

**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, JANUARY 11, 2022**

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

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.

ROLL CALL

City Clerk Behland called the roll.

Ward I	Koch	Present	(electronic attendance)
	Transier	Present	(electronic attendance)
Ward II	Plocher	Present	(electronic attendance)
	Soling	Present	
Ward III	Funkhouser	Present	(electronic attendance)
	Marek	Present	(electronic attendance)
Ward IV	Tarulis	Absent	
	Peterson	Present	(electronic attendance)

Staff in attendance at City Hall: City Clerk Behland, 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, Purchasing Manager Gayle, and EEI Engineer Sanderson.

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/88922802952?pwd=Y05NeEJndmMxYjBSRjFhWnBmVmhlLUT09>. The Zoom meeting ID was 889 2280 2952.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

None.

PUBLIC HEARINGS

1. Oswego/Yorkville Boundary Agreement
2. Community Development Block Grant (CDBG) Project

This public hearing will provide interested parties an opportunity to express their views on the proposed federal funded Community Development Block Grant (CDBG) project. These funds are to be used for a community development project that will include the construction of a sanitary sewer. The total amount of CDBG funds to be requested is \$1,000,000.00.

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 – December 14, 2021
2. Bill Payments for Approval
 - \$ 1,253,419.16 (vendors)
 - \$ 2,906,692.79 (wire payments)
 - \$ 661,321.27 (payroll period ending 12/10/21 & 12/23/21)
 - \$ 4,821,433.22 (total)
3. ADM 2021-54 Treasurer's Report for November 2021

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

Motion approved by a roll call vote. Ayes-7 Nays-0
Plocher-aye, Funkhouser-aye, Transier-aye, Soling-aye,
Marek-aye, Peterson-aye, Koch-aye

REPORTS

MAYOR'S REPORT

Sports Uniforms Contract Extension

Ordinance 2022-01

**Authorizing the Third Amendment to the Annual Budget for
the Fiscal Year Commencing on May 1, 2021 and
Ending on April 30, 2022**

**Contract Extension Approval for the BSN Sports to
Purchase Athletic Equipment and Uniforms
(CC 2021-09)**

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the Third Amendment to the Annual Budget for the Fiscal Year Commencing on May 1, 2021 and Ending on April 30, 2022 and authorize the Mayor and City Clerk to execute and a motion to approve the Contract Extension for the BSN Sports to Purchase Athletic Equipment and Uniforms Contract. So moved by Alderman Koch; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-7 Nays-0
Funkhouser-aye, Transier-aye, Soling-aye, Marek-aye,
Peterson-aye, Koch-aye, Plocher-aye

Fireworks Contract Extension

Ordinance 2022-02

**Authorizing the Fourth Amendment to the Annual Budget for
the Fiscal Year Commencing on May 1, 2021 and
Ending on April 30, 2022**

**Contract Extension Approval for the Mad Bomber
Fireworks Productions Contract
(CC 2021-13)**

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the Fourth Amendment to the Annual Budget for the Fiscal Year Commencing on May 1, 2021 and Ending on April 30, 2022 and authorize the Mayor and City Clerk to execute and a motion to approve the Contract Extension for the Mad Bombers Fireworks Productions Contract. So moved by Alderman Soling; seconded by Alderman Plocher.

Motion approved by a roll call vote. Ayes-7 Nays-0
Transier-aye, Soling-aye, Marek-aye, Peterson-aye,
Koch-aye, Plocher-aye, Funkhouser-aye

Ordinance 2022-03

**Retaining the Number of Wards and Alderpersons
of the United City of Yorkville
(CC 2021-57)**

Mayor Purcell entertained a motion to approve an Ordinance Retaining the Number of Wards and Alderpersons of the United City of Yorkville and authorize the Mayor and City Clerk to execute. So moved by Alderman Funkhouser; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-7 Nays-0
Soling-aye, Marek-aye, Peterson-aye, Koch-aye,
Plocher-aye, Funkhouser-aye, Transier-aye

MFT Resolution 2022-01

**and Estimate for the 2022 Road to Better Roads Program
(CC 2022-01)**

Mayor Purcell entertained a motion to approve an MFT Resolution for the 2022 Road to Better Roads Program and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-7 Nays-0
Marek-aye, Peterson-aye, Koch-aye, Plocher-aye,
Funkhouser-aye, Transier-aye, Soling-aye

Resolution 2022-02

**of Support and Commitment of Local Funds for a
Community Development Block Grant Program Grant
(CC 2022-02)**

Mayor Purcell entertained a motion to approve a Resolution of Support and Commitment of Local Funds for a Community Development Block Grant Program Grant, and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Transier.

