

APPROVED 2/6/18

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, January 2, 2018, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Joel Frieders
Alderman Alex Hernandez
Alderman Carlo Colosimo

Other City Officials

City Administrator Bart Olson
Community Development Director Krysti Barksdale-Noble
Code Official Pete Ratos
Alderman Chris Funkhouser
Alderman Joe Plocher

Other Guests

Rob Getz, Pulte/Bristol Bay

The meeting was called to order by Chairman Ken Koch at 6:00pm.

Citizen Comments: None

Minutes for Correction/Approval: November 7, 2017

The minutes were approved on a unanimous voice vote.

New Business

1. EDC 2018-01 Building Permit Reports for October and November 2017

Mr. Ratos gave the report and said there were 5 single family permits, 4 B.U.I.L.D. and 14 commercial permits in October. In November there were 5 B.U.I.L.D., 1 single family and 12 commercial permits. The yearly totals at this time are: 154 single family, 12 single family attached, one 2-story senior apartment building with 51 units and 1 senior living center with 73 units. No further comments.

2. EDC 2018-02 Building Inspection Report for October and November 2017

There were 315 inspections in October and most were single family homes with some fence and deck completions. In November there were 250 inspections and many of those were at GC Housing.

3. EDC 2018-03 Property Maintenance Report for October and November 2017

Mr. Ratos said 4 citations were adjudicated in October, including a \$4,500 fine for weeds

and \$2,400 for commercial vehicles. Mr. Ratos had a discussion with the tenant regarding these vehicles. In November there were 6 cases, including a dispute over city vs. non-city property and items parked there. A fence will be erected to avoid further issues. No discussion.

4. EDC 2018-04 Economic Development Update

Mr. Olson gave the report in Ms. Dubajic's absence. On December 22nd, the State released an application for an industrial user site. The user requires 200 acres, railroad access, etc. and the project would provide 300-400 jobs. The City will be submitting an application which is due at the end of the week.

5. EDC 2018-05 Cedarhurst Final Plat

Ms. Noble said Cedarhurst had their preliminary plat approval as part of the final PUD amendment. Cedarhurst included some additional items which appeared at the December Planning and Zoning Commission and were recommended for approval. This moves to the January 9th Council agenda.

6. EDC 2018-06 Bristol Bay Amended Annexation Agreement and Final Plat

Pulte wishes to delay a portion of the partially platted development because the market is just not conducive at this time. Ms. Noble said portions of units 9 and 11 and all of units 10, 12 and 13 will be 'shelved'. Pulte is also requesting a letter of credit reduction to \$200,000 and they are selling the property to a holding company. The infrastructure is still the responsibility of the property owner according to Ms. Noble. There was brief discussion by committee members. This item moves to the Council for review of the final plat and annexation agreement on January 9.

7. EDC 2018-07 Services Agreement for Building Plan Review and Inspections

An RFP has gone out for help in building inspections and plan review services. This service would be used on an as-needed basis. Two of three responding companies were interviewed and T&F was selected and has been used before. Fees will be paid by the City and T&F's name will not appear on any documents. Ms. Noble said a fee discrepancy had been addressed.

Mr. Ratos said there were 930 plan reviews in 2017, so the firm will be used when there is a backup or illness. It will also avoid having to immediately hire full-time staff. Large projects will be sent out while residential plans will be kept in-house and there will be no cost to the developer. It is anticipated there will be 720 hours of need. Ms. Noble will track the time, verify invoices and will do a comparison evaluation of the service. Mr. Olson said a full-time position will be recommended for next year in Community Development. This item moves to the January 23rd Council agenda for contract revision verification.

8. EDC 2018-08 Property Maintenance Code – Section 302.8 – Motor Vehicles

Mr. Olson said this proposed modification would address the ticketing procedure of unlicensed cars in town. Ms. Noble has information from other towns and Mr. Plocher had provided information as well. Alderman Plocher said changes could be made and he hopes that car hobbies would not be affected due to difficulty in getting parts. Some

committee members noted that the cars should be kept in garages, storage or be covered. Mr. Ratos said he considers a car operable if it has license plates and four good tires. Mr. Olson said a 10-day notice is sent on cars in violation. The definition of an antique car was also discussed. Mr. Ratos added that many citations are issued for cars that are in need of repair and have sat idle.

Old Business None

Additional Business

Alderman Colosimo said he receives many calls regarding high gas prices in the city. He noted that the city has no control over the price. Mr. Olson said that gas stations do generate a fair amount of sales tax and that the MFT funds are based on a per capita basis. Alderman Frieders said he had a conversation with a gas corporate individual who said prices are determined by screen shots that are taken of area gas prices and then averaged as well traffic counts in that area. The committee acknowledged the heavy traffic counts at Rt. 47 and 34.

There was no further business and the meeting adjourned at 6:44pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker