

**MINUTES OF THE REGULAR 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, JUNE 11, 2024**

Mayor Purcell called the meeting to order at 7:01 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 Administrator Olson, City Clerk Behland, Chief of Police Jensen, 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 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/86071844881?pwd=fJhtAB3VVVs0MucmXL8ykNfOys3vuyL.1>.

The Zoom meeting ID was 860 7184 4881.

**QUORUM**

A quorum was established.

**AMENDMENTS TO THE AGENDA**

None.

**PRESENTATIONS**

**Yorkville Youth Baseball Softball  
Association Recognition**

Parks and Recreation Director Evans recognized the Yorkville Youth Baseball Softball Association (YYBSA) for donating \$10,000 for outfield fencing for two ball fields.

**PUBLIC HEARINGS**

None.

**CITIZEN COMMENTS ON AGENDA ITEMS**

Boyd Ingemunson, a downtown Yorkville business owner, shared with the Council that purchasing the FS Property is vital to the community and the downtown area. He said the City could control that area and always sell it if needed, and this property would spearhead all events. He said he can't express enough the importance of this development. Mr. Ingemunson noted that the City's collaborations with businesses are why he loves Yorkville. He asks for the Council to support the purchase.

Yonas Hagos, a downtown Yorkville business owner, shared that the downtown area has so much potential. This would attract many people to the area and bring more opportunities. He hopes the Council will vote yes on the purchase.

Molly Krempski, a Yorkville resident, shared with the Council that she doesn't believe it is good governance for the City to eliminate or ignore ordinances already in place when they have become inconvenient. Ms. Krempski said this ordinance ignores the secondary effects on the community. She brought up that there were no discussions on revising the tattoo parlor ordinance during the UDO meetings.

1. Minutes of the Regular City Council – May 14, 2024
2. Minutes of the Regular City Council – May 28, 2024
3. Bill Payments for Approval
  - \$ 222,256.08 (vendors – FY 24)
  - \$ 233,606.34 (vendors – FY 25)
  - 294,119.42 (wire payments)
  - \$ 397,074.96 (payroll period ending 05/24/24)
  - \$ 1,147,056.80 (total)

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

**121 East Van Emmon Street (FS Property)**  
(CC 2024-47)

**a. Authorizing the Acquisition of Real Estate and Approval of a  
of a Real Estate Purchase Agreement with Grundy Bank as  
Trustee Under Trust Agreement Dated December 31, 2009  
and Known as Trust Number 1505**

Alderman Funkhouser shared that he wants to see the downtown area grow, see improvements, and be successful, but this project is challenging for him due to the brownfield. He said that there are still unknowns. He believes the plan does not have enough details to understand the cost and has not seen an appraisal. He feels this is being rushed but hopes it works out. Alderman Soling stated that he's had extensive conversations with City Administrator Olson on the remediation. He said that he is not super concerned, and if we cap it now and it remains capped, it will not get worse; it will only get better. He shared that he is comfortable taking the risk. Alderman Koch said he remembers when this was discussed years ago that if you capped and not dig, it would satisfy the IEPA.

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

**b. Authorizing the First Amendment to the Annual Budget of the  
United City of Yorkville, for the Fiscal Year Commencing on  
May 1, 2024 and Ending on April 30, 2025**

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the First Amendment to the Annual Budget of the United City of Yorkville, for the Fiscal Year Commencing on May 1, 2024 and Ending on April 30, 2025 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-1  
Funkhouser-nay, Tarulis-aye, Transier-aye, Soling-aye,  
Marek-aye, Corneils-aye, Koch-aye, Plocher-aye

**Bond Counsel Reauthorization**  
(CC 2024-48)

Mayor Purcell entertained a motion to authorize staff to notify Saul Ewing LLP that the United City of Yorkville is requesting the City’s bond file matters be released and transferred to James Durkin and Randal Kulat, now of Croke Fairchild Duarte & Beres, LLP, and appoint Croke Fairchild Duarte & Beres, LLP as the City’s new bond counsel. So moved by Alderman Koch; seconded by Alderman Marek.

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 2024-28** **Authorizing the Purchase of a Ford F-250 Truck from Gjovik, in an Amount Not to Exceed \$52,159.11**  
(CC 2024-49)

Mayor Purcell entertained a motion to approve the Resolution Authorizing the Purchase of a Ford F-250 Truck from Gjovik Ford, in an Amount Not to Exceed \$52,159.11 and authorize the Mayor to execute. So moved by Alderman Funkhouser; seconded by Alderman Plocher.

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

**Ordinance 2024-29** **Authorizing the Acquisition of Certain Easements for the Construction of Water Mains (Meyer Trust)**  
(CC 2024-50)

Mayor Purcell entertained a motion to approve the Ordinance Authorizing the Acquisition of Certain Easements for the Construction of Water Mains (Meyer Trust) and authorize the Mayor to execute. So moved by Alderman Tarulis; seconded by Alderman Koch.

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

**Appointments to Boards and Commissions**  
(CC 2024-51)

Mayor Purcell entertained a motion to approve the Mayor’s appointment of Dan Lane to the Park Board for a term ending May 2027, the appointment of Jorge Ayala to the Park Board for a term ending May 2028, and the appointment of Wendy Gatz to the Library Board for a term ending May 2027. So moved by Alderman Soling; 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

**PUBLIC WORKS COMMITTEE REPORT**

No report.

**ECONOMIC DEVELOPMENT COMMITTEE REPORT**

**Ordinance 2024-30** **Repealing and Replacing Title 3, Chapter 10 of the Yorkville City Code (Tattoo and Body Piercing Establishments)**  
(EDC 2024-42)

Alderman Plocher made a motion to approve an Ordinance Repealing and Replacing Title 3, Chapter 10 of the Yorkville City Code (Tattoo and Body Piercing Establishments); seconded by Alderman Marek.

Mayor Purcell shared that he understands people have concerns, but this new ordinance will limit the license to one, and their hours of operation are 10 a.m. to 6 p.m. and closed on Sundays. Alderman Funkhouser said he did want to look at the setbacks but appreciated the quantity restriction at the council’s discretion. He then asked if the Council eliminated this ordinance and if any licenses in place would be grandfathered, to which Attorney Orr said yes. Alderman Transier asked if the license could be transferred to new owners, to which Attorney Orr said no. He shared that he has no objections to tattoo parlors, and regarding the location, he said he hears more of the bands at Roadhouse than what he will most likely hear from a tattoo parlor. Alderman Koch asked if there are any guidelines on façade to which City Administrator Olson said it would be only what has been previously granted for that location.

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

**PUBLIC SAFETY COMMITTEE REPORT**

No report.

**ADMINISTRATION COMMITTEE REPORT**

No report.

**PARK BOARD**

**FORE! Yorkville Golf Outing**

Parks and Recreation Director Evans reminded the Council that the Yorkville Educational Foundation school and city golf outing will occur on Thursday, June 13, 2024, from 7:00 a.m. to 2:00 p.m. at Blackberry Oaks Golf Course.

**Summer Solstice**

Parks and Recreation Director Evans reported that the Summer Solstice event will take place on Friday, June 21<sup>st</sup> and Saturday, June 22, 2024 at Riverfront Park in downtown Yorkville. Additional information can be found on the Summer Solstice website at <https://solsticemusicfest.com/>.

**Independence Day Celebration**

Parks and Recreation Director Evans shared that the Independence Day Celebrations will take place on Thursday, July 4<sup>th</sup> starting with the parade at 9:00 a.m. at the Yorkville High School and ending at Town Square Park. Activities will take place in Town Square. The fireworks show will begin at dusk at the corner of Route 47 and Countryside Parkway.

**PLANNING AND ZONING COMMISSION**

No report.

**CITY COUNCIL REPORT**

No report.

**CITY CLERK’S REPORT**

No report.

**COMMUNITY & LIAISON REPORT**

Alderman Soling reported that the Library Board is pleased to report the passing of Senate Bill 3563, which lowers the threshold for its treasury bond. It has been lowered to 10 percent, saving the library a significant amount of money. Alderman Soling also reported the Library’s numbers are up 19 percent this year versus last year.

**STAFF REPORT**

No report.

**MAYOR’S REPORT (cont’d)**

**City Buildings Updates**  
(CC 2021-04)

No report.

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

No report.

**ADDITIONAL BUSINESS**

None.

**CITIZEN COMMENTS**

Molly Krempski, a Yorkville resident, recured founding principles in the context of pride month. She shared that she was grateful that the City did not celebrate and shared reasons why we can never do so in good consciousness. Ms. Krempski then read quotes from the Articles of Confederation of the United Colonies of New England.

**EXECUTIVE SESSION**

Mayor Purcell entertained a motion to go into executive session for litigation, when an action against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.  
So moved by Alderman Marek; seconded by Alderman Funkhouser.

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

The City Council entered executive session at 7:50 p.m.

The City Council returned to regular session at 8:32 p.m.

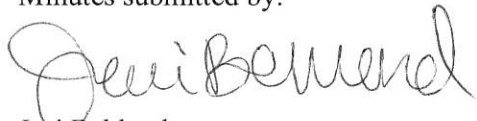
**ADJOURNMENT**

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:33 p.m.

Minutes submitted by:

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

Jori Behland,  
City Clerk, City of Yorkville, Illinois