on TPO roof systems. 10/YR warranty on TPO.

Prices are subject to change without notice for unsigned contracts, due to oil price increases. Any deviations or alterations from the above outlined specifications involving extra costs, will be executed only on written orders, and will become an additional charge up and above this contract. Please note that if this contract is used for an any insurance claim for roofing, siding, ect. the above price is void and all insurance proceeds will go to AAA Roofing Company Inc. Homeowner will only be responsible for deductible only. AAA Roofing will do all Insurance paperwork.

All Payments are to be made as follows: Payment in full upon completion (Visa, Mastercard, cash, money order & check) unless noted in above estimate content. Please note that if credit card is used there will be an additional charge for administration processing. This proposal may be withdrawn by AAA Roofing Company Inc if not accepted within 14 days for date posted.

The above prices, written specifications and conditions are hereby accepted upon Customer acceptance signature. AAA Roofing Company Inc. is authorized to complete the above work and all payments will be executed as outlined.

AAA Signature: _____ Customer acceptance Signature _____

Estimate
2575 Surrey Court, Aurora, Illinois 60506
Phone: 1.630.844.2553 • Fax: 1.630.466.1430
frank@aaa-roofs.com • www.aaa-roofs.com

Nat McKnight
111 W. Madison
Yorkville, IL 60560

Date	Estimate #
8/20/2018	18-0434

This estimate/contract cannot be used for any insurance claim

	Job Address	
Description		Total
Tarp all roof facets \$1995.00		
West roofing elevation \$4185.00		

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AAA Signature: _____ Customer acceptance Signature _____

FUNDRAISING				
2018		Revenue	committee	Start date, planning
Foxy's fundraiser	July 26	\$300.00		
Capitanos fundraiser	Aug 5	\$116.00		
Smokey's fundraiser	Aug 22	\$100.00	Jeanne	
Casa Santiago	August 30	\$400.00		
Wings Fundraiser	September 12	?	Robyn	
Labor Day, booth	Sept 1-2	\$400.00	Taryn	March- too late
Law office	Sept. 27	\$218.00		
Monopoly fundraiser	Sept 29	\$1,656.00		July 1
Monopoly-pinheads*	Nov. 2	@\$1000		Oct. 1
Total		\$3,190.00		
2019				
Spaghetti dinner*	February	@\$400		
Sheriff's picnic*	May	@\$500		January
Foxy's fundraiser*	June	@\$400		
Capitanos fundraiser*	May	@\$200		
Monopoly fundraiser*	August	@\$3000		
Labor Day, booth*	September	@\$600		
*Pending				

REGULAR CITY COUNCIL MEETING

October 9, 2018

PLEASE PRINT

NAME:

SUBDIVISION OR BUSINESS:

LISA WOLANSKI

Jim Bateman

Thomas Milchenko

JEFF NAKDENIS

Amy Costa

Lisa D. Chiera

Jack Tribbia

Country Side

My Mother -

8605 S. SCITLAPP RD. ALFED

Landmarks FL

Berglund Construction

REGULAR CITY COUNCIL MEETING

Public Comment

October 9, 2018

PLEASE PRINT

NAME:

SUBDIVISION OR BUSINESS:

Robyn Suttell
Thomas Kielbaso
LISA WOJANCEVICH
JONATHAN RANGEL

My Mother
YHPS
YHPS