Administrator Olson explained this is a \$1,000,000.00 grant with no risk or cost to the City. There is also no penalty if the City decides not to move forward with the project. This grant is for the sewer extension needed for the Bright Farms project.

Sean O'Neill with Bright Farms gave a short presentation to the Council. (*presentation attached*)

Mayor Purcell asked how many jobs they believed this project would achieve. Sean said between forty to fifty jobs per module, with the full build-out between 160 to 200 employees. Alderman Soling asked what the plan is for the reuse and recapture of the water as Bright Farm does not plan on tapping into a well. Sean mentioned that Bright Farms does not wash their lettuce, eliminating a lot of the processed water. They have processed water from washing out their systems and machines, which will go through floor drains that will be caught, treated, and reused. Alderman Funkhouser asked how many gallons would be pumped daily, and Sean said around 50,000 gallons per module per day. The plants consume approximately 36,000 gallons of the 50,000 gallons. Alderman Funkhouser also asked how the truck traffic would be, and Sean said they had a traffic study done, and it would have no impact on Eldamain Road. Bright Farms is not an average distribution center as they only do possibly a quarter to a third of the output of an average distribution center.

Assistant City Administrator Willrett said the first step was the public hearing which took place today. Next, the staff is looking to pass the resolution tonight to show support of the project and agree to use local funds. The grant is \$1,000,000.00 and the project is around \$3,200,000.00 million. There is no obligation even if we are awarded the grant. If the Council passes the resolution, Assistant City Administrator Willrett will start the application process. The next step is to approve tonight's minutes with certification by the City Clerk at the next City Council meeting. Then, after the January 25th meeting, Assistant City Administrator Willrett will send the application to the state for the initial review. The state will, at that point, let us know if we are moving on for the grant and if so, we will do a participation agreement with the state due to the grant money being federal funds.

Alderman Funkhouser wanted clarification on the possible funding for the \$2.2 million difference. City Administrator Olson said there are a few viable options for financing: DCEO grant, developer funding, and developer front funding.

Motion approved by a roll call vote. Ayes-7 Nays-0
Peterson-aye, Koch-aye, Plocher-aye, Funkhouser-aye,
Transier-aye, Soling-aye, Marek-aye

**Corneils Road Interceptor Sewer –
Professional Services Agreement – Design Engineering
Bright Farms Development Agreement – Update
(CC 2022-03)**

Mayor Purcell entertained a motion to approve a Corneils Road Interceptor Sewer Professional Services Agreement – Design Engineering and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Plocher.

Motion approved by a roll call vote. Ayes-7 Nays-0
Koch-aye, Plocher-aye, Funkhouser-aye, Transier-aye,
Soling-aye, Marek-aye, Peterson-aye

PUBLIC WORKS COMMITTEE REPORT

Resolution 2021-03

**Approving a Contract for Garbage, Refuse, Recycling and
Yard Waste Collections Services with Groot, Inc.
(PW 2021-72)**

Alderman Marek made a motion to approve a Resolution Approving a Contract for Garbage, Refuse, Recycling and Yard Waste Collections Services with Groot, Inc. and authorize the Mayor and City Clerk to execute; seconded by Alderman Plocher.

Administrator Olson explained four items had been changed since the contract was put in the City Council packet. One item that was not changed, but Administrator Olson said the Council could vote on, included adding an extended period for yard waste collection. There is an option to push it out to the third week in December, which would cost an additional \$33,000. The four changes to the contract are as follows: the route map was not included in the packets, but staff is proposing the route map as we currently have it with Waste Management, Groot does not have hazardous waste collection, so all items referenced to it is removed from the contract, the cost of curbside stickers for bulk items is changing to \$2 per sticker, and the final update is that Groot has a 50lb limit on bulk items that they will pick up. Josh Molnar with Groot said they could not negotiate the 50lb limit because it is an industry-standard. Alderman Soling asked if the service dates stay the same, and Josh said they requested to add Wednesday to the pickup days. Alderman Funkhouser mentioned the stickers people have already purchased from our current provider, which Administrator Olson mentioned that the City would buy them back from the residents who had previously purchased them. Alderman Funkhouser asked if we could have a brochure or a printout clarifying items Groot will not pick up and clarification on the 50lb limit. Alderman Soling asked about the process of getting the residents the correct totes they requested. Administrator Olson said this is an operational issue that has not been finalized yet. Previously, due to tight turnarounds, they gave all residents a standard 65 gallon, then residents would request from there if they wanted to change the size. Alderman Marek asked Josh if Groot does not pick up an item due to size what the process is; Josh said they would leave a sticker with information on why it was not collected with a phone number.

