

**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, APRIL 13, 2021**

Mayor Purcell called the meeting to order at 7:02 p.m. and led the Council in the Pledge of Allegiance.

**ROLL CALL**

City Clerk Pickering called the roll.

Ward I	Koch	Present
	Transier	Present
Ward II	Milschewski	Present
	Plocher	Present
Ward III	Funkhouser	Present
	Frieders	Present (electronic attendance)
Ward IV	Tarulis	Present
	Peterson	Present (electronic attendance)

Staff in attendance at city hall: City Clerk Pickering, City Administrator Olson, Chief of Police Jensen, and Attorney Orr.

Staff in attendance electronically: Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, Assistant City Administrator Willrett, Building Code Official Ratons, Purchasing Manager Parker, and EEI Engineer Sanderson.

Mayor Purcell stated that he has determined that under the Governor's orders the meeting can be held with electronic attendance for the safety of the council members and the public and to help prevent the spread of the coronavirus.

Clerk's Note: Due to COVID-19, in accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Act, the United City of Yorkville encouraged social distancing by allowing remote attendance to the City Council meeting.

Members of the public were able to attend this meeting in person while practicing social distancing as well as being able to access the meeting remotely via Zoom which allowed for video, audio and telephonic participation.

A meeting notice was posted on the city's website on the agenda, minutes and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely: <https://us02web.zoom.us/j/89471615097?pwd=TXVCeXVjYzhzdmxSL1A4SURlNVhmZz09>. The Zoom meeting ID was 894 7161 5097.

**QUORUM**

A quorum was established.

**AMENDMENTS TO THE AGENDA**

Alderman Plocher asked if Mayor #4 – Prairie Pointe Building Update could be discussed prior to Mayor #3 – Bond Issuance Discussion. It was agreed to discuss the Prairie Pointe Building Update prior to the Bond Issuance Discussion.

**PRESENTATIONS**

None.

**PUBLIC HEARINGS**

Public hearing to report outcomes and provide interested parties an opportunity to express their views on the program activities and performance of the Community Development Block Grant (CDBG) Downstate Small Business Stabilization (DSBS) grants funded through the Illinois Department of Commerce and Economic Opportunity.

The total amount of funds awarded to address the needs of the businesses due to the COVID-19 emergency was \$160,500; and was used to assist the following businesses with working capital needs: AGJS Inc. DBA Tiki Tan, Brenart Eye Clinic, LLC, COPA Inc. DBA Salsa Verde Mexican Restaurant & Taqueria, Duy's Inc., Harmony Aesthetics, LLC, Mike and Denise's Pigeon Hill Diner, Inc., The Heartland School, LLC, and White Water Ice Cream, LLC DBA Foxy's Ice Cream.

Please see attached transcript from the court reporter regarding the public hearing portion of the meeting.

**CITIZEN COMMENTS ON AGENDA ITEMS**

None.

**CONSENT AGENDA**

1. Minutes of the Regular City Council – March 23, 2021
2. Bill Payments for Approval
  - \$ 581,612.33 (vendors)
  - \$ 322,419.85 (payroll period ending 4/1/21)
  - \$ 904,032.18 (total)

Mayor Purcell entertained a motion to approve the consent agenda. So moved by Alderman Milschewski; seconded by Alderman Koch.

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

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**REPORTS**

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**MAYOR'S REPORT**

**Vaccination Clinic**

Mayor Purcell reported that the FDA and CDC announced that they are pausing the use of the Johnson & Johnson COVID-19 vaccine. The vaccination clinic had 1000 people signed up today for vaccines and unfortunately the event had to be cancelled since it was the Johnson & Johnson vaccines that were scheduled for today. He also reported that the Illinois Department of Health's website currently shows Kendall County as having the highest vaccination rate by percentage for the 65 and older category.

Mayor Purcell announced that the Kendall County Health Department would be holding a mass vaccination clinic at the Yorkville High School for those students who are 16 – 18 years old. It is scheduled to be held on Thursday.

**Fiscal Year 2022 Life Insurance Renewal  
(CC 2021-16)**

Mayor Purcell entertained a motion to approve switching life insurance carriers to Blue Cross Blue Shield. So moved by Alderman Tarulis; seconded by Alderman Peterson.

