

**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, AUGUST 13, 2024**

Mayor Purcell called the meeting to order at 7:06 p.m. and led the Council in the Pledge of Allegiance.

**ROLL CALL**

City Clerk Behland called the roll.

Ward I	Koch	Present
	Transier	Absent
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 Castaldo, 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/85012310541?pwd=5lvmVVNV7Eo7VyMjyv0jvyFMw9boPd.1>.

The Zoom meeting ID was 850 1231 0541.

**QUORUM**

A quorum was established.

**AMENDMENTS TO THE AGENDA**

None.

**PRESENTATIONS**

None.

**PUBLIC HEARINGS**

None.

**CITIZEN COMMENTS ON AGENDA ITEMS**

None.

**CONSENT AGENDA**

1. Minutes of the Regular City Council – July 9, 2024
2. Minutes of the Regular City Council – July 23, 2024
3. Bill Payments for Approval
  - \$ 4,532.23 (vendors – FY 24)
  - \$ 3,461,440.41 (vendors – FY 25)
  - \$ 161,749.29 (wire payments)
  - \$ 413,137.76 (payroll period ending 07/19/24)
  - \$ 392,435.53 (payroll period ending 08/02/24)
  - \$ 4,433,295.22 (total)

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

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

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**REPORTS**

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**MAYOR’S REPORT**

**National Night Out**

Mayor Purcell asked Chief of Police Jensen and Parks and Recreation Director Evans about the National Night Out event on Tuesday, August 6<sup>th</sup> at Riemenschneider Park. Chief of Police Jensen reported that many people showed up, and Parks and Recreation Director Evans stated it was a great turnout, although it rained the last half hour. The Police and Fire Departments came out, and Officer Fisher dressed up as a Ghostbuster.

**Ordinance 2024-36**

**Authorizing the Acquisition of Certain Easements for the  
Construction of Water Mains (Rosenwinkel)  
(CC 2024-59)**

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the Acquisition of Certain Easements for the Construction of Water Mains (Rosenwinkel) and authorize the Mayor and City Clerk to execute. So moved by Alderman Funkhouser; seconded by Alderman Plocher.

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

**Resolution 2024-32**

**Approving an Agreement to Provide Janitorial Services  
By Uni-Max Management Corp.  
(CC 2024-60)**

Mayor Purcell entertained a motion to approve a Resolution Approving an Agreement to Provide Janitorial Services By Uni-Max Management Corp. and authorize the Mayor and City Clerk to execute. So moved by Alderman Tarulis; seconded by Alderman Marek.

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

**Resolution 2024-33**

**Authorizing the Submittal of a WIFIA Application for the  
United City of Yorkville WaterLink Project  
(CC 2024-61)**

Mayor Purcell entertained a motion to approve a Resolution Authorizing the Submittal of a WIFIA Application for the United City of Yorkville WaterLink Project and authorize the Mayor and City Clerk to execute. So moved by Alderman Corneils; seconded by Alderman Marek.

City Administrator Olson reported that this is the start of the WIFIA loan process and not the loan closing, which will be seven months from now. Before the loan closes, the City must approve a multiyear water rate plan that EEI is preparing to have ready in December. He stated that the cost estimates for the transmission system related to the water project presented in May have not changed. To ensure funds do not run out during the project, the City will request as much money as possible for the loan. The EPA is aware of this and has told the City to be very conservative with cost estimates and add contingency. This is in hopes of having enough loan pool to pay for the entire project without requesting another loan. Finance Director Fredrickson said that this application enters the City into a master credit agreement to issue two loans. The first loan is estimated to be \$25.7 million, and the second is \$101.4 million. He stated that these loan amounts are preliminary and intentionally conservative. Tonight does not commit us to anything other than the \$100,000 application fee. The City only has to pay back what is borrowed and will draw down the money as needed and not take all the money upfront. The EPA takes around six months to review the application.