Motion approved by a roll call vote. Ayes-7 Nays-0
Plocher-aye, Funkhouser-aye, Transier-aye, Soling-aye,
Marek-aye, Peterson-aye, Koch-aye

**Well No. 4 Rehabilitation – Bid Award
(PW 2021-73)**

Alderman Marek made a motion to accept bid and award to Layne Christensen Company in an amount not to exceed \$286,627.00; seconded by Alderman Peterson.

Motion approved by a roll call vote. Ayes-7 Nays-0
Funkhouser-aye, Transier-aye, Soling-aye, Marek-aye,
Peterson-aye, Koch-aye, Plocher-aye

**Lake Michigan Allocation – Engineering Agreement
(PW 2021-74)**

Alderman Marek made a motion to approve an Agreement for Professional Services for Lake Michigan Allocation Permit Application and authorize the Mayor and City Clerk to execute; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-7 Nays-0
Transier-aye, Soling-aye, Marek-aye, Peterson-aye,
Koch-aye, Plocher-aye, Funkhouser-aye

ECONOMIC DEVELOPMENT COMMITTEE REPORT

**Ordinance Approving a Development Agreement Between
the United City of Yorkville and Rally Homes, L.L.C.
– First Reading
(EDC 2021-43)**

Community Development Director Barksdale-Noble explained that the successor owner and developer of the Kendallwood Estates subdivision is Rally Homes, LLC represented by Anthony Montalbano. Rally Homes, LLC is seeking the following approvals by the City to restart the former Kendallwood Estates development successfully. The first item is the off-site watermain improvements which they are proposing to create a single 12" high-pressure water line and relocate it along Illinois Route 126 of the future IDOT right-of-way by purchasing an additional easement. The second item is for the construction prior to the watermain connection. Rally Homes is seeking the allowance to construct and receive final

occupancy for up to 43 home sites prior to the looping of the watermain system, which must occur no later than May 31, 2024. The third item is regarding the reduction of land cash valuation. The current land cash valuation is \$101,000 per improved acre. Rally Homes is requesting to reduce this amount to \$55,000 per improved acre. The proposed development agreement fee lock on land cash valuation will terminate either with the final building permit being issued or no later than five years from the date of the agreement's approval, whichever is sooner. Rally Homes is looking to change the name of the Kendallwood Estates subdivision to Timber Woods Estates and will be changing the names of the streets. The draft development agreement is within the packet.

Alderman Funkhouser mentioned that the City already has a subdivision named Timber Glenn and asked if there is a conflict having two subdivisions with such a close name. Community Development Director Barksdale-Noble mentioned there is already a Timber Ridge in unincorporated Kendall County. She clarified that all responses by emergency vehicles are to addresses specifically and not subdivision names. Mayor Purcell asked the petitioner to consider changing the subdivision's name.

Riverside Street – 1.5 Mile Review - Withdrawn
(EDC 2021-45)

No motions needed – Petitioner has withdrawn their application

Resolution 2022-04 **to Induce the Redevelopment of Certain Properties within the Yorkville Downtown Tax Increment Redevelopment Project Area**
(EDC 2022-07)

Alderman Peterson made a motion to approve a Resolution to Induce the Redevelopment of Certain Properties within the Yorkville Downtown Tax Increment Redevelopment Project Area and Authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-7 Nays-0
Soling-aye, Marek-aye, Peterson-aye, Koch-aye,
Plocher-aye, Funkhouser-aye, Transier-aye

**Resolution 2022-05 Approving an Economic Development Consultant's Agreement
(EDC 2022-06)**

Alderman Peterson made a motion to approve a Resolution Approving an Economic Development Consultant's Agreement and authorize the Mayor and City Clerk to execute; seconded by Alderman Plocher.

Alderman Funkhouser requested that they change it to a fixed fee instead of having an open-ended contract.

Motion approved by a roll call vote. Ayes-6 Nays-1
Marek-aye, Peterson-aye, Koch-aye, Plocher-aye,
Funkhouser-nay, Transier-aye, Soling-aye

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

Sales Tax Performance and Budget Projections (ADM 2021-57)

Alderman Funkhouser explained this is an informational item that shows what the City will do with the excess funds over a certain percentage as the City's sales tax continues to perform exceptionally.

Resolution 2022-06 Approving a Repeal of the Minute Taker's Hourly Wage Policy
(ADM 2021-58)

Alderman Funkhouser made a motion to approve a Resolution Approving a Repeal of the Minute Taker's Hourly Wage Policy and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-7 Nays-0
Peterson-aye, Koch-aye, Plocher-aye, Funkhouser-aye,
Transier-aye, Soling-aye, Marek-aye

PARK BOARD

No report.

PLANNING AND ZONING COMMISSION

No report.

