

**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, FEBRUARY 22, 2022**

Mayor Purcell called the meeting to order at 7:02 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
	Transier	Present
Ward II	Plocher	Present
	Soling	Present
Ward III	Funkhouser	Present
	Marek	Present
Ward IV	Tarulis	Present
	Peterson	Present

Staff in attendance at City Hall: City Clerk Behland, Chief of Police Jensen, Attorney Orr, Public Works Director Dhuse, Finance Director Fredrickson, Parks and Recreation Director Evans, Assistant City Administrator Willrett, Purchasing Manager Gayle, Facilities Manager Raasch, and EEI Engineer Sanderson.

Staff in attendance electronically: Community Development Director Barksdale-Noble

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/87346010068?pwd=V21vakZqeU92OVNzTENHL0VuVIUxdz09>. The Zoom meeting ID was 873 4601 0068.

**QUORUM**

A quorum was established.

**AMENDMENTS TO THE AGENDA**

None.

**PRESENTATIONS**

**Police Department Awards**

Chief Jensen, Deputy Chief Mikolasek, and Sergeant Carlyle presented Medal of Valor awards to the following officers: Sergeant John Hunter, Officer Tim Kolowski, Officer Ryan Fisher, Officer Kyle Davis, Officer Kevin Warren, and Officer Tyler Lobdell. They were presented with this award for their actions in rescuing two people and four dogs from a burning building on Wednesday, January 5, 2022.

**PUBLIC HEARINGS**

None.

**CITIZEN COMMENTS ON AGENDA ITEMS**

None.

**CONSENT AGENDA**

1. Minutes of the Regular City Council – January 25, 2022
2. Bill Payments for Approval
  - \$ 957,193.67 (vendors)
  - \$ 343,089.20 (payroll period ending 2/4/22)
  - \$ 1,300,282.87 (total)
3. North Central Elevated Water Storage Tank Rehabilitation – Bid Award – *accept bid and award contract to Jetco, Ltd in an amount not to exceed \$630,750.00* (PW 2022-09)
4. North Central Elevated Water Storage Tank Rehabilitation – Construction Engineering Agreement – *authorize the Mayor and City Clerk to execute* (PW 2022-10)
5. Mill Road Reconstruction – Change Order No. 1 – *authorize the Mayor to execute* (PW 2022-11)
6. Grande Reserve – Unit 9 Street Name Change – *accept Kendall County GIS request to rename Seeley Street to Seeley Court* (PW 2022-14)
7. Grande Reserve – Unit 13 Acceptance – *accept the public improvements of water main, sanitary sewer, storm sewer, paving, sidewalk, street lighting and parkway trees as described in the Bill of Sale for ownership and maintenance by the City, subject to receipt of a maintenance guarantee in the amount of \$123,062.00, subject to verification that the developer has no outstanding debt owed to the City for this project and subject to receipt of a signed Bill of Sale* (PW 2022-15)
8. Grande Reserve – Unit 14 Acceptance – *accept the public improvements of water main, sanitary sewer, storm sewer, paving, sidewalk, street lighting and parkway trees as described in the Bill of Sale for ownership and maintenance by the City, subject to receipt of a maintenance guarantee in the amount of \$176,242.00, subject to verification that the developer has no outstanding debt owed to the City for this project and subject to receipt of a signed Bill of Sale* (PW 2022-16)
9. Treasurer’s Report for January 2022 (ADM 2022-09)
10. Cell Phone Service Proposal – AT&T First Net (ADM 2022-12)

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

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

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**REPORTS**

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**MAYOR’S REPORT**

**St. Patrick’s Day Event**

Director of Parks and Recreation Evans reported that the St. Patrick’s Day Celebration will be held on Saturday, March 12, 2022. The Run SOB Run 5K is at 9:00 a.m. The Irish Parade starts at 11:00 a.m. and will begin on the easternmost end of Hydraulic Ave. There will be live music and St. Patrick’s Day specials throughout Yorkville. A fireworks display will occur approximately at 6:30 p.m., located at the corner of Route 47 and Countryside Parkway.

**Called to Care – Charity Dinner**

Alderman Peterson said the Called to Care Charity Dinner on Saturday, March 12, 2022, is sold out, with over 300 tickets sold.

