

**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, NOVEMBER 12, 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
Ward III	Funkhouser	Present
	Marek	Present (electronic attendance)
Ward IV	Tarulis	Present
	Corneils	Present

Staff in attendance at City Hall: City Clerk Behland, City Administrator Olson, Chief of Police Jensen, Attorney Castaldo, 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/81065170356?pwd=29c4PTHIGEsNBBrJiVsokFJUdrulKT.1>. The Zoom meeting ID was 810 6517 0356.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

**Distinguished Service Award –
Officer Kevin Warren & Officer Alex Wrobel**

Sergeant Stroup mentioned that back in September, they received a burglar alarm call around 12:30 a.m., where Officer Warren and Officer Wrobel responded at the vet clinic in Yorkville. Immediately after arrival, they noticed there was forced entry as the AC unit had been removed from the window, and a door was opened. Officers immediately entered the building, searched and found the person trespassing, and got him into custody without incident. Sergeant Stroup said he would like to commend Officer Warren and Officer Wrobel for doing an excellent job that evening.

Employee Recognition – Sergeant Sam Stroup

Chief Jensen shared with the Council that they would like to recognize Sergeant Sam Stroup for his ongoing leadership and because he recently completed his master's degree in Masters of Public Administration at Aurora University. Chief Jensen said he would like to congratulate Sergeant Stroup on a job well done.

PUBLIC HEARINGS

1. 2024 Tax Levy
2. Daniels Malinski Yorkville Family LLLP – Annexation

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

CITIZEN COMMENTS ON AGENDA ITEMS

None.

CONSENT AGENDA

- 1. Minutes of the Regular City Council – October 22, 2024
- 2. Bill Payments for Approval
 - \$ 3,027,628.41 (vendors)
 - \$ 146,677.09 (wire payments)
 - \$ 399,568.50 (payroll period ending 10/25/24)
 - \$ 3,573,874.00 (total)

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

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

REPORTS

MAYOR’S REPORT

Tax Levy

Mayor Purcell wanted to clarify the tax levy that the City is not taking inflation, and the levy is actually decreased for next year in regards to the City. He shared that the City’s portion of the taxes will decrease, meaning the average parcel’s taxes to the City will go down.

Yorkville Holiday Celebration

Parks and Recreation Director Evans reported that the Yorkville Holiday Celebration is coming up this weekend on Friday, November 22nd, and Saturday, November 23rd. There will be a parade, tree lighting ceremony, firework show, and the Jingle Jog and Family Fun

Resolution 2024-51

**Authorizing Membership in the Illinois Emergency
Management Mutual Aid System (IEMMAS) and Approval
of an Intergovernmental Mutual Aid System Agreement
(CC 2024-83)**

Mayor Purcell entertained a motion to approve a Resolution Authorizing Membership in the Illinois Emergency Management Mutual Aid System (IEMMAS) and Approval of an Intergovernmental Mutual Aid System Agreement 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
Plocher-aye, Funkhouser-aye, Tarulis-aye, Transier-aye,
Soling-aye, Marek-aye, Corneils-aye, Koch-aye

Resolution 2024-52

**Approving an Intergovernmental Agreement Between
Yorkville Community Unit School District 115 and the
United City of Yorkville (Security Camera Access)
(CC 2022-84)**

Mayor Purcell entertained a motion to approve a Resolution Approving an Intergovernmental Agreement Between Yorkville Community Unit School District 115 and the United City of Yorkville (Security Camera Access) and authorize the Mayor and City Clerk to execute. So moved by Alderman Tarulis; seconded by Alderman Plocher.

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

**Appointment to the Planning and
Zoning Commission – Michael Crouch
(CC 2022-85)**

Mayor Purcell entertained a motion to approve the Mayor’s appointment to the Planning and Zoning Commission for a term ending May 2027. So moved by Alderman Tarulis; seconded by Alderman Koch.

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

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

Veterans Day

Parks and Recreation Director Evans thanked everyone who sponsored a flag for the Veterans Day flags of valor displayed at Town Square Park. The flags will be displayed throughout the rest of the week.