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

YBSD Meeting

Alderman Soling said he was at the YBSD meeting last night. There was a spike in COVID during the testing in the sanitary water during the holiday season, but it has since returned to the standard numbers they saw before the holidays.

STAFF REPORT

No report.

MAYOR'S REPORT (cont'd)

Police Department – Thank You

Mayor Purcell wanted to take a moment to thank the Yorkville Police Department as they had a fire at a county jurisdiction location which some of the Yorkville officers assisted. The officers helped assist with carrying out two people from the burning building.

Prairie Pointe Building Update

(CC 2021-04)

Administrator Olson said a memo is in the packet with the request for proposals schedule, which is now public.

Water Study Update

(CC 2021-38)

Administrator Olson said that there was no water study update at this time. Alderman Peterson asked when residents will start to see an increase in their water bills. Mayor Purcell explained this is a policy decision that will have Council approval when it comes time to vote, but they do not know when the increase will start. Mayor Purcell said it could begin next calendar year.

ADDITIONAL BUSINESS

Public Works – Snow Plowing

Alderman Marek wanted to thank Public Works Director Dhuse and the public works staff for staying on top of the plowing and salting the streets throughout these last few storms. Alderman Funkhouser asked if staff has ever considered plowing trails. Public Works Director Dhuse explained it all depends on the workforce and equipment, but they will investigate it. Alderman Peterson brought up the Autumn Creek filling station park sidewalk next to the Autumn Creek Elementary School. Alderman Peterson said he has had multiple inquiries on if that area could be plowed and salted. Public Works Director explained that sidewalk cleanup is at the very best next day clean up. Administrator Olson clarified that sidewalks and trails are not part of the City's normal service policy. Public works staff will get to sidewalks and trails from time to time, but it depends on the workforce. If the Council wanted to make sidewalk and trails a more standard policy, there would need to be a more extensive conversation on staffing and equipment to accommodate it.

CITIZEN COMMENTS

None.

EXECUTIVE SESSION

None.

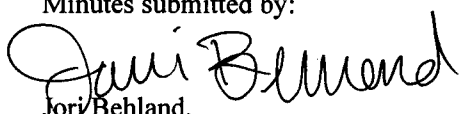
ADJOURNMENT

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 9:00 p.m.

Minutes submitted by:


Jori Behland,
City Clerk, City of Yorkville, Illinois

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UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

CITY COUNCIL MEETING
PUBLIC HEARING

800 Game Farm Road
Yorkville, Illinois

Tuesday, January 11, 2022
7:00 p.m.

1 PRESENT (in person and via Zoom):

2 Mr. John Purcell, Mayor;

3 Mr. Ken Koch, Alderman;

4 Mr. Dan Transier, Alderman;

5 Mr. Arden Joe Plocher, Alderman;

6 Mr. Craig Soling, Alderman;

7 Mr. Chris Funkhouser, Alderman;

8 Mr. Matt Marek, Alderman;

9 Mr. Jason Peterson, Alderman.

10
11 ALSO PRESENT (in person and via Zoom):

12 Mr. Bart Olson, City Administrator;

13 Ms. Jori Behland, City Clerk;

14 Ms. Erin Willrett, Assistant City
15 Administrator;

16 Ms. Kathleen Field-Orr, City Attorney;

17 Mr. Brad Sanderson, City Engineer;

18 Mr. Eric Dhuse, Public Works Director;

19 Ms. Krysti Barksdale-Noble, Community
20 Development Director;

21 Mr. Rob Fredrickson, Finance Director;

22 Mr. Tim Evans, Parks and Recreation
23 Director;

24 Chief James Jensen, Yorkville Police

Department;

Ms. Shanel Gayle, Purchasing Manager.

- - - - -

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 allow the public and others to discuss
7 anything they have on the Oswego/Yorkville
8 boundary agreement. So the agreement -- Is it in
9 the packet or not?

10 UNIDENTIFIED SPEAKER: Yes.

11 MAYOR PURCELL: It is. It is in the
12 packet. This is not a vote tonight by the
13 Council, though, I mean, if Council members have
14 some thoughts, but we will discuss it, but I will
15 first open this up.

16 Are there any members of the public
17 here that have any comments for the public
18 hearing for the boundary agreement?

19 (No response.)

20 MAYOR PURCELL: Seeing none or hearing
21 none, are there any members of the public in
22 Zoomland that have any comments on the
23 Oswego/Yorkville boundary agreement? If you do,
24 please say yes and state your name.

1 (No response.)

2 MAYOR PURCELL: Hearing none, do any
3 Aldermen have any comments, or do you want to
4 just discuss this when we put it on the agenda --
5 is it going to be next time?

6 MR. OLSON: Exactly, yes.

7 MAYOR PURCELL: Are we okay if we
8 discuss it in two weeks, or does anyone have any
9 comments now?

10 (No response.)

11 MAYOR PURCELL: Okay. Hearing no
12 comments, I close the Oswego/Yorkville boundary
13 agreement public hearing.

14 And next we have the Community
15 Development Block Grant project agreement -- or
16 not agreement, but public hearing. I open that
17 public hearing.

18 This public hearing will provide
19 interested parties an opportunity to express
20 their views on the proposed federal funding --
21 federal funded Community Development Block Grant
22 project.

23 These funds are to be used for a
24 community development project that will include

1 the construction of a sanitary sewer. The total
2 amount of the CDBG, Community Development Block
3 Grant, funds to be requested is \$1 million.

4 So this, again, is the public
5 hearing. We will have discussion on this later
6 in the meeting, but I think Bart has something he
7 needs to read per statute, or something or other.

8 MR. OLSON: Yes. I am going to turn the
9 camera a little bit here, and we have a prepared
10 script basically to be read as part of the
11 State's grant information, so I have a prepared
12 script.

13 Sean O'Neill of BrightFarms is on
14 the Zoom. He is prepared to give a five to
15 seven-minute presentation with a few slides later
16 on in the packet for the actual project.

17 For purposes of the public hearing,
18 the amount of funds available to the City are
19 \$1 million. The project activities that will be
20 undertaken with the grant funding is a sewer
21 extension to serve the BrightFarms development.

22 This infrastructure will enable
23 BrightFarms to pursue the project and invest the
24 private capital in a large local job generating

1 high tech greenhouse.

2 If the grant is received, funds from
3 the City's General Fund and enterprise funds in
4 the amount of \$2,227,000 -- 227,415 will be used,
5 in conjunction with the grant moneys, to fund the
6 estimated total project cost of \$3,227,000 -- and
7 \$415 for the sewer extension.

8 The estimated amount proposed for
9 activities that will benefit low-to-moderate
10 income individuals is 56 percent for the
11 \$1 million grant.

12 The goal of the Community
13 Development Department is to develop plans and
14 policies will which guide the growth and
15 development of the United City of Yorkville
16 ensuring a high quality of life for all residents
17 and an attractive location for all businesses.

18 Additional goals include the
19 following: To provide assistance to citizens,
20 Council, developers and agencies in making
21 informed decisions regarding the development of
22 the City;

23 To provide excellent customer
24 service to applicants and the general public for

1 all matters relating to the development process;

2 Coordinate development activity to
3 ensure development occurs in a manner consistent
4 with stated community vision and direction.

5 And taken from the 2016
6 Comprehensive Plan, the housing data shows that
7 nearly 60 percent of the homes in Yorkville were
8 built between 2000 and 2009, which a large
9 percentage of these homes in Yorkville also fall
10 within the 200 to \$299,000 range. An oversupply
11 of homes at the same age and within the same
12 price range limits the types of housing products
13 that attract a broader range of home buyers.

14 Apartment and rental housing could
15 also provide housing opportunities for households
16 who may not be able to secure a first-time
17 mortgage, as well as for seniors who desire to
18 live in a semi-rural setting.

19 That's a comment more about our
20 community goals and not necessarily this specific
21 project, sewer for an industrial development.

22 CDBG support for this public
23 infrastructure project will enable BrightFarms to
24 pursue the project and invest the private capital

1 in a large local job generating high tech
2 greenhouse. The public infrastructure request of
3 a sanitary sewer extension is what is being
4 sought after through this grant application.

5 It is shown through the City's audit
6 that the financial gap is present, and without
7 the grant assistance, the City would not be able
8 to fund this large-scale infrastructure project.

9 This greenhouse will serve a
10 two-to-four hour radius and lettuce will continue
11 to reach grocers' shelves within 24 hours of
12 harvest. Depending on the set of technologies
13 they employ and their ultimate size, 20 to
14 40 acres, the greenhouses will produce 20 to 40
15 million pounds of fresh leafy greens per year;
16 however, facilities of this size and volume need
17 enabling infrastructure. Roads, water and sewer
18 systems are critical to ensuring that private
19 investment can be made, local jobs created, and
20 growth can continue for this promising segment of
21 higher skill, higher tech agriculture.

22 And that concludes the presentation
23 and script for this public hearing.

24 MAYOR PURCELL: Okay. Thank you, Bart.

1 So again, this is the public hearing and we will
2 have discussion on this item later and a short
3 presentation, but I will ask are there any
4 comments from anyone in the room here, any
5 members of the public?

6 (No response.)

7 MAYOR PURCELL: No one is in the room --
8 or no one in the room is making comments, let me
9 rephrase.

10 Are there any members in Zoomland
11 who would like to make any comments for the
12 public hearing? Again, for the Aldermen, we will
13 be discussing this later. Any members of the
14 public?