**Bright Farms Development Agreement  
(CC 2022-05)**

Attorney Orr gave an update to Bright Farms Development Agreement. Bright Farms has not requested water services but only sewer services. The way the City’s water is currently treated is unsuitable for Bright Farms production. Bright Farms is only looking at sewer services. Within the packet, there is a summary that explains the updated sewer design and cost breakdown. The entire sewer project is estimated at around \$2.866 million, broken down into three parts: 30” pipe, 16” pipe, and 12” pipe. The Yorkville Bristol Sanitary District would pay \$158,000, and Bright Farms would pay \$2 million. This is a funding shortfall of \$1.7 million, but we are still waiting on the grant application results for \$1 million. In an effort to move the project along, the City has offered to contribute \$150,000 towards the \$700,000 funding shortfall only if Bright Farms can initially cover this amount and the City would pay it back over four years. Bright Farms has not accepted this offer yet. Mayor Purcell had also mentioned they had not completed the water study at this time. This item will be back at the March 8, 2022, City Council meeting for discussion and updates if available.

**PUBLIC WORKS COMMITTEE REPORT**

**Kane Kendall Council of Mayors – Call for Projects  
(PW 2022-07)**

Alderman Marek made a motion to authorize staff to submit a 2022 Call for Projects application for East Van Emmon Street project funding; seconded by Alderman Tarulis.

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

**EEI Rate Increase Request  
(PW 2022-08)**

Alderman Marek made a motion to approve Engineering Enterprises, Inc. Hourly Rates as specified in the 2022 Standard Schedule of Charges, effective as of May 1, 2022; seconded by Alderman Transier.

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

**Raintree Village – Unit 5 Lot 362 –  
Plat of Easement Modification  
(PW 2022-12)**

Alderman Marek made a motion to accept the Plat of Easement Modification upon receipt of the final executed documents and authorize the City Administrator and City Clerk to execute; seconded by Alderman Peterson.

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

**Ordinance 2022-08**

**Proposing the Establishment of Special Service Area Number  
2022-1 in the United City of Yorkville and Providing for Other  
Procedures in Connection Therewith (Timber Ridge Estates)  
(PW 2022-13)**

Alderman Marek made a motion to approve an Ordinance Proposing the Establishment of Special Service Area Number 2022-1 in the United City of Yorkville and Providing for Other Procedures in Connection Therewith (Timber Ridge Estates) and authorize the Mayor and City Clerk to execute; seconded by Alderman Koch.

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

**ECONOMIC DEVELOPMENT COMMITTEE REPORT**

No report.

**PUBLIC SAFETY COMMITTEE REPORT**

No report.

**ADMINISTRATION COMMITTEE REPORT**

**Aurora Area Convention and Visitors  
Bureau 2022 Yorkville Marketing Plan  
(ADM 2022-13)**

Alderman Funkhouser made a motion to approve the 2022 marketing plan as presented; seconded by Alderman Tarulis.

Alderman Funkhouser stated this is the third year the City has participated in the Aurora Area Convention and Visitors Bureau. The amount going towards Yorkville events will be \$26,000. Alderman Peterson mentioned print seems to be dying out and asked how the City's breakdowns compare to other communities, and was told that the breakdown is similar. Mayor Purcell said that last year's hotel tax was approximately \$110,000, of which 90% is paid into the AACVB. Mayor Purcell asked where the remaining funds go outside of the \$26,000 mentioned. AACVB said it goes to regional marketing, national marketing, greater suburban area marketing, and Chicago marketing.

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

**PARK BOARD**

**Rotary Park Pickleball Court Proposal  
(CC 2022-08)**

Alderman Peterson made a motion to approve the Pickleball Court project and the proposed budgeted amount of \$50,000.00; seconded by Alderman Marek.

Parks and Recreation Director Evans explained that he had spoken with both sporting programs that use the large fields at this park, and they have no issues with the pickleball court going in at the same park. He also mentioned again that the school was not in favor of the pickleball court going in at Stepping Stones Park due to only on-street parking. The school does not want people using their parking lot during school hours.

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

**PLANNING AND ZONING COMMISSION**

No report.

**CITY COUNCIL REPORT**

No report.

**CITY CLERK’S REPORT**

No report.

**COMMUNITY & LIAISON REPORT**

**Yorkville Bristol Sanitary District**

Alderman Soling reported that the COVID-19 numbers continue to decline in our area per Yorkville Bristol Sanitary District.

**STAFF REPORT**

No report.

**MAYOR’S REPORT (cont’d)**

**City Building Updates**

**a. Prairie Pointe Parking Lot Improvements –  
Professional Services Agreement – Design Engineering  
(PW 2022-07)**

Mayor Purcell entertained a motion to approve the Prairie Pointe Parking Lot Improvements Professional Services Agreement Design Engineering and authorize the Mayor and City Clerk to execute; So moved by Alderman Plocher; and by Alderman Marek.