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

**Resolution 2021-20**

**Approving a Fleet Maintenance Service Agreement  
with Gjovik Ford, Inc., Plano, Illinois  
(CC 2021-15)**

Mayor Purcell entertained a motion to approve a Resolution Approving a Fleet Maintenance Service Agreement with Gjovik Ford, Inc., Plano, Illinois. So moved by Alderman Milschewski; seconded by Alderman Transier.

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

**Prairie Pointe Building Update  
(CC 2021-04)**

**Bond Issuance Discussion  
(CC 2021-16)**

Mayor Purcell said that based on feedback received from the aldermen, most of the aldermen prefer the Option C building layout. Option A includes expansion of the building to add a council chambers to the ground level of the building. Option C does not involve building expansion as the council chambers would be located on the third floor of the building in existing space. Administrator Olson reported that the packet information includes detailed cost estimates from the architect for both options. He stated that the Prairie Pointe building update ties into the bond discussion because the city has a cap of \$8.25 million for the bond issuance. The city has already expended approximately \$2 million on acquisition costs. Option A is estimated to cost \$8 million dollars for renovation and expansion while Option C is estimated

to cost \$5.5 million dollars for renovation. Administrator Olson said that staff is seeking feedback and direction from the council on the bond issuance amount in anticipation of a bond ordinance on the May 11<sup>th</sup> City Council agenda.

The previously approved Authorizing Ordinance allows for bond proceeds to be spent on the Prairie Pointe land acquisition costs, renovation of the new city hall building as well as the existing city hall building, purchase of squad cars, and general roadway projects. Discussion took place on the bond amount, the bond issuance cost, the debt service cost, and the benefits of bonding at the full amount vs. a lower amount. Further discussion took place on the potential sale of currently owned city property as well as the need for a new Public Works facility.

At the conclusion of the discussion, the general consensus was for staff and bond counsel to move forward with preparing the documents for a bond issuance of \$8.25 million dollars to be used for land acquisition, the renovation of the new Prairie Pointe building and the existing city hall, and general roadway projects. The bond ordinance will come forward to a future City Council meeting for a vote.

**PUBLIC WORKS COMMITTEE REPORT**

No report.

**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**

**National Suicide Prevention + Action Month  
Proclamation Project**

Alderman Frieders reported that the National Suicide Prevention + Action Month Proclamation project currently has forty cities in nineteen states that have agreed to issue proclamations. The craft beer for mental health project entitled “Things We Don’t Say” has one hundred sixty-four breweries in six different countries signed up.

**CITY CLERK’S REPORT**

No report.

**COMMUNITY & LIAISON REPORT**

**Library Board Meeting**

Alderman Transier reported that discussion took place at last night’s Library Board meeting regarding the potential use of a portion of the library for the Recreation Department’s preschool program.

**STAFF REPORT**

No report.

**MAYOR’S REPORT (cont’d)**

**Ordinance Approving the 2021-2022 Fiscal Budget  
(CC 2021-17)**

Mayor Purcell said the council could vote on the budget tonight; however, if they want to wait two weeks, it would allow staff time to get some estimates together to possibly add some additional road projects to the budget. If the council does not want to wait two weeks, they can vote on the budget tonight.

Discussion took place regarding the Countryside TIF and the projected outcome of the TIF. It was asked if the banquet facility was still going to be built in the Countryside TIF. Administrator Olson stated that was still to be determined. As of a few months ago, he heard they still intended to build it. As far as the viability of the TIF goes, he mentioned that the hotel and the theater both petitioned for reassessments and both received lower assessment amounts. These lower assessments negatively impact this TIF.

It was asked if the Unified Development Ordinance (UDO) and the Enterprise Resource Planning (ERP) projects could be pushed to the end of FY 22. Mayor Purcell said the plan was to start the UDO at the beginning of May, while most likely the ERP would not start until the middle to end of the fiscal year.

One alderman asked if any of the other aldermen were interested in rebating some of stimulus bill funding that the city expects to receive to residents possibly via a utility bill credit. Mayor Purcell commented that if the council wanted to consider that option, it might be best to approve the budget and bring that item to committee for discussion. If the committee wants to bring a proposal forward in the future, it could be brought forward as a budget amendment.