Alderman Soling asked where we stand with the inflation costs increasing regarding rate increases. City Administrator Olson stated the last long-term rate increase was discussed around a year ago. We will not have anything more detailed until EEI’s plan is finalized. Mayor Purcell asked about the timing of paying back the loan. Finance Director Fredrickson stated that you do not have to start paying down the WIFIA loan until five years after substantial completion, estimated for April 2028. The rate increases will be spread out over many years. Alderman Marek asked how staff came up with the contingency amount, and Finance Director Fredrickson stated they focused on the max loan amount of \$160 million.

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



**2024 ITEP Grant Potential Project  
Application Discussion  
(CC 2024-62)**

City Administrator Olson shared that staff is looking for feedback on applying for the ITEP grant, which is the Illinois Transportation Enhancement Program. This grant is for trails, sidewalk extensions, pedestrian improvements, making transportation more efficient, or pedestrian safety. Staff has focused on the FS property area downtown as we just applied for another grant. City Administrator Olson shared some ideas with the Council and stated he believes this can all be done in-house and should not need a planner. A public hearing is required, which we can hold at the September 10<sup>th</sup> City Council meeting. Before staff goes forward with the downtown area, they would like input from the Council on other areas they would like to look at for the grant. This grant is due at the end of September, and the Council must vote.

Alderman Plocher stated that if we move forward with this grant, we should continue in the downtown area. Alderman Soling is in favor of focusing on the downtown area. Alderman Funkhouser asked if by September 30<sup>th</sup>, the Council would have all the budget information and plans. City Administrator Olson stated they hope to have everything together by the public hearing. It is a \$3 million maximum grant. The City is required to fund 20% of the project. Mayor Purcell stated that staff will not know the grading scale until later this month. Alderman Koch asked if it would cost anything to apply, which City Administrator Olson said only staff time. There are no costs to apply and no penalty if we back out. Alderman Funkhouser asked when we must use the funds if awarded in the Spring. City Administrator Olson said we would have to enter into a grant agreement, and then you usually have two years to use the funds.

**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**

**Yorkville Hometown Days Festival**

Parks and Recreation Director Evans reminded that Hometown Days will take place from Thursday, August 29<sup>th</sup> through Sunday, September 1<sup>st</sup>. The annual BBQ fundraiser with Senior Services is the soft opening on Thursday. On Friday, there will be a home football game, and it will be very crowded. On Saturday, a Brews & BBQ event will occur and be presented by Fox Republic Brewing and Station One Smokehouse. More information on Hometown Days can be found on the City's website at <https://www.yorkville.il.us/459/Hometown-Days-Festival>.

**2026 Special Celebration – 4<sup>th</sup> of July**

Parks and Recreation Director Evans shared that there were some discussions for the 2026 July 4<sup>th</sup> Celebration. Mayor Purcell stated he wants to do something tremendous for it as it will be 250 years since the signing of the Declaration of Independence.

**PLANNING AND ZONING COMMISSION**

**Kelaka, LLC  
(PZC 2024-07 & EDC 2024-24)**

**Ordinance 2024-37      a. Annexing Certain Territory Located South of the Burlington Northern  
Santa Fe Railroad Right of Way and East of Eldamain Road to the  
United City of Yorkville (Kelaka Property)**

Mayor Purcell entertained a motion to approve an Ordinance Annexing Certain Territory Located South of the Burlington Northern Santa Fe Railroad Right of Way and East of Eldamain Road to the United City of Yorkville (Kelaka Property) and authorize the Mayor and City Clerk to execute. So moved by Alderman Koch; seconded by Alderman Plocher.

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

**Ordinance 2024-38**

**b. Authorizing the Execution of an Annexation Agreement for Certain Territory Located South of the Burlington Northern Santa Fe Railroad Right of Way and East of Eldamain Road to the United City of Yorkville (Kelaka Property)**

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the Execution of an Annexation Agreement for Certain Territory Located South of the Burlington Northern Santa Fe Railroad Right of Way and East of Eldamain Road to the United City of Yorkville (Kelaka Property) and authorize the Mayor and City Clerk to execute. So moved by Alderman Tarulis; seconded by Alderman Soling.