Sleezer Park

Parks and Recreation Director Evans reported that the donated old Sleezer Park playground equipment was installed in the Dominican Republic last week. City employee Scott Sleezer was in the Dominican Republic helping with the installation.

PLANNING AND ZONING COMMISSION

No report.

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

KenCom Updates

Alderman Funkhouser reported they had their last board meeting a few weeks ago reviewing their budget. They currently have a stable budget. There are some staff transitions, but overall, the funds are in good shape for KenCom.

Aurora Area Convention & Visitors Bureau Update

Alderman Funkhouser also gave an update on the AACVB, which is in a good position. They recently approved a strategic plan, and a consulting firm was hired. They also have brought in two new communities. One new community was Geneva, which has a \$600,000 budget for tourism, a portion of which will not come to AACVB.

STAFF REPORT

No report.

MAYOR'S REPORT (cont'd)

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

No update.

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

No update.

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

Dave Hubert, a Yorkville resident of Ward 1, shared that he had read the last few meeting minutes and noted a lot of new construction going on within the city. He mentioned that he thought the water loans were supposed to be at 0%. Mayor Purcell shared that there will be a few loans for the water project, but none will be at 0%. Mr. Hubert asked if there were any implications on the population for any of these loans. He asked if we did a special census and became home rule, would the City lose its chances on any of the loans? Mayor Purcell shared that it would not be possible as the city would close on the loan prior to any census. Mr. Hubert also asked if remediation efforts for water loss would be discussed at this meeting, but Mayor Purcell said they would not be at tonight's meeting.

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. So moved by Alderman Tarulis; seconded by Alderman Corneils.

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

The City Council entered executive session at 7:48 p.m.

The City Council returned to regular session at 7:52 p.m.

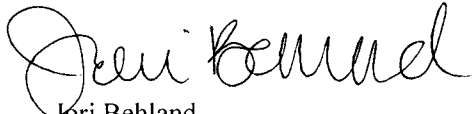
ADJOURNMENT

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 7:53 p.m.

Minutes submitted by:

A handwritten signature in black ink, appearing to read "Jori Behland". The signature is fluid and cursive, with the first name "Jori" and last name "Behland" clearly distinguishable.

Jori Behland,
City Clerk, City of Yorkville, Illinois

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UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

CITY COUNCIL MEETING
PUBLIC HEARINGS

651 Prairie Pointe
Yorkville, Illinois

Tuesday, November 12, 2024

7:00 p.m.

1 PRESENT: (In-person and via Zoom)

2 Mr. John Purcell, Mayor;

3 Mr. Ken Koch, Alderman;

4 Mr. Dan Transier, Alderman;

5 Mr. Craig Soling, Alderman;

6 Mr. Joe Plocher, Alderman;

7 Mr. Chris Funkhouser, Alderman;

8 Mr. Matt Marek, Alderman;

9 Mr. Rusty Corneils, Alderman;

10 Mr. Seaver Tarulis, Alderman.

11 ALSO PRESENT:

12 Mr. Bart Olson, City Administrator;

13 Ms. Jori Behland, City Clerk;

14 Ms. Erin Willrett, Assistant City
15 Administrator;

16 Mr. Michael Castaldo, City Attorney;

17 Mr. Rob Fredrickson, Finance Director;

18 Chief James Jensen, Yorkville Police
19 Department;

20 Mr. Tim Evans, Parks and Recreation
21 Director;

22 Ms. Krysti Barksdale-Noble, Community
23 Development Director;

24 Mr. Brad Sanderson, City Engineer.

I N D E X

WITNESS:

PAGE:

JERRY GAWLICK

4

ANDREW BENNETT

10

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

4 MAYOR PURCELL: I will now open the
5 public hearing for the 2024 tax levy estimate.
6 Again, this is a public hearing, we are not
7 voting on it tonight, but this is the public
8 hearing.

9 If anyone would like to speak,
10 anyone in person would like to speak, regarding
11 the 2024 tax levy estimate, which will be
12 assessed in 2025 or collected in 2025, please
13 step forward, state your name and speak.

14 JERRY GAWLIK,
15 testified from the podium as follows:

16 MR. GAWLIK: My name is Jerry Gawlik. I
17 live at 2793 Gains Court here in Yorkville.

18 I am currently the president of The
19 Colonies HOA, which is a 50-plus community, of
20 which the majority are seniors and the rest
21 probably are pretty close to it. I am also on
22 the Senior Services Advisory Committee here in
23 Yorkville.

24 My understanding, you are looking to

1 decide an increase in levy for inflationary costs
2 versus levy only to cover the interest in EAV
3 from new construction.

4 The library completed paying off its
5 bond. As a result we want to increase the
6 citizen's levy and still lower our taxes due to
7 the bond completion thinking we still save money.

8 Well, one thing that needs to be
9 considered is the homeowner's increase in EAV
10 which happened this year. There are many with
11 double digit increases in EAV, including myself,
12 at 12 percent.

13 The 300,000 home mentioned against
14 the calculation was more like 270,000 last year.
15 It appears that homeowners now are forced to pay
16 more taxes on higher EAV, possibly without any
17 savings projected.

18 You might say homeowners take
19 advantage of the higher EAV increasing the worth
20 of their home, but many working families see
21 their homes as a retirement factor in which they
22 may retire with peace of mind.

23 If forced to sell because they no
24 longer can afford real estate taxes, this negates

1 any of their advantage to combat inflation at
2 retirement.

3 As for seniors already retired
4 living in their homes, many will use the increase
5 in home worth to help them in their next phase of
6 life, which possibly is their last phase.

7 This is using net worth of home to
8 help them find good assisted living, nursing care
9 centers, or even having to reverse mortgage to
10 pay for home health care.

11 Increase in home net worth combats
12 an ongoing rapid rise in all of these costs, and
13 I can tell you the costs of some of these centers
14 are really getting astronomical.

15 In Kendall County only a total
16 income of I believe 60,000 or less qualifies for
17 a tax freeze. Many seniors make more, but as
18 this time goes on, the 60,000 does not change.

19 Senior Social Security only rises at
20 approximately about two and a half to
21 three percent each year, once again eroding their
22 ability for good living and peace of mind. These
23 same seniors may have to rely on federal and
24 state government to help them.

1 My last point, I am not an auditor
2 or financial expert, just a citizen looking at
3 the April 30th, 2024 year-end audit review. As a
4 whole on a glance -- as a whole at a glance, it
5 is a glowing report with positives throughout for
6 both the present and future of Yorkville.

7 I sincerely applaud the entire City
8 staff and City Council for their diligence in
9 maintaining the very solid status with the City
10 of Yorkville.

11 As stated in the 4-30-24 annual
12 financial report, total revenue was up 17.4
13 percent to approximately 52.1 million, although
14 expenses were up 23.9 percent to a total
15 approximate expense of 37.6 million. The net
16 gain is approximately 14.5 million to the
17 village -- to the City.

18 The City's total government funds
19 combined is a positive of approximately
20 2.7 million, of which the General Fund gained
21 approximately 320,000, ending in a balance of
22 this fund of 11.3 million dollars.

23 The future is bright with positive
24 growth and number of homes started, retail and

1 commercial. Given these scenarios, it then begs
2 the question of why increase resident taxes due
3 to inflationary costs. Does it not have funds to
4 carry inflationary costs as of the last report?

5 I believe the levy increase should
6 only cover the increased EVA for new
7 construction. It may be small and seemingly
8 insignificant amounts, but it all adds up in
9 time.

10 I want to thank you for your time
11 and your consideration. That's what I have to
12 say.

13 MAYOR PURCELL: Thank you very much. Is
14 there anyone else here who would like to speak
15 regarding the 2024 tax levy estimate?

16 (No response.)

17 MAYOR PURCELL: Thank you. Is there
18 anyone in Zoomland who would like to speak
19 regarding the tax levy estimate?

20 (No response.)

21 MAYOR PURCELL: Okay. Thank you so
22 much. I will ask anyone else, one last chance
23 speak, to the 2024 tax levy estimate.

