

**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, DECEMBER 10, 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
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/84265410253?pwd=Jf6ee2k7vb5haLoPBDMvOWNcgNKKfd.1>.

The Zoom meeting ID was 842 6541 0253.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

Check Presentations

a. Yorkville American Legion Flags of Valor

Parks and Recreation Director Evans shared with the Council that the Legion's Commander was not present; therefore, they will look at a different date for them to return.

b. Knights of Columbus Holiday Runs

Parks and Recreation Director Evans presented a check to the Knights of Columbus for their help during this year's holiday runs.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

None.

CONSENT AGENDA

1. Minutes of the Regular City Council – November 12, 2024
2. Bill Payments for Approval
 - \$ 2,983,032.91 (vendors)
 - \$ 979,932.70 (wire payments)
 - \$ 420,061.51 (payroll period ending 11/22/24)
 - \$ 4,383,027.12 (total)

3. **Ordinance 2024-73** Approving an Amendment to an Intergovernmental Cooperative Agreement Between the United City of Yorkville, Kendall County, and the City of Plano Governing the Reconstruction of Eldamain Road – *authorize the Mayor and City Clerk to execute* (EDC 2024-86)

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

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

Meeting Schedule for 2025 (CC 2024-93)

Mayor Purcell entertained a motion to approve the meeting schedule for 2025 as presented. So moved by Alderman Koch; seconded by Alderman Corneils.

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

Appointment to the Library Board – Sharon Mix (CC 2024-94)

Mayor Purcell entertained a motion to approve the Mayor's appointment of Sharon Mix to the Library Board for a term ending May 2027. So moved by Alderman Corneils; seconded by Alderman Transier.

Motion unanimously approved by a viva voce vote.

Resolution 2024-65

Approving a Service Agreement Between Kendall County and the United City of Yorkville for the Provision of Demand-Response Transportation (CC 2024-95)

Mayor Purcell entertained a motion to approve a Resolution Approving a Service Agreement Between Kendall County and the United City of Yorkville for the Provision of Demand-Response Transportation and authorize the Mayor and City Clerk to execute. So moved by Alderman Transier; seconded by Alderman Corneils.

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

Ordinance 2024-74

Approving a Lease Agreement for Certain Real Estate in the United City of Yorkville, Kendall County, Illinois (CC 2024-96)

Mayor Purcell entertained a motion to approve an Ordinance Approving a Lease Agreement for Certain Real Estate in the United City of Yorkville, Kendall County, Illinois and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Soling.

Public Works Director Dhuse stated this is a 12-month lease, then month to month until the new Public Works Facility is finalized. Alderman Funkhouser asked where the funding for the lease was coming from, and Director Dhuse said it was jointly from the water, sewer, and streets fund until May 2025, and then it would be budgeted.

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

**Special Census Cost Estimate
(CC 2024-97)**

Resolution 2024-66

**a. Approving a Memorandum of Understanding
with the Decennial Census Management
Division of the U.S. Census Bureau**

Mayor Purcell entertained a motion to approve a Resolution Approving a Memorandum of Understanding with the Decennial Census Management Division of the U.S. Census Bureau and authorize the Mayor and City Clerk to execute. So moved by Alderman Tarulis; seconded by Alderman Marek.

City Administrator Olson reported that the cost estimate for the special census is \$900k, which the City should get back within a year. Alderman Koch asked about the previous estimate being \$300k, which City Administrator Olson said that was for a partial census, which is no longer allowed. Finance Director Fredrickson reiterated that if the city had 4,000 new residents, we would see an additional \$1 million. It was noted that the next census will not be for another five years. Alderman Transier asked how confident staff is that we are over 25,000 people to obtain home rule status. City Administrator Olson shared that they are fairly confident, and some new housing has not been factored in. There are a few townhouses and more still to apply. Mayor Purcell stated that even if the City is shy of the 25,000, they are still financially ahead no matter the outcome. Alderman Funkhouser stated that with it being a full census, he would not expect us to go lower in population.

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 2024-75

**b. Authorizing the Third 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 Third 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 Koch; seconded by Alderman Funkhouser.

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

**Municipal Advisor and Bond Counsel Engagement Letters
(CC 2024-98)**

Resolution 2024-67

**a. Approving an Agreement for Speer Financial, Inc. as
Municipal Debt Issuance Advisor**

Mayor Purcell entertained a motion to approve a Resolution Approving an Agreement for Speer Financial, Inc. as Municipal Debt Issuance Advisor and authorize the Mayor and City Clerk to execute. So moved by Alderman Transier; seconded by Alderman Corneils.