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

**b. Construction Bid Updates**

Facilities Manager Raasch gave an update on the new City Hall and Police Facility. The bids for the renovation of the new building are in, and the lowest bid was Lite Construction which was under the most recent architect estimate by \$30,000. Staff would like to move forward with Lite Construction and hope to vote on this at the next City Council meeting. He said the furniture quote had been extended, and the quoted amount is locked in until March 9, 2022. He recommended voting on this at the next meeting because the cost can increase after March 9<sup>th</sup>. An alternate bid for the HVAC and roof replacement is in the \$600,000 range. Another alternate bid for moving the generator to the garage is around \$87,000. There will be additional purchases for the security system, natural gas line, high-density storage, IT equipment, phone system, TVs, and monitors in offices and lobby areas coming to the next few City Council meetings. The parking lot improvement agreement voted on prior to this item is for the design of pavement, sidewalk, curb, fences, security gates, and ADA-related improvements to the Prairie Pointe parking lot. The parking lot improvements will be bid out after design work is completed, and a construction engineering contract will be executed in conjunction with the bidding process. Lite Construction can start work immediately on the new City Hall and Police Facility if the Council approves the renovations at the next City Council meeting.

**Water Study Update  
(CC 2021-38)**

There was no water study update at the meeting.

**Fiscal Year 2023 Budget Presentation  
(CC 2022-09)**

Finance Director Fredrickson gave a brief PowerPoint presentation on the fiscal year 2023 budget (*see attached*). He said a public hearing on the budget is scheduled to be held at the March 8<sup>th</sup> meeting. He also mentioned that Administrator Olson would give a more in-depth presentation at the March 8<sup>th</sup> meeting on the budget.

**ADDITIONAL BUSINESS**

None.

**CITIZEN COMMENTS**

None.

**EXECUTIVE SESSION**

Mayor Purcell entertained a motion to go into executive session for the purchase or lease of real property for the use of the public body and for the setting of a price for the sale or lease of property owned by the public body. So moved by Alderman Peterson; seconded by Alderman Marek.

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

The City Council entered executive session at 8:49 p.m.

The City Council returned to regular session at 9:27 p.m.

**ADJOURNMENT**

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 9:28 p.m.

Minutes submitted by:



Jori Behland,  
City Clerk, City of Yorkville, Illinois

FY 23 BUDGET  
PRESENTATION

CITY COUNCIL

2-22-22

# United City of Yorkville

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# Budget Schedule

- Presentation at City Council
  - February 22, 2022
  
- Presentation and mandated public hearing
  - March 8, 2022
  
- City Council must approve budget before April 30, 2022

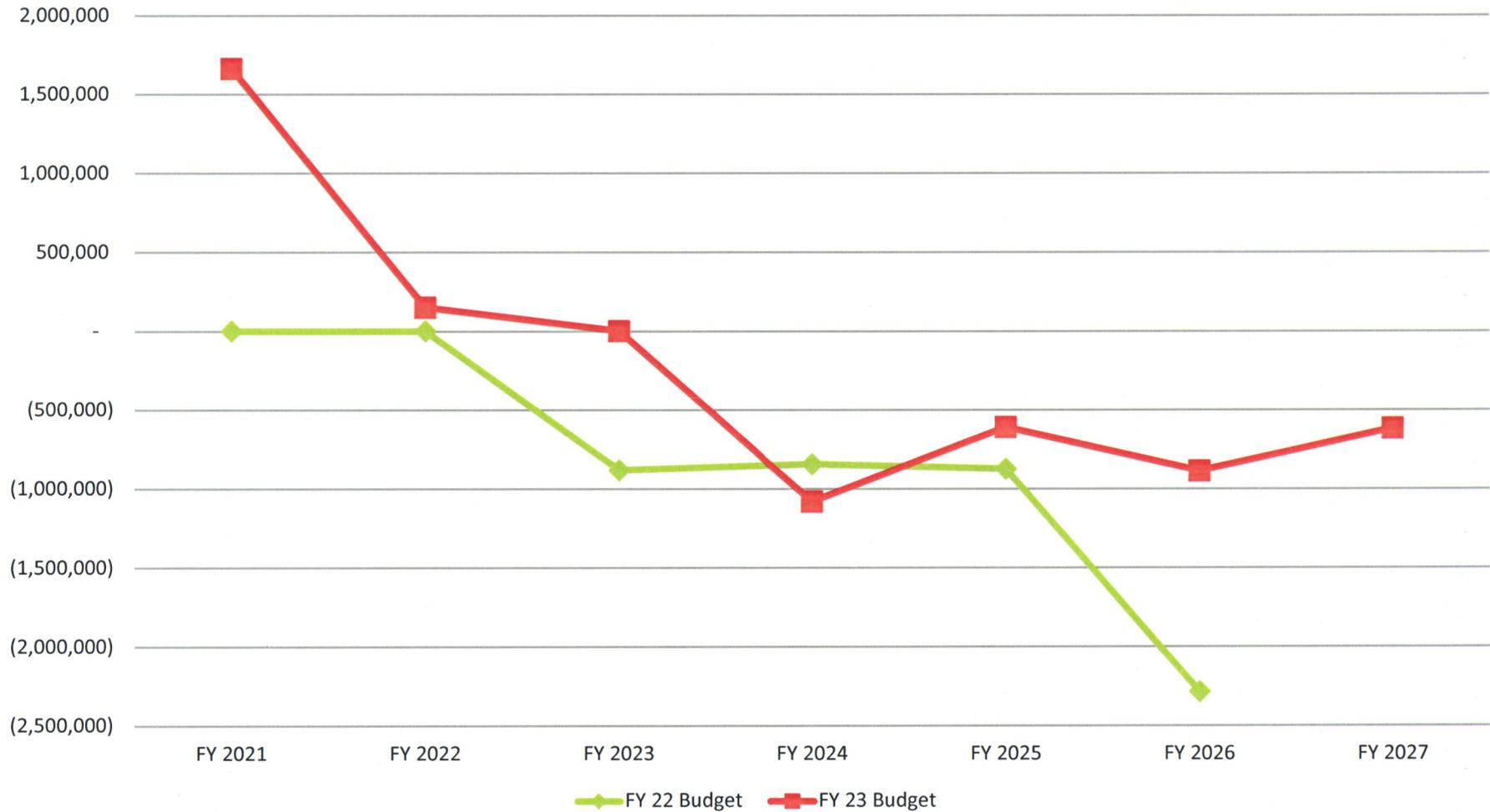
# Tonight's outline

- Big Picture
- Items to Note



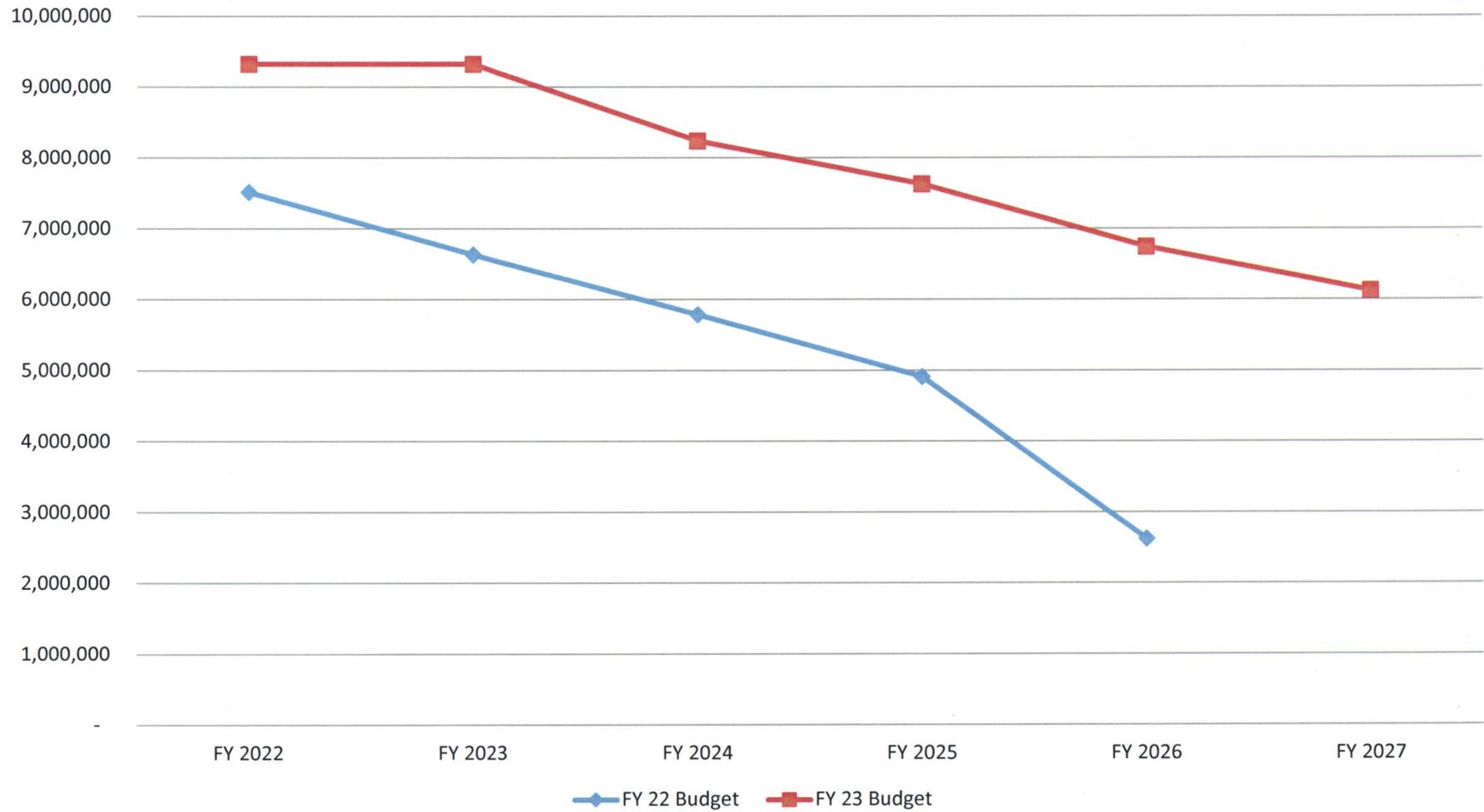
# How do things look?