24 (No response.)

1 MAYOR PURCELL: Okay. We are closing
2 the 2024 tax levy estimate.

3 I am now opening the Daniels
4 Malinski Yorkville Family, LLLP, that's a triple
5 LP, annexation public hearing. Is there anyone
6 here who would like to speak regarding the
7 public hearing for the Daniels Malinski
8 annexation?

9 (No response.)

10 MAYOR PURCELL: Is there anyone in
11 Zoomland who would like to speak regarding the
12 Daniels Malinski annexation?

13 (No response.)

14 MAYOR PURCELL: Nobody?

15 (No response.)

16 MAYOR PURCELL: I now close the Daniels
17 Malinski Yorkville Family --

18 MR. BENNETT: Sorry, I actually do
19 have a --

20 MAYOR PURCELL: Oh.

21 MR. BENNETT: Can you guys hear me?

22 MAYOR PURCELL: Sorry. I didn't
23 realize that. Okay. Let me back up. I don't
24 close it.

1 MR. BENNETT: I apologize.

2 MAYOR PURCELL: Don't you worry.

3 MR. BENNETT: There's a delay.

4 MAYOR PURCELL: Could you state your
5 name and then go ahead, please?

6 MR. BENNETT: Sure. No problem. My
7 name is Andrew Bennett.

8 MAYOR PURCELL: Thank you.

9 ANDREW BENNETT,
10 testified via Zoom as follows:

11 MR. BENNETT: Yeah, I just have one
12 question. I am a neighbor, resident in the Fox
13 Hill area that's close by to the zoning.

14 The one question I do have, and I
15 think speaks to a lot of the neighbors in Fox
16 Hill, is just regarding the property value impact
17 of this decision.

18 Has any analysis been done to
19 understand the impact of the manufacturing zoning
20 or nearby residential property values, and will
21 the City of Yorkville, you know, compensate any
22 homeowners if property values do decrease due to
23 this annexation zoning?

24 MAYOR PURCELL: So this is a public

1 hearing, you are welcome to ask questions and
2 comment. We can take questions and get back to
3 you if you have multiple questions, but we are
4 not here to do a give-and-take at this point.

5 So if you want us to answer those,
6 we get back to you, we can get you information
7 if you have a way to get ahold of us.

8 Bart, what's the best way to --

9 MR. OLSON: You can email me. Andrew, I
10 am going to type my email into the chat, you can
11 take it from there, you want to just shoot me a
12 quick email. I've got your questions verbally
13 and I can respond to them after the meeting.

14 MR. BENNETT: Yeah, sure. No problem.

15 MAYOR PURCELL: Do you have other
16 questions or comments?

17 MR. BENNETT: I did have just one
18 follow-up question --

19 MAYOR PURCELL: Sure.

20 MR. BENNETT: -- and that will be my
21 last, if that's okay.

22 MAYOR PURCELL: Yeah, absolutely. No,
23 it's --

24 MR. BENNETT: Just something to

1 consider, it kind of goes along with that, but I
2 guess what are some of the long-term plans for
3 manufacturing development in this particular area
4 and, you know, if this rezoning happens, is it
5 likely to be followed by similar changes nearby,
6 and just are there any -- if, you know, this data
7 center comes into play, are there any plans to
8 just include some kind of a buffer zone or
9 natural barrier between the manufacturing
10 district, the data center, and the residential
11 areas, the neighbors of Fox Hill.

12 So that's -- that concludes my
13 questions for that, but just mainly interested in
14 knowing like what barriers, buffer zones, there
15 might be put in place between the neighbors and
16 the data center.

17 MAYOR PURCELL: Okay. Yeah. Bart will
18 get you information, and if you have other
19 questions, you can email him back. Those are
20 good questions.

21 MR. BENNETT: Appreciate it. Thank you.

22 MAYOR PURCELL: Thank you.

23 Is there anyone else out in
24 Zoomland? I see there is a lot of people, maybe

1 I missed someone else.

2 (No response.)