Mayor Purcell entertained a motion to approve table the budget ordinance for two weeks. So moved by Alderman Milschewski; seconded by Alderman Frieders.

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

**ADDITIONAL BUSINESS**

None.

**CITIZEN COMMENTS**

None.

**EXECUTIVE SESSION**

Mayor Purcell asked for a motion to go into executive session for the discussion of minutes of meetings lawfully closed under the Open Meetings Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes. No motion was made, so the council did not enter executive session.

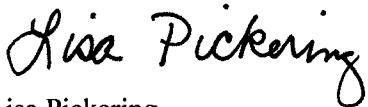
**ADJOURNMENT**

Mayor Purcell entertained a motion to adjourn the City Council meeting. So moved by Alderman Frieders; seconded by Alderman Koch.

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:12 p.m.

Minutes submitted by:



Lisa Pickering,  
City Clerk, City of Yorkville, Illinois

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5 UNITED CITY OF YORKVILLE

6 KENDALL COUNTY, ILLINOIS

7  
8 CITY COUNCIL MEETING

9 PUBLIC HEARING

10  
11  
12  
13 800 Game Farm Road

14 Yorkville, Illinois

15  
16  
17 Tuesday, April 13, 2021

18 7:00 p.m.

1           PRESENT:

2           Mr. John Purcell, Mayor;

3           Mr. Ken Koch, Alderman;

4           Mr. Dan Transier, Alderman;

5           Ms. Jackie Milschewski, Alderman;

6           Mr. Arden Joe Plocher, Alderman;

7           Mr. Chris Funkhouser, Alderman;

8           Mr. Joel Frieders, Alderman;

9           Mr. Seaver Tarulis, Alderman;

10          Mr. Jason Peterson, Alderman.

11  
12          ALSO PRESENT:

13          Mr. Bart Olson, City Administrator,

14          Mr. James Jensen, Chief of Police,

15          Ms. Lisa Pickering, City Clerk,

16          Mr. Eric Dhuse, Public Works Director,

17          Ms. Krysti Barksdale-Noble, Community

18          Development Director,

19          Mr. Rob Fredrickson, Finance Director,

20          Mr. Tim Evans, Parks and Recreation

21          Director,

22          Ms. Erin Willrett, Assistant City

23          Administrator,

24          Mr. Pete Ratosh, Building Code Official,

Ms. Carri Parker,  
Ms. Kathleen Field-Orr, City Attorney,  
Mr. Brad Sanderson, City Engineer.

- - - - -

1 (WHEREUPON, the following  
2 proceedings were had in  
3 public hearing portion  
4 of the meeting:)

5 MAYOR PURCELL: I will open the public  
6 hearing to report outcomes and provide interested  
7 parties an opportunity to express their views on  
8 the program activities and performance of the  
9 Community Development Block Grant Downstate Small  
10 Business Stabilization, DSBS -- I should have  
11 said the CDBG as well -- grants as funded through  
12 the Illinois Department of Commerce and Economic  
13 Opportunity.

14 The total amount of funds awarded to  
15 address needs of the businesses due to the  
16 COVID-19 emergency was \$160,500, and was used to  
17 assist the following businesses with working  
18 capital needs: AGJS, Inc., d/b/a Tiki Tan;  
19 Brenart Eye Clinic, LLC; COPA, Inc., doing  
20 business as Salsa Verde Mexican Restaurant and  
21 Taqueria; Duy's, Incorporated; Harmony  
22 Aesthetics, LLC; Mike and Denise's Pigeon Hill  
23 Diner, Inc.; The Heartland School, LLC; and White  
24 Water Ice Cream, LLC, doing business as Foxy's



1 Ice Cream.

2 I know, Bart, didn't you have  
3 something to offer into this?

4 MR. OLSON: I do. I have a prepared  
5 script to read, so if you will bear with me here,  
6 it's two or three pages, so it will only be two  
7 or three minutes, and I will try to talk loud  
8 enough so that everybody in Zoomland can hear me  
9 okay.

10 So this is a public hearing required  
11 by the state regarding the close-out of the  
12 Yorkville Downstate Small Business Stabilization  
13 Grant applicants.