15 (No response.)

16 MAYOR PURCELL: I close the public
17 hearing for the Community Development Block Grant
18 project. Thank you very much.

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

23 ---o0o---

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 11, 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 12th day of January, A.D., 2022.

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

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BRIGHT  FARMS®

GROWN *for* LOCALS!®

**BrightFarms Biggest, Most Sustainable
Lettuce Greenhouse:**
in Yorkville, Illinois

1/11/2022

Confidential and Proprietary

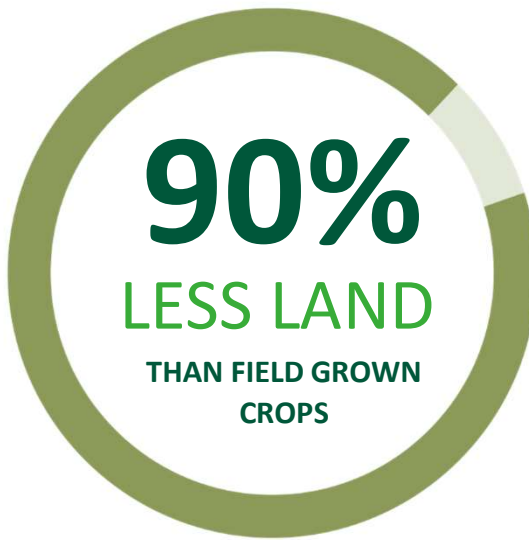
BrightFarms is the nation's leading grower of greenhouse lettuce.



BRIGHT FARM'S
GROWN for LOCALS!®



We are committed to improving the health of our planet.



Parent company Cox Enterprises has aggressive environmental commitments that BrightFarms must meet.

