

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
HELD IN THE CITY COUNCIL CHAMBERS,
800 GAME FARM ROAD ON
TUESDAY, JULY 24, 2018**

Mayor Golinski called the meeting to order at 7:00 p.m. and led the Council in the Pledge of Allegiance.

City Clerk Warren called the roll.

Ward I	Koch	Present
	Colosimo	Absent
Ward II	Milschewski	Present
	Plocher	Present
Ward III	Frieders	Present
	Funkhouser	Present
Ward IV	Tarulis	Present
	Hernandez	Present

Also present: City Clerk Warren, City Attorney Orr, City Administrator Olson, Police Chief Hart, Deputy Chief of Police Klingel, Public Works Director Dhuse, Finance Director Fredrickson, EEI Engineer Sanderson, Community Development Director Barksdale-Noble, Building Code Official Ratos, Director of Parks and Recreation Evans, Assistant City Administrator Willrett

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

Employee Appreciation of Service

Mayor Golinski called Police Chief Hart up to the front. Police Chief Hart wanted to recognize sergeant Behr Pfizenmaier and gave the sergeant's background. Police Chief Hart thanked Sergeant Pfizenmaier for his ten years of service and dedication to the United City of Yorkville.

1. Swearing-in of Deputy Chief – Rayond Mikolasek
2. Swearing-in of Sergeant – Patrick McMahon

Mayor Golinski stated there were a couple of swearing in of a deputy chief and sergeant but those are being pushed back to next meeting.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

Chris, John, and Angel Plocher passed out pictures and wanted to go on record saying save the jail.

Amy Tucek, spoke in support of tearing down the jail.

Robyn Sutcliff, resident and owner of Foxy's Ice Cream, is in favor of saving the old jail.

Valerie Burd, resident, spoke in favor of saving the old jail.

Jesse Alaniz, resident, spoke in favor of saving the old jail.

Joan Knutson, resident, spoke in favor of saving the old jail.

CONSENT AGENDA

1. Sanitary Sewer Lining Change Order No. 1 – *authorize the Mayor to execute* (PW 2018-68 2018)
2. **Resolution 2018-20** Supporting Extending Metra Commuter Rail Service to Kendall County as a High Priority in the Chicago Metropolitan Agency for Planning on to 2050 Plan – *authorize the Mayor and City Clerk to execute* (PW 2018-72)
3. Monthly Treasurer's Report for June 2018 (ADM 2018-55)
4. **Ordinance 2018-42** Authorizing the Eight Amendment to the Annual Budget for Fiscal Year Commencing on May 1, 2017 and Ending on April 30, 2018 – *authorize the Mayor and City Clerk to execute* (ADM 2018-60)
5. Copier RFP – *authorize staff to issue a request for proposal for leasing copier equipment* (ADM 2018-61)

6. Travel Authorization Amendment – *approve travel authorization amendment for Mayor Golinski as presented in packet material (ADM 2018-63)*

Mayor Golinski entertained a motion to approve the consent agenda. So moved by Alderman Hernandez; seconded by Alderman Frieders.

Motion approved by a roll call vote. Ayes-7 Nays-0
Milschewski-aye, Tarulis-aye, Frieders-aye,
Funkhouser-aye, Koch-aye, Hernandez -aye, Plocher -aye

MINUTES FOR APPROVAL

1. Minutes of the Regular City Council – June 26, 2018
2. Minutes of the Regular City Council – July 10, 2018

Mayor Golinski entertained a motion to approve the minutes of the regular City Council minutes for June 26, 2018 and July 10, 2018 as presented. So moved by Alderman Funkhouser; seconded by Alderman Koch.

Minutes approved unanimously by a viva voce vote

BILLS FOR PAYMENT

Mayor Golinski stated that the bills were \$1,321,391.81.

REPORTS

MAYOR'S REPORT

**Old Jail – Resident Presentation
(CC 2018-36)**

Mayor Golinski stated there will now be a presentation on the Old Jail. Thomas Milschewski gave a thoughtful, and moving presentation on saving the Old Jail. He began the presentation by giving a history of the Jail. Mr. Milschewski also shared some small productive uses for the Jail's building.