14 The purpose of this hearing is to  
15 report outcomes and provide interested parties an  
16 opportunity to express their views on the program  
17 activities and performance of the Community  
18 Development Block Grant Downstate Small Business  
19 Stabilization grants funded through the Illinois  
20 Department of Commerce and Economic Opportunity.

21 This program is funded by Title 1 of  
22 the Federal Housing and Community Development Act  
23 of 1974, as amended. I am going to summarize  
24 each business's information as follows: The name

1 of each business, the amount of funds the  
2 business received through the program, and what  
3 the funds were used for.

4 At the end of my narrative on each  
5 of the eight businesses, the public hearing will  
6 be opened and residents may provide comment on  
7 any of the eight businesses. The Mayor is going  
8 to control the order of public comment at that  
9 time.

10 Grant Number 13-244242, AJGS -- or  
11 AGJS, Incorporated, doing business as Tiki Tan,  
12 received \$8,000 for working capital, including  
13 payroll, rent and utility expenses. The funding  
14 has helped them retain their employees and make  
15 upcoming rent.

16 Grant Number 13-244244, Brenart Eye  
17 Clinic, received \$25,000 for working capital,  
18 including doctor and staff salaries, rent and  
19 utilities. The funding helped them keep doctors  
20 and staff employed.

21 Grant Number 13-244245, COPA,  
22 Incorporated, doing business as Salsa Verde  
23 Mexican Restaurant and Taqueria, received \$25,000  
24 for working capital, including purchase of food

1 through their different vendors, payroll and  
2 utilities. Funding was used to continue  
3 operations into the future.

4 Grant Number 13-244246, Duy's,  
5 Incorporated, received \$25,000 for working  
6 capital, including payroll and vendor invoices.  
7 The funding allowed them to pay vendors to  
8 continue to receive inventory in a timely manner  
9 and offset their expected advertising costs and  
10 lower profit margins to bring customers back into  
11 their store.

12 Grant Number 13-244247, Harmony  
13 Aesthetics, LLC, a sole proprietorship by  
14 Licensed Esthetician Sandra Hurtado, received  
15 \$7,500 for payroll, rent and utilities. Funding  
16 has allowed them to continue paying rent and  
17 utilities and to maintain payroll.

18 Grant Number 13-244249, Mike and  
19 Denise's Pigeon Hill Diner, Incorporated, has  
20 received \$25,000 for working capital, including  
21 payroll, rent and utilities. Funding was used to  
22 retain current employees and continue operations.

23 Grant Number 13-244250, the  
24 Heartland School, LLC, received \$25,000 for

1 working capital, including payroll. Funding has  
2 allowed them to offset their payroll costs during  
3 the shutdown.

4 Last, and certainly not least, Grant  
5 Number 13-244252, White Water Ice Cream, LLC,  
6 doing business as Foxy's Ice Cream, received  
7 \$20,000 for working capital, including payroll  
8 and utilities. Funding was used for bringing  
9 employees back on payroll and to offset utility  
10 and maintenance costs.

11 A Notice of Public Hearing was  
12 published in the Beacon newspaper on April 5th,  
13 2021, regarding this hearing.

14 All project information is available  
15 for viewing on our website here,  
16 [https://www.yorkville.il.us/756/Downstate-Small-](https://www.yorkville.il.us/756/Downstate-Small-Business-Stabilization-P)  
17 [Business-Stabilization-P](https://www.yorkville.il.us/756/Downstate-Small-Business-Stabilization-P), and that website link  
18 is searchable on our website. That is my script.

19 MAYOR PURCELL: Wow. That was  
20 fascinating. Fascinating. Are there any  
21 questions or comments from anyone in Council  
22 Chambers regarding this?

23 (No response.)

24 MAYOR PURCELL: Are there any questions

1 or comments from anyone in the Zoomland on this?

2 (No response.)

3 MAYOR PURCELL: Erin, since you had a  
4 lot to do with this, do you have anything you  
5 want to offer?

6 MS. WILLRETT: Well, this is part of the  
7 close-out process for these businesses. We will  
8 have several more public hearings like this in  
9 the future. We will probably have two more  
10 groups to close out just like this.