Zero Landfill Waste

2024

Water Neutral

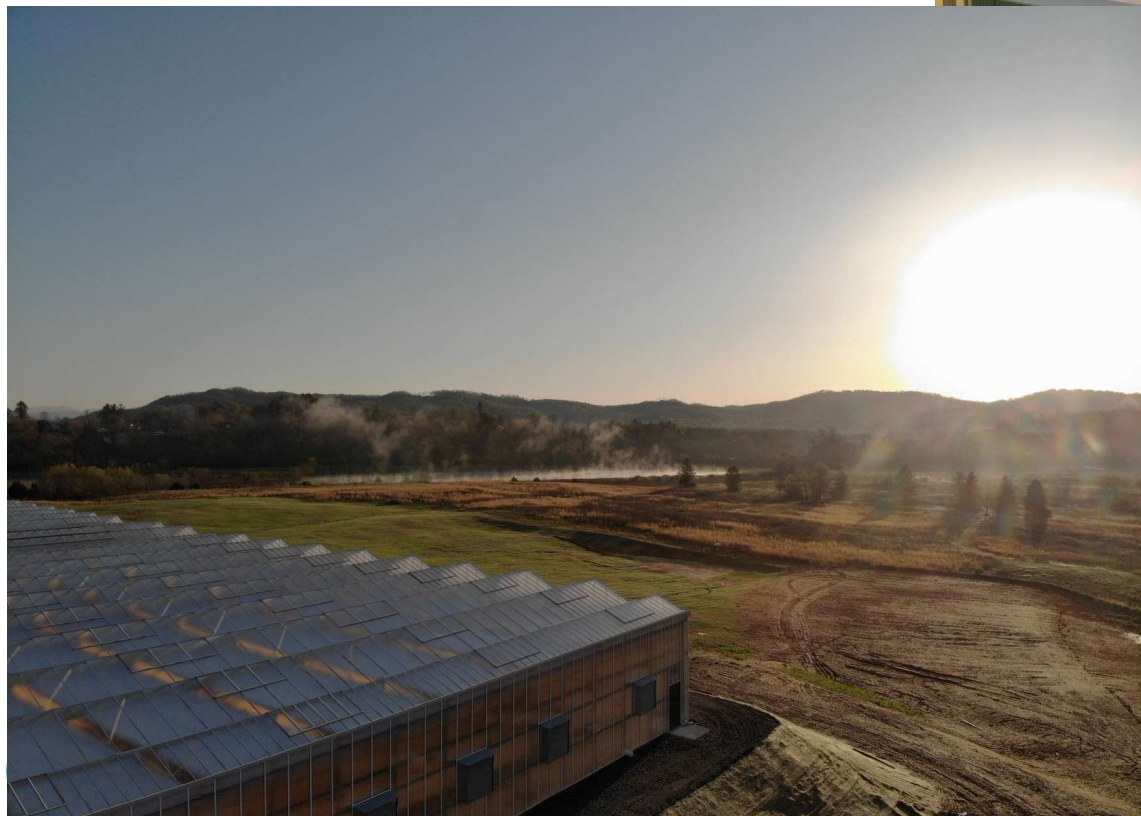
2034

Carbon Neutral

2034



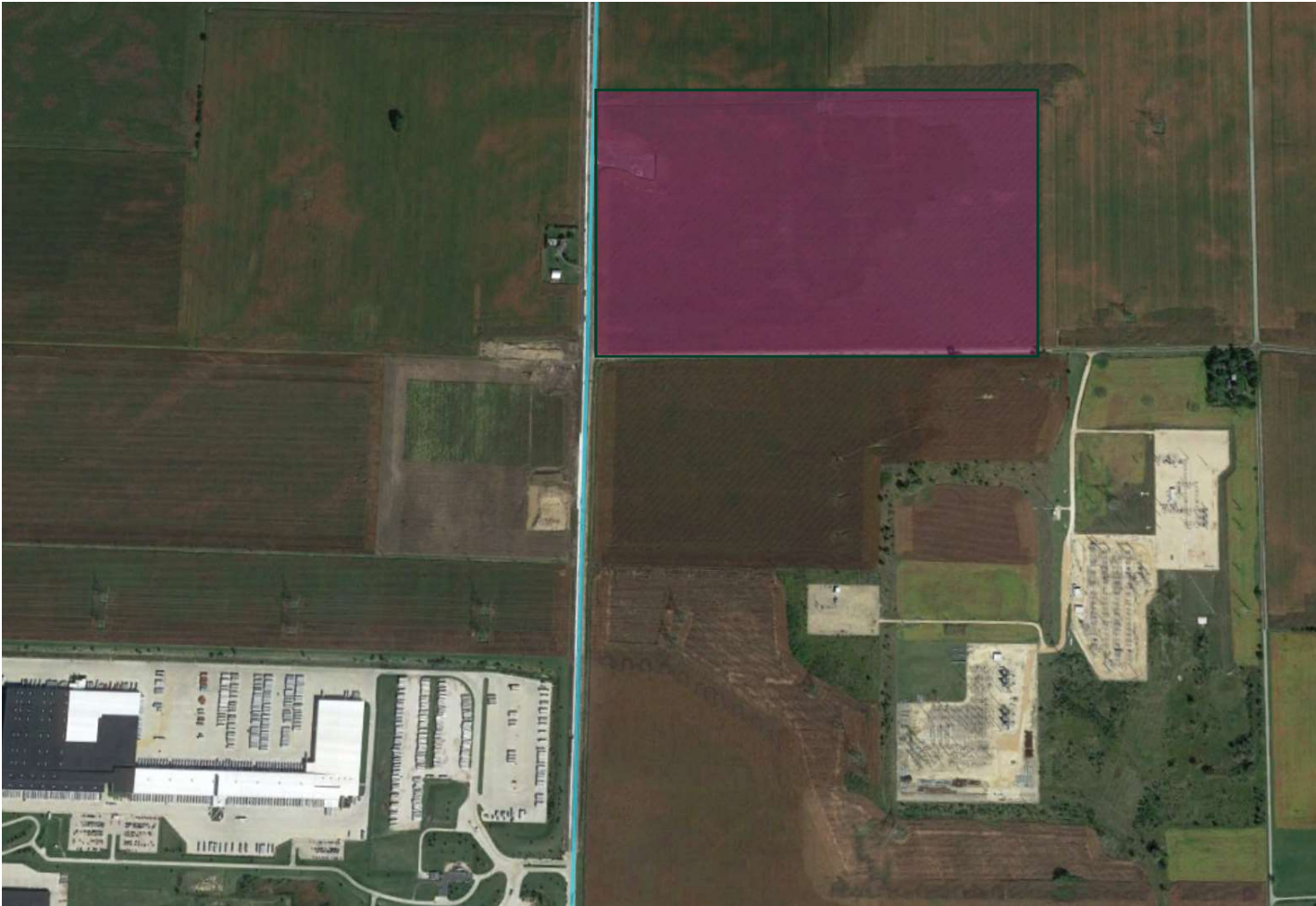
Our greenhouses are clear glass – they do not look like warehouses – pleasant to look at in the daylight.



And hard to see at night.