3 MAYOR PURCELL: Okay. Now I will close
4 the Daniels Malinski Yorkville Family, LLLP
5 annexation hearing. We are now done with public
6 hearings.

7 (Which were all the proceedings had
8 in the public hearing portion of
9 the meeting, concluding at 7:18
10 p.m.)

11 ---o0o---

1 STATE OF ILLINOIS)
) SS:
2 COUNTY OF LASALLE)

3 I, CHRISTINE M. VITOSH, a Certified
4 Shorthand Reporter of the State of Illinois, do
5 hereby certify:

6 That the foregoing public hearing
7 transcript, Pages 1 through 15, was reported
8 stenographically by me by means of machine
9 shorthand, was simultaneously reduced to
10 typewriting via computer-aided transcription
11 under my personal direction, and constitutes a
12 true record of the testimony given and the
13 proceedings had;

14 That the said public hearing was taken
15 before me at the time and place specified;

16 That I am not a relative or employee or
17 attorney or counsel, nor a relative or employee
18 of such attorney or counsel for any of the
19 parties hereto, nor interested directly or
20 indirectly in the outcome of this action.

21 I further certify that my certificate
22 attached hereto applies to the original
23 transcript and copies thereof signed and
24 certified under my hand only. I assume no

1 responsibility for the accuracy of any reproduced
2 copies not made under my control or direction.

3 IN WITNESS WHEREOF, I do hereunto set my
4 hand at Leland, Illinois, this 19th day of
5 November, 2024.

6
7
8 /s/ Christine M. Vitosh

9 CHRISTINE M. VITOSH,
10 C.S.R. Certificate No. 084-02883
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City Council - Public Hearings - November 12, 2024

City Council - Public Hearings - November 12, 2024			
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084-02883 ^[1] - 15:9	ability ^[1] - 6:22 absolutely ^[1] - 11:22 accuracy ^[1] - 15:1 action ^[1] - 14:20 adds ^[1] - 8:8 Administrator ^[2] - 2:12, 2:15 advantage ^[2] - 5:19, 6:1 Advisory ^[1] - 4:22 afford ^[1] - 5:24 ahead ^[1] - 10:5 ahold ^[1] - 11:7 aided ^[1] - 14:10 Alderman ^[8] - 2:3, 2:4, 2:5, 2:6, 2:7, 2:8, 2:9, 2:10 ALSO ^[1] - 2:11 amounts ^[1] - 8:8 analysis ^[1] - 10:18 ANDREW ^[2] - 3:5, 10:9 Andrew ^[1] - 10:7 andrew ^[1] - 11:9 annexation ^[5] - 9:5, 9:8, 9:12, 10:23, 13:5 annual ^[1] - 7:11 answer ^[1] - 11:5 apologize ^[1] - 10:1 applaud ^[1] - 7:7 applies ^[1] - 14:22 appreciate ^[1] - 12:21 approximate ^[1] - 7:15 April ^[1] - 7:3 area ^[2] - 10:13, 12:3 areas ^[1] - 12:11 assessed ^[1] - 4:12 Assistant ^[1] - 2:14 assisted ^[1] - 6:8 assume ^[1] - 14:24 astronomical ^[1] - 6:14 attached ^[1] - 14:22 Attorney ^[1] - 2:16 attorney ^[2] - 14:17, 14:18 audit ^[1] - 7:3 auditor ^[1] - 7:1		EAV ^[5] - 5:2, 5:9, 5:11, 5:16, 5:19 email ^[4] - 11:9, 11:10, 11:12, 12:19 employee ^[2] - 14:16, 14:17 end ^[1] - 7:3 ending ^[1] - 7:21 Engineer ^[1] - 2:24 entire ^[1] - 7:7 Erin ^[1] - 2:14 eroding ^[1] - 6:21 estate ^[1] - 5:24 estimate ^[6] - 4:5, 4:11, 8:15, 8:19, 8:23, 9:2 EVA ^[1] - 8:6 Evans ^[1] - 2:20 expense ^[1] - 7:15 expenses ^[1] - 7:14 expert ^[1] - 7:2
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