

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL**  
**OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,**  
**HELD IN THE CITY COUNCIL CHAMBERS,**  
**651 PRAIRIE POINTE DRIVE ON**  
**TUESDAY, MAY 30, 2023**

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

**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
	Corneils	Present

Staff in attendance at City Hall: City Clerk Behland, City Administrator Olson, Chief of Police Jensen and Attorney Orr. Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, Assistant City Administrator Willrett, and EEI Engineer Sanderson.

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/81778480678?pwd=TIJHcGF4dnQwRVFaNmp4TWp2OGpMZz09>. The Zoom meeting ID was 817 7848 0678.

**QUORUM**

A quorum was established.

**AMENDMENTS TO THE AGENDA**

None.

**PRESENTATIONS**

**Police Commissioner Bob Johnson Recognition**

Mayor Purcell, Chief of Police Jensen, and Deputy Chief Mikolasek presented a certificate of appreciation to Police Commissioner Bob Johnson for his many years of service to the City of Yorkville and the Yorkville Police Department.

**PUBLIC HEARINGS**

1. Bristol Ridge Solar Farm 105 & 106 Annexation Agreement Amendment.

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

**CITIZEN COMMENTS ON AGENDA ITEMS**

Lori Haff-Delancy, Plum Street, Bristol resident, shared concerns with the Bristol Ridge Solar Farms, the water run-off in their area, and the farmland use. She also has property value concerns and them going down with the solar farm. And she is worried there will be a glare and additional heat from the solar farm.

Roger, Cross Street, Bristol resident, expressed his concerns with the water and septic system and no drain tiles regarding the Bristol Ridge Solar Farms. He is concerned with systems being interfered with. Concerned with moving topsoil. Doesn't think the road bond will be sufficient.

Michelle Carpenter, Turning Point Energy/Petitioner, we hear the comments that are being raised. Happy to discuss concerns with the residents directly after this meeting and during the future PZC meeting.

**CONSENT AGENDA**

1. Bill Payments for Approval
  - \$ 2,309,790.70 (vendors – FY 23)
  - \$ 504,053.71 (vendors – FY 24)
  - \$ 2,971.98 (wire payments)
  - \$ 388,055.12 (payroll period ending 05/12/2023)
  - \$ 3,204,871.51 (total)
2. Easement for Contract A Water Main – 1308 Game Farm Road – *accept the easement and authorize the Mayor, City Clerk, and City Engineering to execute* (PW 2023-42)
3. Grande Reserve Unit 13 – Release of Guarantee – *authorize the release of the remaining performance security in the amount of \$87,600* (PW 2023-46)
4. Grande Reserve Unit 14 – Release of Guarantee – *authorize the release of the remaining performance security in the amount of \$125,600* (PW 2023-47)
5. Grande Reserve Unit 23 – Release of Guarantee – *authorize the release of the remaining performance security in the amount of \$520,410.95* (PW 2023-48)

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

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, Corneils-aye

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**REPORTS**

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**MAYOR’S REPORT**

**Resolution 2023-16      Approving an Intergovernmental Agreement Between Yorkville Community Unit School District No. 115 and the United City of Yorkville for Pre-closing Possession of 800 Game Farm Road**  
(CC 2023-23)

Mayor Purcell entertained a motion to approve a Resolution Approving an Intergovernmental Between Yorkville Community Unit School District No. 115 and the United City of Yorkville for Pre-closing Possession of 800 Game Farm Road. So moved by Alderman Soling; seconded by Alderman Plocher.

Motion approved by a roll call vote. Ayes-7 Nays-1  
Plocher-aye, Funkhouser-aye, Tarulis-aye, Transier-nay,  
Soling-aye, Marek-aye, Corneils-aye, Koch-aye

**Appointments to Boards and Commissions**  
(CC 2023-25)

Mayor Purcell entertained a motion to approve the Mayor’s appointments of Joseph Gillespie and Jeff Burgner to the Police Pension Fund Board to terms ending May 2025, the appointment of Maryalice Lundquist to the Fire and Police Commission to a term ending May 2026, the appointments of Rosie Millen and Theron Garcia to the Library Board to terms ending May 2026, and the appointments of Rusty Hyett and Deborah Horaz to the Planning and Zoning Commission to terms ending May 2027. So moved by Alderman Marek; seconded by Alderman Tarulis.

Motion approved by viva voce vote

**Chief of Police Employment Contract**  
(CC 2023-30)

Mayor Purcell entertained a motion to table the Chief of Police Employment Contract to the next City Council meeting. So moved by Alderman Plocher; seconded by Alderman Funkhouser.

Motion approved by viva voce vote

**Ordinance 2023-15      Amending the Traffic Schedule and Index (East Main St. and McHugh Rd.)**  
(CC 2023-23)

Mayor Purcell entertained a motion to approve an Ordinance Approving the Traffic Schedule and Index (East Main Street and McHugh Road) and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Funkhouser.

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

**Resolution 2023-17**

**Approving an Intergovernmental Agreement Between the Village of Oswego and the United City of Yorkville Regarding Joint Employment of a Training Coordinator**

(CC 2023-34)

Mayor Purcell entertained a motion to approve a Resolution Approving an Intergovernmental Agreement Between the Village of Oswego and the United City of Yorkville Regarding Joint Employment of a Training Coordinator and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Koch.

Chief of Police Jensen shared that this agreement with Oswego will resemble the facilities manager's shared position. This staff member will oversee all the training requirements between Oswego and Yorkville, split 50/50. Alderman Koch asked if the staff had an idea of the salary for this position. Chief Jensen shared that the salary would be around \$60,000 and \$40,000 towards benefits. Alderman Funkhouser asked if we could elaborate on how we see cost savings for this position. Chief Jensen explained they have two deputy chiefs and a sergeant trying to manage our training currently. Alderman Funkhouser said this is a 50/50 split in which the training coordinator would spend 20 hours at each municipality. Alderman Funkhouser is concerned that Oswego has more officers than Yorkville, which means we are not equal staffing-wise. Do you think they will be pulling more hours for Oswego than Yorkville? Chief Jensen said we have the availability to reconcile time as needed. Alderman Tarulis is concerned about formalizing the 50/50 split regarding the number of staff for each municipality. Mayor Purcell asked if we track the hours and reconcile them if needed. Would that be ok with the council members with concerns? City Administrator Olson said the same process worked with the facilities and purchasing managers.

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

**2023 Website Redesign – Design Concept Review**

(CC 2023-35)

City Administrator Olson shared two website images with the council and asked for their opinion on the red and blue headline and web page layout. The Council likes the red more and was ok with the design.

**Parks and Recreation Playground Purchases**

(CC 2023-36)

**a. Approval of Parks and Recreation Playground Purchases**

Mayor Purcell entertained a motion to approve the Approval of Parks and Recreation Playground Purchases So moved by Alderman Funkhouser; seconded by Alderman Marek.

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

**Ordinance 2023-16**

**b. Authorizing the Second Amendment to the Annual Budget of the United City of Yorkville, for the Fiscal Year Commencing on May 1, 2023 and Ending on April 30, 2024**

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the Second Amendment to the Annual Budget of the United City of Yorkville, for the Fiscal Year Commencing on May 1, 2023 and Ending on April 30, 2024 and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Transier.

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

**Authorizing the issuance of water revenue bonds or, in lieu thereof, general obligation alternate revenue bonds, of the United City of Yorkville, Kendall County, Illinois in an aggregate principal amount not to exceed \$11,000,000 pursuant to Section 15 of the Local Government Debt Reform Act of the State of Illinois, as amended, and the Municipal Code of the State of Illinois, as amended, for the purpose of paying the costs of enhancing the City's water delivery system**  
(CC 2023-37)

Mayor Purcell entertained a motion to approve an Ordinance authorizing the issuance of water revenue bonds or, in lieu thereof, general obligation alternate revenue bonds, of the United City of Yorkville, Kendall County, Illinois in an aggregate principal amount not to exceed \$11,000,000 pursuant to Section 15 of the Local Government Debt Reform Act of the State of Illinois, as amended, and the Municipal Code of the State of Illinois, as amended, for the purpose of paying the costs of enhancing the City's water delivery system and authorize staff to proceed with publishing the public hearing. So moved by Alderman Transier; seconded by Alderman Corneils.

Finance Director Fredrickson shared that this is the next step in the bond issuance process. This establishes the maximum amount of principal, which is \$11,000,000. This also identifies what proceeds can be spent on, mainly water system-related items. If this passes, we will publish a public notice of hearing on Friday, which starts the 30-day referendum period. The final action is the approval of the ordinance tentatively scheduled for July 11<sup>th</sup>. Alderman Funkhouser asked for more information on the place of eating tax. Finance Director Fredrickson shared we are planning on pledging this on this bond and any future water revenue-related bonds. It does not have to be implemented now but needs to be in place before we approve the final ordinance. Alderman Koch asked if we had other revenues come forward. Can they be added to the revenue section? Finance Director Fredrickson said they should be water-related revenues only.

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

**Green Door**  
(CC 2023-38)

**Ordinance 2023-17                      a. Approving a Memorandum of Understanding Between the United City of Yorkville, Kendall County, Illinois and Yorkville Nexus, LLC Relating to Engineering Services for Infrastructure Projects**

Mayor Purcell entertained a motion to approve an Ordinance Approving a Memorandum of Understanding Between the United City of Yorkville, Kendall County, Illinois and Yorkville Nexus, LLC, Relating to the Engineering Services for Infrastructure Projects and authorize the Mayor and City Clerk to execute. So moved by Alderman Funkhouser; seconded by Alderman Soling.

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

**Ordinance 2023-18                      b. Approving a Memorandum of Understanding Between the United City of Yorkville, Kendall County, Illinois and Yorkville Nexus, LLC Relating to the Construction of Water and Sanitary Services**

Mayor Purcell entertained a motion to approve an Ordinance Approving a Memorandum of Understanding Between the United City of Yorkville, Kendall County, Illinois and Yorkville Nexus, LLC, Relating to the Construction of Water and Sanitary Services and authorize the Mayor and City Clerk to execute. So moved by Alderman Koch; seconded by Alderman Marek.

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, Corneils-aye



**c. Agreement for Professional Services Lincoln Prairie Water Main,  
Agreement for Professional Services Lincoln Prairie Sanitary  
Sewer – Corneils, and Agreement for Professional Services  
Lincoln Prairie Sanitary Sewer-South**

Mayor Purcell entertained a motion to approve an Agreement for Professional Services Lincoln Prairie Water Main, Agreement for Professional Services Lincoln Prairie Sanitary Sewer – Corneils, and Agreement for Professional Services Lincoln Prairie Sanitary Sewer – South. So moved by Alderman Tarulis; seconded by Alderman Soling.

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

**National Safe Boating Week**

Mayor Purcell shared that National Safe Boating Week was from May 20, 2023, through May 26, 2023. Due to having to move last week's meeting, we missed proclaiming this time. Mayor Purcell stated he urges all those who boat to practice safe boating habits and always wear a life jacket.

**PUBLIC WORKS COMMITTEE REPORT**

**Heartland Meadows – Consideration of  
Acceptance  
(PW 2023-43)**

Alderman Koch made a motion to accept the public improvements (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 and authorize a reduction to the performance guarantee resulting in a performance guarantee in the amount of \$133,399.30 to cover the one-year maintenance period, 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; seconded by Alderman Marek.

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

**2023 Sanitary Sewer Lining – Design and  
Construction Engineering Agreement  
(PW 2023-44)**

Alderman Koch made a motion to approve the 2023 Sanitary Sewer Lining – Design and Construction Engineering Agreement and authorize the Mayor and City Clerk to execute; seconded by Alderman Plocher.

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

**2024 Water Main Replacement –  
Design Engineering Agreement  
(PW 2023-45)**

Alderman Koch made a motion to approve the 2024 Water Main Replacement – Design Engineering Agreement and authorize the Mayor and City Clerk to execute; seconded by Alderman Tarulis.

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

**Supplemental MFT Resolution 2023-18**

**for Bulk Rock Salt  
(PW 2023-49)**

Alderman Koch made a motion to approve a supplemental MFT Resolution for the purchase of bulk rock salt and authorize the City Clerk to execute; seconded by Alderman Soling.

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

**Purchase and Sale of Public Works Vehicles  
(PW 2023-50)**

**a. Approval of the Purchase and Sale  
of Public Works Vehicles**

**Ordinance 2023-19**

**b. Authorizing the First Amendment to the Annual Budget of the  
United City of Yorkville, for the Fiscal Year Commencing  
on May 1, 2023 and Ending on April 30, 2024**

Alderman Koch made a motion to approve the Purchase and Sale of Public Works Vehicles and an Ordinance Authorizing the First Amendment to the Annual Budget of the United City of Yorkville, for the Fiscal Year Commencing on May 1, 2023 and Ending on April 30, 2024 and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Marek-aye, Corneils-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**

No report.

**PARK BOARD**

**Past Events**

Parks and Recreation Director Evans thanked everyone for coming to Margaritas en Mayo on May 25<sup>th</sup>. He also mentioned they had a great turnout at the Memorial Day Ceremony on May 29<sup>th</sup> at Town Square Park, along with the Yorkville American Legion.

**Upcoming Events**

Parks and Recreation Director Evans shared that Cruise Night is tomorrow night, May 31<sup>st</sup> at Riverfront Park from 5:00 pm to 8:00 pm. The ribbon cutting and open house for the New City Hall and Police Department is scheduled for June 13<sup>th</sup> at 4:00 pm. Then the FORE! Yorkville Golf Outing will take place on June 15<sup>th</sup> with 7:00 am Registration, 8:00 am shotgun start, and 1:00 pm buffet lunch.

**PLANNING AND ZONING COMMISSION**

No report.

**CITY COUNCIL REPORT**

No report.

**CITY CLERK'S REPORT**

No report.

**COMMUNITY & LIAISON REPORT**

**Aurora Area Convention Visitors Bureau**

Alderman Funkhouser reported they had their AACVB meeting this month. They introduced a new staff member for the organization, Brad Banks, Sports Sales Manager. Brad Banks has an extensive background, and we should see some good things to come.

**KenCom**

Alderman Funkhouser reported they had a joint meeting between the operations and executive boards. A discussion occurred on investing some of the money they had built up.

**STAFF REPORT**

No report.

**MAYOR'S REPORT (cont'd)**

**City Building Updates  
(CC 2022-04)**

No update.

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

No update.

**ADDITIONAL BUSINESS**

None.

**CITIZEN COMMENTS**

Lori, Plum Street, Bristol, expressed concern about Oak Street and Cannonball Trail in Bristol, now City property. This area has a lot of traffic and getting out onto Cannonball Trail from Oak Street is impossible. There is a bus barn where people park, and the entire block is parked cars. She would like no parking signs on Oak Street. She is also concerned with the event center, parking issues, and noise.

Roger, Cannonball Trail, Bristol, shared he is concerned with the event center by Cannonball Trail and Septran. He would like a study of traffic on Cannonball and Bristol Ridge. He is concerned with noise from the event center.

**EXECUTIVE SESSION**

None.

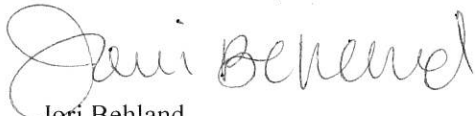
**ADJOURNMENT**

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:28 p.m.

Minutes submitted by:

A handwritten signature in cursive script, appearing to read "Jori Behland".

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, May 30, 2023

7:00 p.m.



1 PRESENT:

2 Mr. John Purcell, Mayor;

3 Mr. Ken Koch, Alderman;

4 Mr. Dan Transier, Alderman;

5 Mr. Arden Joe Plocher, Mayor Pro-Tem;

6 Mr. Craig Soling, Alderman;

7 Mr. Chris Funkhouser, Alderman;

8 Mr. Matt Marek, Alderman;

9 Mr. Seaver Tarulis, Alderman;

10 Mr. Rusty Corneils, Alderman.

11  
12 ALSO PRESENT: (In person and via Zoom)

13 Mr. Bart Olson, City Administrator;

14 Ms. Jori Behland, City Clerk;

15 Ms. Erin Willrett, Assistant City

16 Administrator;

17 Ms. Kathleen Field Orr, City Attorney;

18 Ms. Megan Lamb, City Attorney;

19 Mr. Brad Sanderson, City Engineer;

20 Mr. Rob Fredrickson, Finance Director;

21 Mr. Eric Dhuse, Public Works Director;

22 Chief James Jensen, Yorkville Police

23 Department;

24 Mr. Tim Evans, Parks and Recreation

Director;

Ms. Krysti Barksdale-Noble, Community  
Development Director.

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

4 MAYOR PURCELL: Well, I will open the  
5 public hearing for Bristol Ridge Solar Farm 105  
6 and 106 for the Annexation Agreement Amendment.  
7 AAA, that's like the motor association, isn't it?  
8 Isn't that triple A? Isn't that Triple A, you  
9 know, for your cars? You're thinking of  
10 something different.

11 MS. BEHLAND: Well, you said motors.

12 MAYOR PURCELL: Oh, did I? Okay. Motor  
13 vehicle, okay. So now the public hearing is  
14 open. Is there anyone in the public who would  
15 like to speak to the Bristol Ridge Solar Farm 105  
16 and 106 Annexation Agreement Amendment?

17 (No response.)

18 MAYOR PURCELL: I don't see anyone  
19 rushing forward. I will close the public  
20 hearing. Thank you very much.

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

24 - - - - -

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 5, inclusive, is a  
8 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 2nd day of June, A.D., 2023.

19 Christine M Vitosh

20 Christine M. Vitosh, CSR  
21 Illinois CSR No. 084-002883  
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## City Council - Public Hearing - May 30, 2023

<b>0</b>	<b>assume</b> [1] - 5:13 <b>Attorney</b> [2] - 2:17, 2:18	<b>E</b>	<b>Krysti</b> [1] - 3:2	<b>Purcell</b> [1] - 2:2 <b>PURCELL</b> [3] - 4:4, 4:12, 4:18
<b>084-002883</b> [1] - 5:20	<b>B</b>	<b>Engineer</b> [1] - 2:19 <b>Eric</b> [1] - 2:21 <b>Erin</b> [1] - 2:15 <b>Evans</b> [1] - 2:24	<b>L</b>	<b>R</b>
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