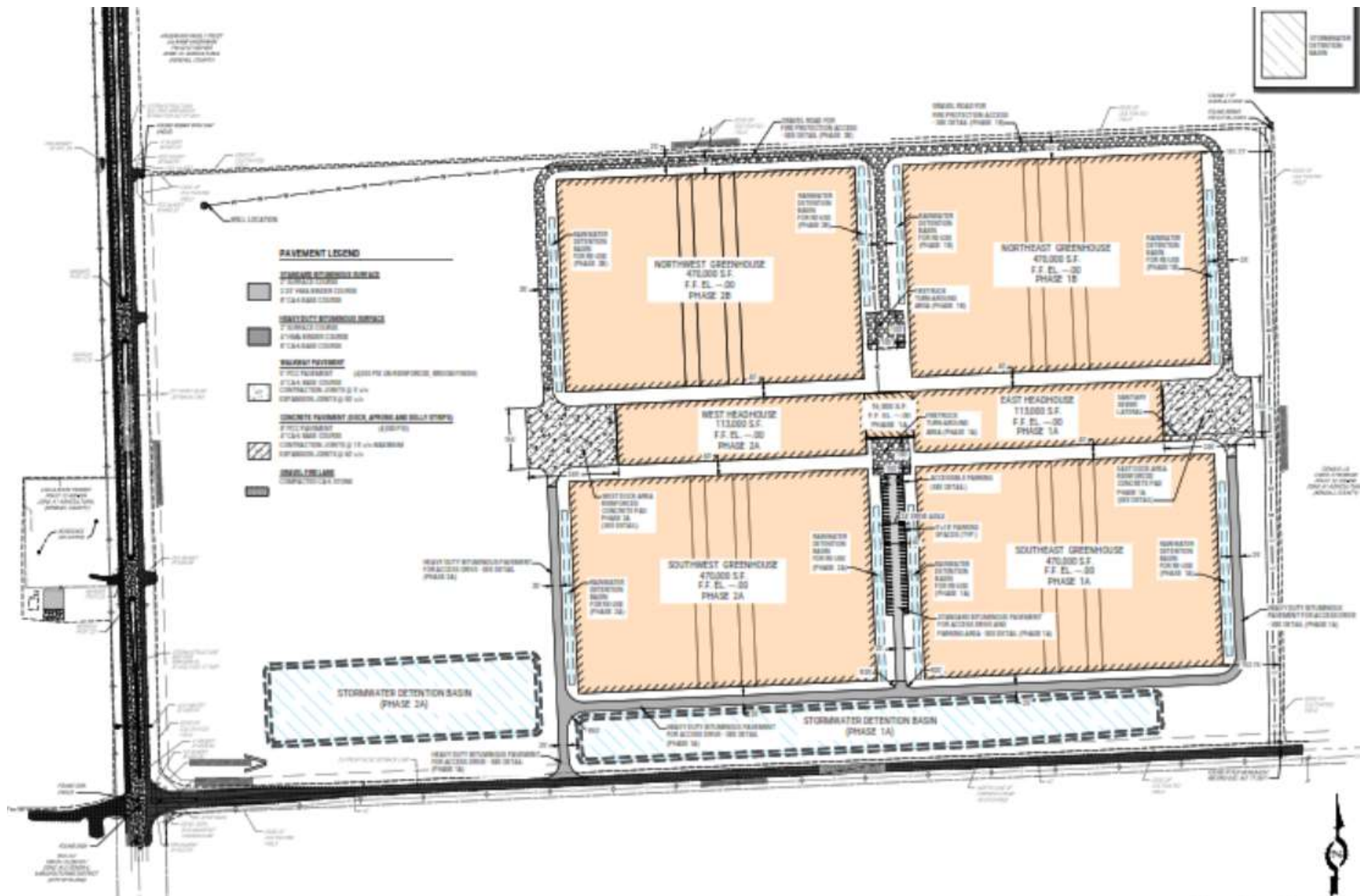


BrightFarms has optioned a parcel at the corner of Eldamain and Corneils Road.



- Com Ed power readily available.
- Gas to be brought up from Faxon Road.
- Only sewer is lacking.

At full build-out, we plan four 8-acre greenhouses connected to a headhouse. We'll start with one.



Benefits to Yorkville from our large-scale, local, high-tech agriculture.

Infrastructure

- The greenhouse brings utility infrastructure to the Eldamain corridor that allows long term business growth.

Revenue

- BrightFarms will contribute to town tax base and sewer system without adding residential rooftops.

Local Food and Jobs

- Brings CA food production to IL
- High tech ag jobs

Emissions Reduction

- Potential for unique, food waste digestion process to generate our power.



Yorkville
I l l i n o i s

We ask for the following support from the City of Yorkville.

Sewer connection by Q1 2023

- BrightFarms based initial Yorkville planning on a \$1.5 MM cost estimate less the \$1 MM from CDBG

← We cannot use City water. It would have to be “untreated” for growing purposes.

Well permit and support with other basic permitting

- We are bound by our public commitments to be good water stewards.