## General Fund - Surplus(Deficit) Comparison

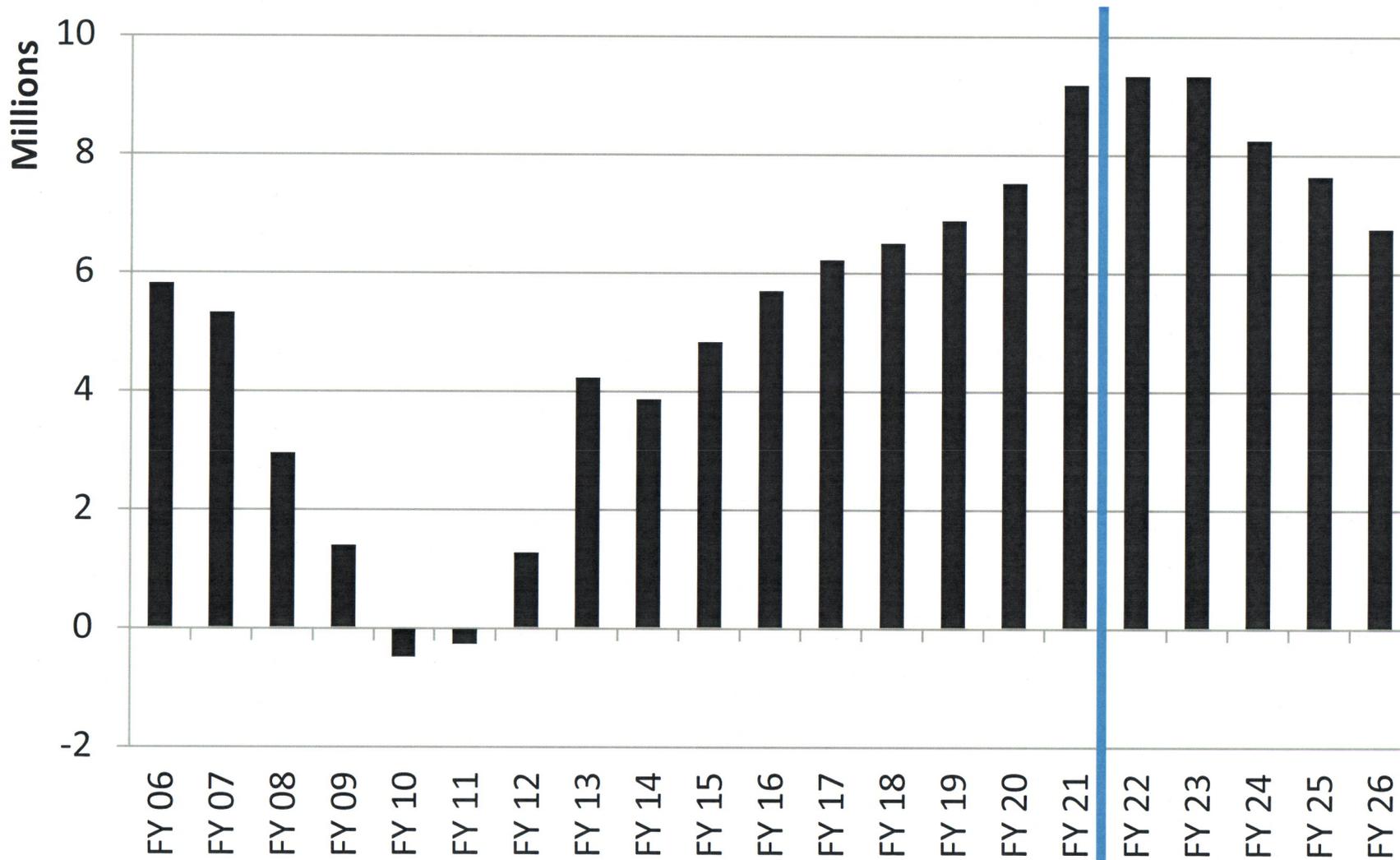


# How do things look?

General Fund - Fund Balance