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

**Ordinance 2024-39**

**c. Approving the Rezoning to M-2 General Manufacturing District for the Property Located South of the Burlington Northern Santa Fe Railroad Right of Way and East of Eldamain Road in Yorkville, Illinois (Kelaka Property)**

Mayor Purcell entertained a motion to approve an Ordinance Approving the Rezoning to M-2 General Manufacturing District for the Property Located South of the Burlington Northern Santa Fe Railroad Right of Way and East of Eldamain Road in Yorkville, Illinois (Kelaka Property) and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Plocher.

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

**Hagemann Trust**  
(PZC 2024-08 & EDC 2024-25)

**Ordinance 2024-40**

**a. Annexing Certain Territory Located East of Eldamain Road and North of Corneils Road to the United City of Yorkville (Hagemann Property)**

Mayor Purcell entertained a motion to approve an Ordinance Annexing Certain Territory Located East of Eldamain Road and North of Corneils Road to the United City of Yorkville (Hagemann Property) and authorize the Mayor and City Clerk to execute. So moved by Alderman Funkhouser; seconded by Alderman Marek.

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

**Ordinance 2024-41**

**b. Authorizing the Execution of an Annexation Agreement for Certain Territory Located East of Eldamain Road and North of Corneils Road to the United City of Yorkville (Hagemann Property)**

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the Execution of an Annexation Agreement for Certain Territory Located East of Eldamain Road and North of Corneils Road to the United City of Yorkville (Hagemann Property) and authorize the Mayor and City Clerk to execute. So moved by Alderman Plocher; seconded by Alderman Soling.

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

**Ordinance 2024-42**

**c. Approving the Rezoning to M-2 General Manufacturing District for the Property Located East of Eldamain Road and North of Corneils Road in Yorkville, Illinois (Hagemann Property)**

Mayor Purcell entertained a motion to approve an Ordinance Approving the Rezoning to M-2 General Manufacturing District for the Property Located East of Eldamain Road and North of Corneils Road in Yorkville, Illinois (Hagemann Property) and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Tarulis.

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

102 Worsley Street  
(PZC 2024-12 & EDC 2024-39)

**Ordinance 2024-43**

**a. Approving the Rezoning to the R-2 Single-Family Traditional Residence District of the Property Located at 102 Worsley Street**

Mayor Purcell entertained a motion to approve an Ordinance Approving the Rezoning to the R-2 Single-Family Traditional Residence District of the Property Located at 102 Worsley Street and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Plocher.

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

**Ordinance 2024-44**

**b. Granting a Variance to Decrease the Minimum Lot Size for the R-2 Single-Family Traditional Residence District to Less Than the Required 12,000 Feet for the Property Located at 102 Worsley Street**

Mayor Purcell entertained a motion to approve an Ordinance Granting a Variance to Decrease the Minimum Lot Size for the R-2 Single-Family Traditional Residence District to Less Than the Required 12,000 Square Feet for the Property Located at 102 Worsley Street and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Koch.

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

**CITY COUNCIL REPORT**

No report.

**CITY CLERK'S REPORT**

City Clerk Behland reminded the Election petition circulation starts on Tuesday, August 20, 2024, and she shared that the City's Election page has been updated with election information and pre-filing notice.

**COMMUNITY & LIAISON REPORT**

No report.

**STAFF REPORT**

No report.

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

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

No report.

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

No report.

**ADDITIONAL BUSINESS**

None.

**CITIZEN COMMENTS**

None.

**EXECUTIVE SESSION**

None.

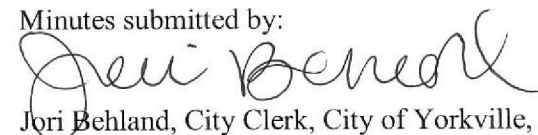
**ADJOURNMENT**

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 7:37 p.m.

Minutes submitted by:



Jori Behland, City Clerk, City of Yorkville, Illinois