11 MAYOR PURCELL: That's fantastic.  
12 Again, that's 160,000. And I know we've talked  
13 about this before, but these and other grants,  
14 you and Lynn Dubajic helped local businesses  
15 again, it was about \$3.5 million if I do recall,  
16 so that is fascinating and fantastic. I  
17 appreciate it.

18 Okay. Seeing as there are no  
19 comments, I will close the public hearing. Thank  
20 you very much.

21 (Which were all the  
22 proceedings had in the  
23 public hearing portion  
24 of the meeting.)

1 STATE OF ILLINOIS )  
2 ) SS.  
3 COUNTY OF LASALLE )

4 I, Christine M. Vitosh, a Certified Shorthand  
5 Reporter, do hereby certify that I transcribed  
6 the proceedings had at the public hearing and that  
7 the foregoing, Pages 1 through 10, inclusive, is  
8 a true, correct and complete computer-generated  
9 transcript of the proceedings had at the time and  
10 place aforesaid.

11 I further certify that my certificate annexed  
12 hereto applies to the original transcript and  
13 copies thereof, signed and certified under my  
14 hand only. I assume no responsibility for the  
15 accuracy of any reproduced copies not made under  
16 my control or direction.

17 As certification thereof, I have hereunto set  
18 my hand this 19th day of April, A.D., 2021.

19 

20 Christine M. Vitosh, CSR  
21 Illinois CSR No. 084-002883  
22  
23  
24

<b>\$</b>	<b>accuracy</b> [1] - 10:14 <b>Act</b> [1] - 5:22 <b>activities</b> [2] - 4:8, 5:17 <b>address</b> [1] - 4:15 <b>Administrator</b> [2] - 2:13, 2:23 <b>advertising</b> [1] - 7:9 <b>Aesthetics</b> [2] - 4:22, 7:13 <b>aforesaid</b> [1] - 10:9 <b>AGJS</b> [2] - 4:18, 6:11 <b>AJGS</b> [1] - 6:10 <b>Alderman</b> [8] - 2:3, 2:4, 2:5, 2:6, 2:7, 2:8, 2:9, 2:10 <b>allowed</b> [3] - 7:7, 7:16, 8:2 <b>ALSO</b> [1] - 2:12 <b>amended</b> [1] - 5:23 <b>amount</b> [2] - 4:14, 6:1 <b>annexed</b> [1] - 10:10 <b>applicants</b> [1] - 5:13 <b>applies</b> [1] - 10:11 <b>appreciate</b> [1] - 9:17 <b>April</b> [3] - 1:17, 8:12, 10:17 <b>Arden</b> [1] - 2:6 <b>assist</b> [1] - 4:17 <b>Assistant</b> [1] - 2:22 <b>assume</b> [1] - 10:13 <b>Attorney</b> [1] - 3:2 <b>available</b> [1] - 8:14 <b>awarded</b> [1] - 4:14	<b>businesses</b> [6] - 4:15, 4:17, 6:5, 6:7, 9:7, 9:14	<b>Cream</b> [4] - 4:24, 5:1, 8:5, 8:6 <b>CSR</b> [2] - 10:20, 10:20 <b>current</b> [1] - 7:22 <b>customers</b> [1] - 7:10	<b>fascinating</b> [3] - 8:20, 9:16 <b>Federal</b> [1] - 5:22 <b>Field</b> [1] - 3:2 <b>Field-Orr</b> [1] - 3:2 <b>Finance</b> [1] - 2:19 <b>following</b> [2] - 4:1, 4:17 <b>follows</b> [1] - 5:24 <b>food</b> [1] - 6:24 <b>foregoing</b> [1] - 10:6 <b>Foxy's</b> [2] - 4:24, 8:6 <b>Fredrickson</b> [1] - 2:19 <b>Frieders</b> [1] - 2:8 <b>funded</b> [3] - 4:11, 5:19, 5:21 <b>funding</b> [6] - 6:13, 6:19, 7:7, 7:15, 8:1, 8:8 <b>Funding</b> [2] - 7:2, 7:21 <b>funds</b> [3] - 4:14, 6:1, 6:3 <b>Funkhouser</b> [1] - 2:7 <b>future</b> [2] - 7:3, 9:9
<b>0</b>		<b>C</b>	<b>D</b>	<b>G</b>
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