# Fund Balance History – General Fund

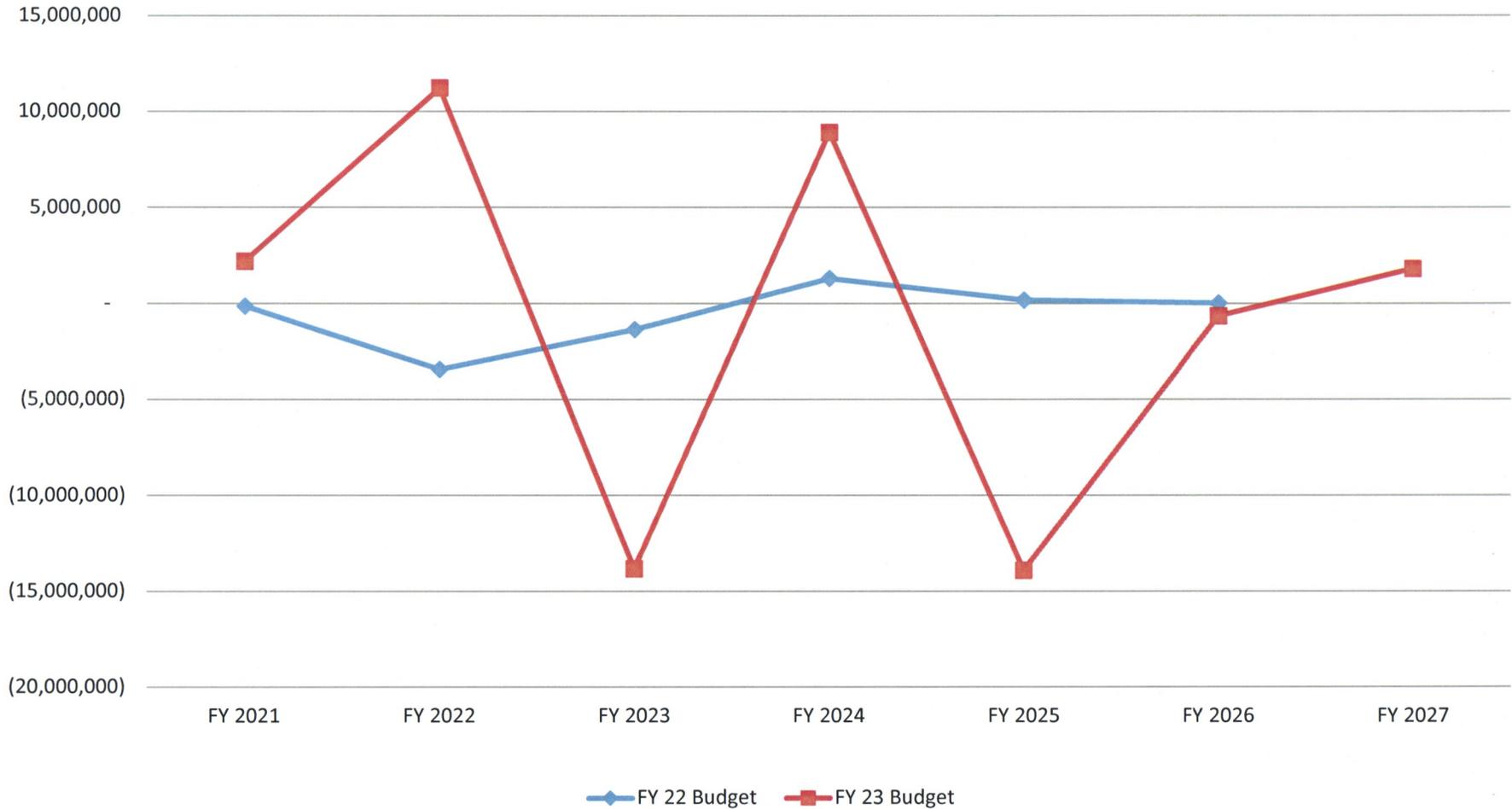


Past

Present and Future

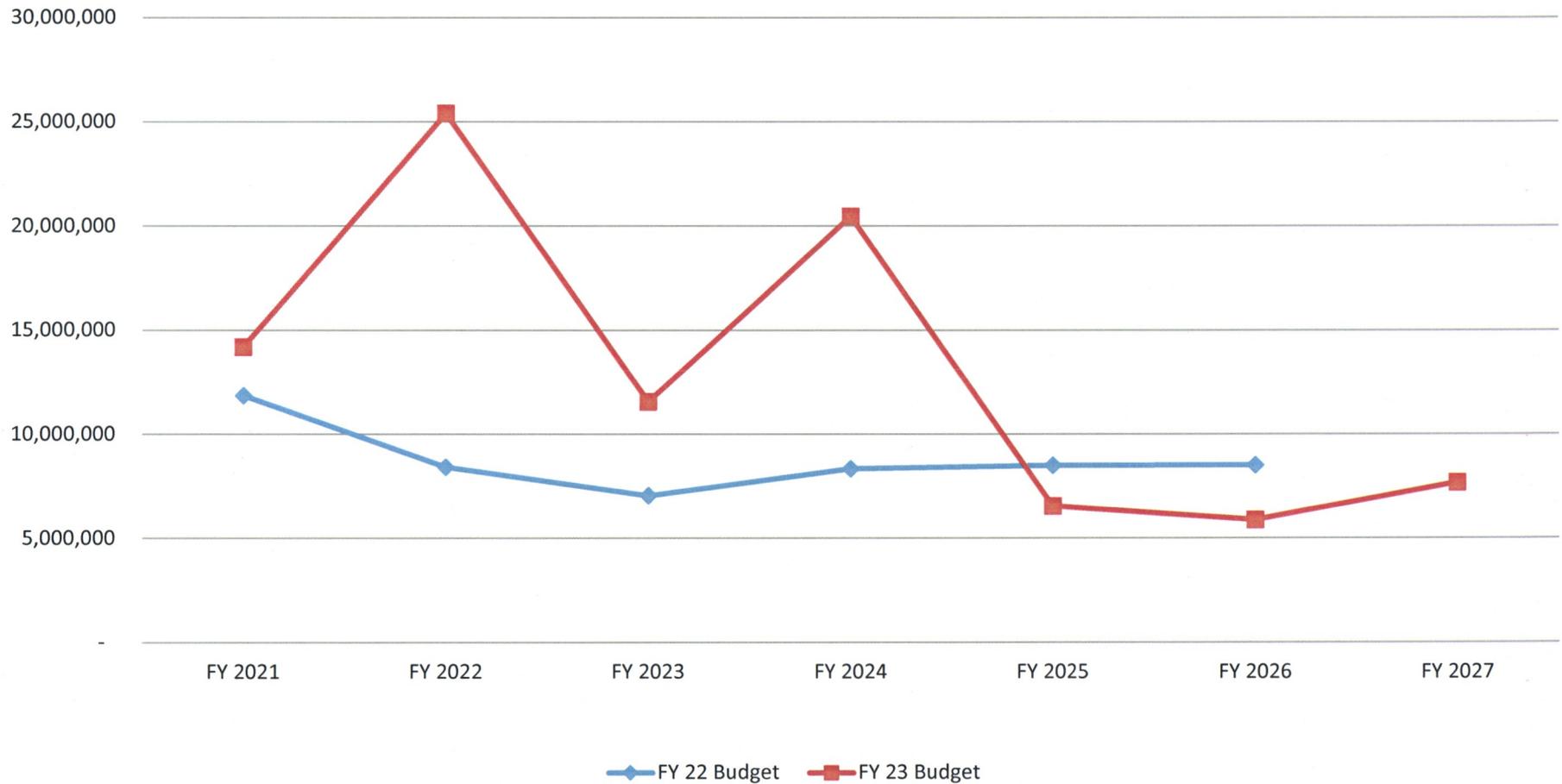
# How do things look?