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

Resolution 2024-68

**b. Approving an Agreement with Croke Fairchild
Duarte & Beres, LLP as Bond Counsel**

Mayor Purcell entertained a motion to approve a Resolution Approving an Agreement with Croke Fairchild Duarte & Beres, LLP, as Bond Counsel and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Soling.

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

Resolution 2024-69

**Approving an Agreement with Robert W. Baird
& Co. as Underwriter for 2025 Series Bond
(CC 2024-99)**

Mayor Purcell entertained a motion to approve a Resolution Approving an Agreement with Robert W. Baird & Co. as Underwriter for 2025 Series Bonds and authorize the Mayor and City Clerk to execute. So moved by Alderman Corneils; seconded by Alderman Funkhouser.

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

Ordinance 2024-76

**Bond Ordinance
(CC 2024-100)**

Mayor Purcell entertained a motion to approve an Ordinance authorizing and providing for the issuance of one or more series of general obligation alternate revenue bonds in the aggregate principal amount of not to exceed \$68,850,000 for the purposes of paying the costs of enhancing the City's water delivery system, paying the costs of the acquisition of one or more parcels of real property and the construction of a new public works facility thereon, and refunding certain of the City's outstanding alternate revenue bonds, authorizing the execution of one or more bond orders, and providing for the imposition of one or more bond orders, and providing for the imposition of taxes to pay the same and for the collection, segregation and distribution of certain City revenues for the payment of said bonds 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-8 Nays-0
Funkhouser-aye, Tarulis-aye, Transier-aye, Soling-aye,
Marek-aye, Corneils-aye, Koch-aye, Plocher-aye

Ordinance 2024-77

**Amending Title 6, Chapter 2, Section 6:
Restrictions on Overnight Parking and
Commercial Vehicle Parking
(CC 2024-101)**

Mayor Purcell entertained a motion to approve an Ordinance Amending Title 6, Chapter 2, Section 6: Restriction on Overnight Parking and Commercial Vehicle Parking and authorize the Mayor and City Clerk to execute. So moved by Alderman Transier; 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

Ordinance 2024-78

**Amending the Yorkville City Code
(Non-Home Rule Sales Tax)
(CC 2024-102)**

Mayor Purcell entertained a motion to approve an Ordinance Amending the Yorkville City Code (Non-Home Rule Sales Tax) 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-8 Nays-0
Transier-aye, Soling-aye, Marek-aye, Corneils-aye,
Koch-aye, Plocher-aye, Funkhouser-aye, Tarulis-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

Resolution 2024-70 **Authorizing a Contract with BSN Sports for the Purchase of Athletic League Uniforms and Equipment**
(CC 2024-103)

Mayor Purcell entertained a motion to approve a Resolution Authorizing a Contract with BSN Sports for the Purchase of Athletic League Uniforms and Equipment and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Corneils.

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

Resolution 2024-71 **Authorizing the Execution of an Agreement with Pepsi Beverages Company**
(CC 2024-104)

Mayor Purcell entertained a motion to approve a Resolution Authorizing the Execution of an Agreement with Pepsi Beverages Company and authorize the Mayor and City Clerk to execute. So moved by Alderman Koch; seconded by Alderman Soling.

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

PLANNING AND ZONING COMMISSION

Yorkville Renewables Solar (Nexamp)
(PZC 2024-01 & EDC 2024-53)

Ordinance 2024-79 **a. Approving the Rezoning to the A-1 Agricultural Zoning District of Certain Territory Generally Located at the Southwest Corner of Galena and Route 47**

Mayor Purcell entertained a motion to approve an Ordinance Approving the Rezoning to the A-1 Agricultural Zoning District of Certain Territory Generally Located at the Southwest Corner of Galena Road and Route 47 and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Plocher.

Attorney Kramer, who represents Nexamp, shared that Matt Walsh and Dan Nagel were present tonight for any questions the Council may have. Attorney Kramer stated they were at the City Council about a month ago, where they held their public hearing. That same night, the Kendall Area Transit was on the agenda for them to request extra funds from the City for their operations. Attorney Kramer mentioned that if a private business donates to KAT, the state will triple the donation. Nexamp announced they would like to donate \$25,000 to KAT, which would come to around \$87,500 - \$100,000 with the state's contribution.