Johanna Byram spoke about the National Register, what it was, and how something is placed on it. She explained how someone can learn more about having a building on the National Register. She explained that the nicest thing about getting on the National Register was receiving tax credits. Ms. Byram explained how those tax credits work.

Lisa Wolancevich, Yorkville resident since 2009, gave her background. She spoke in favor of the Jail. She gave bullet points. Her goal, along with Mr. Milschewski and Ms. Byram, is to restore the building. She talked about cost of emergency repairs. She stated that the estimated worth of the Old Jail is \$916,000 for replacement. Ms. Wolancevich said the City is looking to tear the Jail down, make it an empty lot, and sell it to a developer. She discussed how this is a problem for the City and tax payers. Tax dollars will have to be spent to fix the Jail. Ms. Wolancevich stated the Old Jail is now considered historical and is a gem to the City of Yorkville. Ms. Wolancevich went on to say that TIF dollars can no longer be used to destroy or demolish the building. She has documentation to back that up. Now that TIF funds cannot be used, the payment for demolition moves to the City's general fund. She went on to say the residents will pay for the demolition. Ms. Wolancevich said the good news is, if the Jail is secured by the support of the Council, that would bring \$67,600 in pledges given to the City, for its restoration. Then the City could take the same amount it was going to use for the demolition of the jail, and use the funds as TIF dollars. TIF dollars can be done since the Old Jail would be being restored. She said the City could take the private pledges to begin the second phase of restoration. Once the second phase of restoration is completed, the Jail should then be inhabitable. That way the City could use the second and third floors for rental space. She gave the stats on rental property in Yorkville to come up with the annual income that the Jail could provide to the City. The minimum amount of annual income would be \$141,300, which could be upwards of \$169,560 a year of income to the City. From these statistics, Ms. Wolancevich concluded that the first year the City will pay for the second phase of the restoration with what is being donated by the citizens. She stated that more citizens want to come forward to donate, but those people want to see that the City is behind the restoration. Ms. Wolancevich talked about all the other ways to come up with more funds for the Jail. She thanked the Council for its time.

Angie Layner, Yorkville resident, began speaking about what drew her to Yorkville. She said the Old Jail is one of two in the entire nation that is available to view. She believes it is important to recognize the City's past, and it would provide an opportunity for the youth of Yorkville to learn about its past.

Thomas Milschewski thanked all those that are supporting saving the Old Jail. He wanted all the Council and chamber members to really think about losing the Old Jail and the impact that would have on the community. Joyce Barrett stated she left a message on Mayor Golinski's phone. She had one request that if the City is unable to do the entire restoration at this time, then please wait to take any action. Ms. Barrett stated that there is funding out there like the Brick and Mortar Grant. She asked the Council to please give a little more time in considering how to proceed with the Old Jail.

Mayor Golinski asked if the chamber members that spoke would like to take questions from the alderman. Alderman Frieders asked where did these projected cost estimates come from. He believes there are better things for the City to spend money on. He is very skeptical of the estimates for the restoration and the

income potential of the Old Jail. He would be in favor of saving the Jail as long as it does not involve any tax payer dollars. Alderman Frieders asked if the information regarding restoration and income potential could be put in a packet for the Council and concerned residents to view. His opinion remains to sell it, tear it down, and do so immediately.

Lisa Wolancevich responded to Alderman Frieders comments. She noted that a finalized written report was not able to be drafted for this meeting, due to the fact that the residents for saving the Old Jail only found out that this topic was going to be on the agenda a week ago. Ms. Wolancevich reiterated the amount of work that was put in to prepare for this meeting. She stated that her group is asking for the City to use the money earmarked for demolition instead be used for only shoring up the building not to engage a full restoration. This would provide more time to acquire the funds to complete the restoration. Ms. Wolancevich is asking for more time especially since the Council changed from doing a partial demolition to doing a complete demolition. She said the demolition could become much more expensive because of the oil fueled heating system and the cost of removing the storage tank. Ms. Wolancevich told Alderman Frieders she would be happy to discuss this further at a future date.