## Aggregate City Budget - Surplus(Deficit) Comparison



# How do things look?

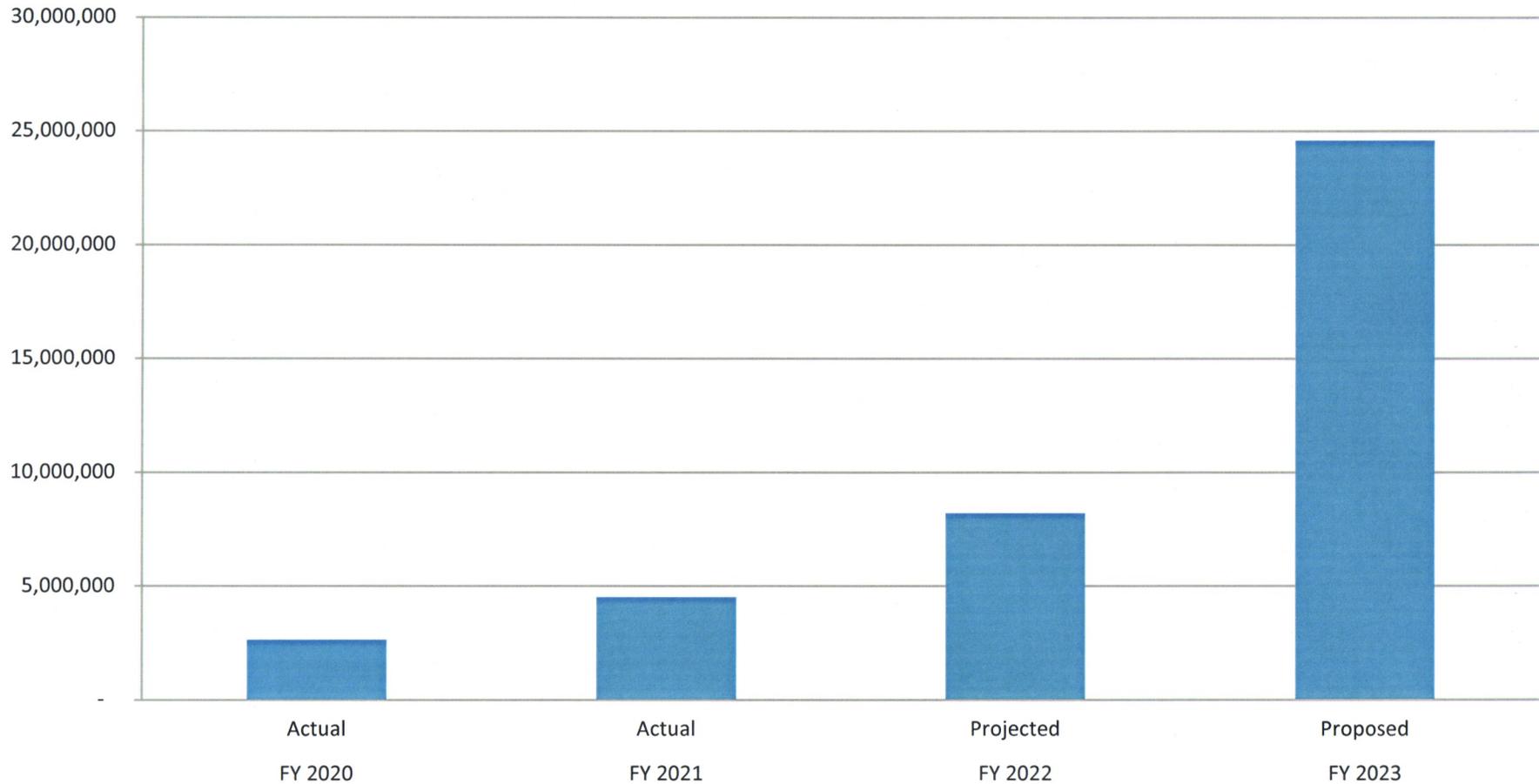
## Aggregate City Budget - Fund Balance Comparison



# BIG PICTURE

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## Capital Budget Comparison - Fiscal Years 2020 - 2023



# BIG PICTURE

- Fund Balance of General Fund at 42% in FY 23
    - Approx 37% in FY 24; 34% in FY 25
    - Offset by TIF Fund negative fund balances
  - Fund Balance in Water Fund drawn down to 13% by FYE 24, but Lake Michigan project remains to be planned
    - Rate adjustment planned due to interim Lake Michigan expenditures
      - First rate increase planned since May 1, 2016, but staggered in rollout
      - Most users will see \$6 per month per household
  - Fund Balance in Sewer Fund drawn down to 20% in FY 26, but back to 53% in FY 27
    - Inflationary fee increase planned for FY 23 and beyond
- 

# BIG PICTURE

- Revenue growth projections are conservative, even if recent performance has been extremely strong
- Lake Michigan water source project must be addressed by FY 24
  - ~\$96m to be spent over next 4-7 years
- Funding of major new capital projects and vehicle purchases
- New police officers to keep up with population growth is only new hires currently proposed

# Items to Note

- Lake Michigan water source project
  - FY 23
    - Interim studies needed for ~\$500k
    - Interim water rate increase needed to fund these projects and chip away at larger increase expected
      - \$6 per month per household for most, under \$10 per month per household for 90% of households
  - FY 24
    - ~\$96m project needed to be planned
    - Accompanying water rates must be implemented
      - Discussion expected in Spring/Summer 2022

# Items to Note

- Prairie Pointe Building Planning
  - Bids opened mid-February, bids and supplemental purchases being finalized for March 8, 2022 City Council discussion
  - FY 23 budget contains budgeting for all upper end estimates of bids, alternates, and supplemental purchases
  
- Public Works Building Planning
  - \$22m bond planned for FY 23
    - Debt service covered by inflationary increase in sewer, and wrapped into broader water fund discussion
  - Funded out of Streets, Water, Sewer

# Budget Schedule

- March 8<sup>th</sup> City Council presentation and public hearing
- City Council discussion, debate and potential approval
  - April 12<sup>th</sup> and 26<sup>th</sup>



# Online

- Full budget proposal, including excel spreadsheet available at:

<https://www.yorkville.il.us/Archive.aspx?AMID=44>