Motion approved by a roll call vote. Ayes-6 Nays-2
Corneils-aye, Koch-aye, Plocher-aye, Funkhouser-nay,
Tarulis-nay, Transier-aye, Soling-aye, Marek-aye

Ordinance 2024-80 **b. Approving a Special Use Permit Allowing Freestanding Solar Energy Systems on Certain Territory Generally Located at the Southwest Corner of Galena Road and Route 47**

Mayor Purcell entertained a motion to approve an Ordinance Approving a Special Use Permit Allowing Freestanding Solar Energy Systems on Certain Territory Generally Located at the Southwest Corner of Galena Road and Route 47 and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-6 Nays-2
Koch-aye, Plocher-aye, Funkhouser-nay, Tarulis-nay,
Transier-aye, Soling-aye, Marek-aye, Corneils-aye

Ordinance 2024-81

c. Granting a Property Line Setback Variance for Certain Territory Generally Located at the Southwest Corner of Galena Route and Route 47

Mayor Purcell entertained a motion to approve an Ordinance Granting a Property Line Setback Variance for Certain Territory Generally Located at the Southwest Corner of Galena Road and Route 47 and authorize the Mayor and City Clerk to execute. So moved by Alderman Corneils; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-5 Nays-2 Present-1
Plocher-aye, Funkhouser-nay, Tarulis-nay, Transier-aye,
Soling-present, Marek-aye, Corneils-aye, Koch-aye

**Heartland Meadows West –
First Reading
(PZC 2024-21 & EDC 2024-77)**

a. Ordinance Approving an Amendment to a Planned Unit Development for Kendall Marketplace

b. Ordinance Approving a Preliminary Plan of Subdivision and Final Planned Unit Development Plan for the Property Located North of Blackberry Shore Lane and Between Northland Land and Cannonball Trail (Heartland Meadows West)

Attorney Dan Kramer, who represents Heartland Meadows West, shared with the Council that they have been through the Economic Development Committee, the Planning and Zoning Commission, and extensive staff reviews on this project. He shared that the site presented some difficulties, especially with the water line outside of the City's easement, but he was able to work with the city's engineer to ensure everything would fit. Attorney Kramer shared that they believe they have a good plan and hope to receive approval from the Council. Mayor Purcell reminded everyone that this is the 8-acre parcel the City owns. Alderman Funkhouser shared that he wished for many things to be done differently on this project. He explained that the City has plenty of commercial spaces available, and currently, some are adjacent to this project's property, so he disagrees with adding four more commercial lots. He also stated that this area has no SSA. He said this product is excellent but does not want the commercial aspect. He also stated that he wished some of the design criteria had been addressed throughout the process. He believes his comments and the residents' voices in Ward Three are not being heard. Attorney Kramer responded that they always appreciate comments. He said this property has been available for purchase from the City for years. He reported that Markers had already built two developments within the City, Heartland, and Heartland Circle, a beautiful mix of nice residential and commercial offices and a strip center. This strip center holds many asset businesses for the city. They believe these commercial lots will likely be a future doctor's office or medical units. Attorney Kramer said if this is approved at the next City Council meeting, Markers are ready to close on the property.

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

No report.

STAFF REPORT

Chief Jensen shared that the Shop with a Cop event was this past week. They had 45 kids, which is the most they ever shopped for. He thanked the Kiwanis Club of Yorkville, Casey's, Target, and Rosati's for their help and sponsorship. Alderman Funkhouser wanted to thank Chief Jensen, and a special thank you to Sergeant Hart for coordinating and all the officers who participated. He stated it was an outstanding showing of the City's officers.

MAYOR'S REPORT (cont'd)

No update.

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

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

No update.

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

Darren Crawford, a Yorkville resident of Ward 3, said he attended the meeting tonight due to Heartland Meadows West. He believes the commercial outlots do not make sense when Kendall Marketplace is near, where so many storefronts are sitting empty. He shared that others in their subdivision feel the same.

Molly Krempski, a Yorkville resident, shared with the Council that she was there to discuss Christmas drag shows. She stated that the founding documents should be the basis for how this government operates. She then read off the IL Constitution. She noted that drag shows are antithetical, maybe even more so when they are Christmas-themed.

EXECUTIVE SESSION

None

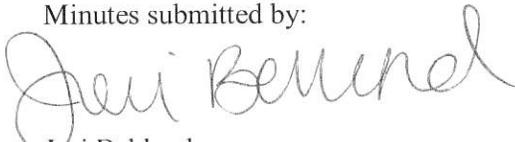
ADJOURNMENT

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 7:48 p.m.

Minutes submitted by:



Jori Behland,
City Clerk, City of Yorkville, Illinois