

**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 27, 2024**

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	(electronic attendance)
Ward III	Funkhouser	Present	
	Marek	Present	
Ward IV	Tarulis	Absent	
	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/88925240557?pwd=YntMxiVSMYQMwqOaHUDC97Nn5e5urC.1>. The Zoom meeting ID was 889 2524 0557.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

Valor and Lifesaving Award – Gavin J. Faitz

Deputy Chief Mikolasek presented a Valor and Lifesaving Award to Gavin J. Faitz (12 years old) for saving a friend from drowning in the deep end of a pool. These are the same awards that would be given to a Yorkville Police Officer through the Police Department's policy on awards.

Lifesaving Award – Daniel L. Torres

Deputy Chief Mikolasek presented a Lifesaving Award to Daniel L. Torres (12 years old) for helping Gavin J. Faitz pull their friend from the pool while unconscious and start chest compressions.

Employee Service Awards

Chief of Police Jensen shared that on behalf of himself, the City, and the City Council, he would like to thank and congratulate each team member for their years of service to the City. Ryan Fisher with five years of service, Cory Shepherd with five years of service, Chris Kuehlem with ten years of service, Commander McMahon with twenty years of service, and Deputy Chief Mikolasek with 20 years of service.

**Special Recognition – Deputy Chief Ray Mikolasek
and Deputy Chief Garrett Carlyle**

Chief of Police Jensen gave special recognition and congratulations to Deputy Chief Mikolasek for completing the Leadership Empowerment Advancement and Development/ LEAD Program for 21st-century law enforcement leaders. The LEAD Program is an executive leadership program through the Illinois Law Enforcement Training and Standards Board.

Chief of Police Jensen also gave special recognition and congratulations to Deputy Chief Carlyle for his completion of the University of Northwestern Center of Public Safety School of Police Staff and Command.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

None.

CONSENT AGENDA

1. Minutes of the Regular City Council – August 13, 2024
2. Bill Payments for Approval
 - \$ 859,368.05 (vendors)
 - \$ 3,764.84 (wire payments)
 - \$ 392,778.93 (payroll period ending 08/16/24)
 - \$ 1,255,911.82 (total)
3. Water Reports for April – July (PW 2024-66)
4. Road Reconstructions Related to C1 Yorkville, LLC (PW 2024-67)
 - a. Faxon Road Reconstruction – Design Engineering Agreement – *authorize the Mayor and City Clerk to Execute*
 - b. Beecher Road Reconstruction – Design Engineering Agreement – *authorize the Mayor and City Clerk to Execute*
5. Kennedy Road and Freedom Place Intersection Improvements – *authorize staff to reject the submitted bids received for the Kennedy Road and Freedom Place Intersection Improvements (PW 2024-68)*
6. Treasurer’s Reports for April – July 2024 (ADM 2024-24)
7. **Ordinance 2024-45** Authorizing the Eighth 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 (Sunflower SSA, Countryside TIF, and Downtown TIF II) – *authorize the Mayor and City Clerk to execute (ADM 2024-29)*

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-7 Nays-0
Koch-aye, Plocher-aye, Funkhouser-aye, Transier-aye,
Soling-aye, Marek-aye, Corneils-aye

REPORTS

MAYOR’S REPORT

Ordinance 2024-46 **Authorizing the Acquisition of Certain Easements for the Construction of Water Mains (Czinki)**
(CC 2024-63)

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

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

Resolution 2024-34 **Approving an Intergovernmental Agreement United City of Yorkville and Bristol-Kendall Fire Protection District**
(CC 2024-64)

Mayor Purcell entertained a motion to approve a Resolution Approving an Intergovernmental Agreement Between the United City of Yorkville and Bristol-Kendall Fire Protection District 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
Funkhouser-aye, Transier-aye, Soling-aye, Marek-aye,
Corneils-aye, Koch-aye, Plocher-aye

**Disposal of City Property –
Sleezer Park Sign
(CC 2024-65)**

Mayor Purcell entertained a motion to approve conveying the Emily Sleezer Park sign to Scott Sleezer, Superintendent of Parks. So moved by Alderman Funkhouser; seconded by Alderman Plocher.

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

**Ament Road Solar Farm – Pre-Annexation
Agreement Inquiry
(CC 2024-66)**

Community Development Director Barksdale-Noble reported that New Leaf Energy submitted a proposal to Kendall County to create a community solar field. Kendall County's ordinance regarding solar farms recommends annexing into the nearest community. The City can say we are not interested in annexing them. City staff is not recommending the annexation. Alderman Funkhouser shared that it would make sense not to annex, and Alderman Marek agreed.

**ITEP Grant Review
(CC 2024-67)**

City Administrator Olson reported that a narrative memo is included in the packet. Staff does not have any drawings or cost estimates at this time. He stated they are trying to focus on the downtown area near Hydraulic Ave., Heustis St., and Mill St. near the FS property. The improvements are for pedestrian safety. Staff is looking to make Hydraulic Ave. one way to help traffic flow during events, moving the road, cars, and people away from the tracks. Beautification improvements, including landscaping, lighting, and signage throughout the area, are also proposed. A multi-use path is also proposed along the tracks or Hydraulic Ave. New sidewalks along Heustis St. and Mill St. Removable bollards were also discussed for safety during events. Staff believe we have a decent grant application according to the scoring system. The estimated budgeted amount will be close to \$3 million. City Administrator Olson said they are seeking feedback from the Council on the items listed in the memo to prepare a detailed cost estimate and drawings for the September 10th City Council meeting. The Council had no comments, and City Administrator Olson said they would proceed accordingly.

**Lake Michigan Improvements –
Building Architecture
(CC 2024-68)**

Mayor Purcell entertained a motion to authorize staff to proceed with using the architectural style from similar infrastructure projects in the past for the design of the North and South Receiving Station buildings. So moved by Alderman Funkhouser; seconded by Alderman Koch.

Motion unanimously approved by a viva voce vote.

**Salary Ranges for Additional Positions – Assistant
Public Works Director and Senior Planner
(CC 2024-69)**

Mayor Purcell entertained a motion to approve the recommended FY 25 salary ranges of City employees with the addition of Assistant Public Works Director and Senior Planner as presented in the packet materials. So moved by Alderman Marek; seconded by Alderman Transier.

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

PUBLIC WORKS COMMITTEE REPORT

**Quiet Zone Study Preliminary
Engineering Agreements
(PW 2024-70)**

**a. BNSF Railroad – Quiet Zone Study -
Preliminary Engineering**

Alderman Koch made a motion to approve the BNSF Railroad – Quiet Zone Study – Professional Services Agreement – Preliminary Engineering and authorize the Mayor and City Clerk to execute; seconded by Alderman Marek.

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

**b. Downtown Railroad – Quiet Zone Study –
Preliminary Engineering**

Alderman Koch made a motion to approve the Downtown Railroad – Quiet Zone Study – Professional Services Agreement – Preliminary Engineering and authorize the Mayor and City Clerk to execute; 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, Corneils-aye

**Public Works and Parks
Building Plan Update
(PW 2024-71)**

Alderman Koch made a motion to approve the final Public Works and Parks Maintenance Facility concept plan; seconded by Alderman Marek.

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

**Kluber Construction Manager
RFQ Status Update
(PW 2024-72)**

Alderman Koch made a motion to approve the RFQ document for a construction manager, authorize staff to issue the RFQ, and approve the construction manager RFQ selection process; seconded by Alderman Corneils.

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

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

**Partial Special Census Consideration
and First Steps
(ADM 2024-30)**

City Administrator Olson stated the Special Census is a \$100.00 application fee, and the turnaround time for the cost estimate for the actual special census is 6 to 7 weeks. At that point, a decision can be made whether to execute the special census right away or wait a few months when the weather is better and there are more houses. Mayor Purcell and Finance Director Fredrickson stated that the cost is \$250.00 per person and that the special census has a financial benefit. Mayor Purcell shared that the City would like to wait until the population is at 25,000 as that is the home-rule minimum.

PARK BOARD

**Community Nutrition Network
Shed Request – Informational
(CC 2024-70)**

Parks and Recreation Director Evans reported that this item was approved at the July meeting. Community Nutrition Network needed more space to accommodate all of the meals, and they asked if they could put a shed next to the garage at the Beecher Center. They received a grant and have to complete the shed by the end of September.

Yorkville Hometown Days Festival

Parks and Recreation Director Evans reminded the Council that the 31st Annual Hometown Days will occur from Thursday, August 29th through Sunday, September 1st. The annual BBQ fundraiser with Senior Services will be the soft opening on Thursday. There will be a home football game on Friday, and it will be busy. There are \$30 carnival wristband specials on Saturday and Sunday from 1-5p.m for unlimited carnival rides. More information on Hometown Days can be found on the City's website at <https://www.yorkville.il.us/459/Hometown-Days-Festival>.

PLANNING AND ZONING COMMISSION

**2551 N. Bridge Street – Variance -
Informational
(PZC 2024-16 & EDC 2024-47)**

Community Development Director Barksdale-Noble reported to the Council that Midwest Environmental Building, located at 2551 N. Bridge Street, had a taking from IDOT's land acquisition to widen Illinois Route 47. Therefore, the property owner is seeking variance approval to decrease the minimum parking lot setback adjacent to an arterial roadway in a B-3 General Business District from 20 feet to 8.7 feet from the property line. This item was granted solely by the Planning and Zoning Commission per section 10-8-9-B.7 of the UDO.

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

Alderman Funkhouser shared that the KenCom meeting was recently held. He also shared the passing of Larry Nelson, who worked with KenCom since the organization was established, and there is a significant void as he was a driving force. Alderman Funkhouser stated that there is a new board chairman and they have also learned that the executive director will be retiring.

Alderman Funkhouser also shared that the Aurora Area Convention and Visitors Bureau (AACVB) will potentially bring Elburn and Geneva on as new members. This will bring on a few more hotels with Geneva, and while Elburn does not have any hotels, there is a large population. He stated that in the 2023 fiscal year, the State of Illinois published its economic impact of domestic travel, and for Kendall County, there was \$91.9 million of impact from tourism. Alderman Funkhouser stated that significant numbers show that Illinois is a destination for tourism. He said that he appreciated the support for AACVB.

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

Mayor Purcell entertained a motion to go into executive session for the following:

1. For collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees.
2. For the discussion of minutes of meetings lawfully closed under the Open Meetings Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes.

So moved by Alderman Transier seconded by Alderman Koch.

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

The City Council entered executive session at 7:49 p.m.

The City Council returned to regular session at 7:53 p.m.

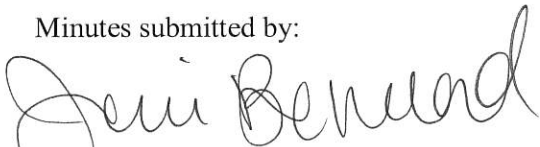
ADJOURNMENT

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 7:54 p.m.

Minutes submitted by:



Jori Behland,
City Clerk, City of Yorkville, Illinois