PUBLIC WORKS COMMITTEE REPORT

**Resolution 2018-21 Authorizing a Contract with Trico Mechanical, Inc. for the HVAC System Replacement Project for the Beecher Center at 901 Game Farm Road
(PW 2018-58)**

Alderman Frieders made a motion to approve a resolution authorizing a contract with Trico Mechanical, Inc. for the HVAC system replacement project for the Beecher Center at 901 Game Farm Road and authorize the Mayor and City Clerk to execute; seconded by Alderman Hernandez.

Motion approved by a roll call vote. Ayes-7 Nays-0
Funkhouser-aye, Milschewski-aye, Hernandez -aye,
Koch-aye, Plocher -aye, Frieders-aye, Tarulis-aye

**Old Jail RFP
(PW 2018-71)**

- a. Ordinance Authorizing the Sixth Amendment to the Annual Budget for the Fiscal Year Commencing on May 1, 2018 and Ending on April 30, 2019
- b. Resolution Authorizing a Contract with D. Construction, Inc. for the Building Demolition and Site Restoration Project for the Property at 111 W. Madison Street

Alderman Frieders made a motion to approve an ordinance authorizing the sixth amendment to the annual budget for the fiscal year commencing on May 1, 2018 and ending on April 30, 2019 and authorize the Mayor and City Clerk to execute; seconded by Alderman Tarulis.

City Administrator Olson gave a couple points of order on both of the motions. He stated the motion for the Old Jail RFP and a revision to the budget amendment requires a super majority of 6 out of 9 votes. The contract authorization for the Building Demolition and Site Restoration Project requires a simple majority of 5 out of 8 or 9. He also gave a point of clarification on the oil tank located on the Old Jail sight. A previous 2008 EPA study did not show evidence of a tank and therefore would not require a phase two study. Alderman Funkhouser was in favor of a partial or full tear down. He said that doesn't mean he doesn't support this Old Jail. Personally he doesn't want to see the building torn down; however he does not want to spend City tax dollars, if there is no intended use for the City. Alderman Funkhouser believes there are parts of the City of Yorkville that should be preserved. He saw this time as an update on the Old Jail not a proposal. He would like the Council to take action to put the building in a condition that would allow it to be restored. He doesn't want to be quick to make a decision that will destroy Yorkville's downtown. Alderman Funkhouser doesn't think the Council should authorize the amendment, and would like the Council to consider delaying the contract with D. Construction for demolition. Alderman Milschewski spoke in favor of saving the Old Jail. She said there's too much emphasis on the new and not enough toward respecting what is old. She said there is much support for saving the Old Jail. The amount of money people want to pledge is lower because these people would like to know that the council is not just going to tear it down. Alderman Plocher asked if this can be tabled for three months. Alderman Frieders would like to hear a set proposal, rather than just the open ended statement save the Old Jail. Alderman Tarulis believes that the amount of time the City has owned the Old Jail has gone on long enough. He is in favor of selling the building to someone who will restore it, but would like to see something happen as soon as possible. Alderman Koch would like to see the Jail supporters step up and buy the building so the City can move forward. City Administrator Olson made points of clarification for the bid process. He commented on a process to inspect the Old Jail to determine a cost of testing for structural integrity. Alderman Frieders asked if the engineering crew walking through the Jail would sign an insurance waiver. City Administrator Olson stated yes. The Council members discussed the process, cost, and time frame for restoring the building to a structurally sound condition. Alderman Milschewski asked Lisa Wolancevich if she had any information about the buildings structural integrity. She said no, but stated that Landmarks Illinois could send out professionals to evaluate the building for free. City Administrator Olson said his interpretation of that conversation with Landmarks Illinois was that it would not be a structural analysis. It would be almost a duplication of the energy report that the City did.

Ms. Wolancevich noted that the website for Landmarks Illinois lists all the available services. Alderman Milschewski thanked Joyce Barrett for coming all the way from Wauconda to Yorkville to offer her support. Joyce Barrett spoke again on her support of the Old Jail. Another advocate for the Old Jail spoke in favor of the Old Jail, and cited the restoration of the old courthouse as the shining example of what can be accomplished. Alderman Milschewski asked about the National Registry and what is the next step. An advocate for the Old Jail gave the details on the steps for the National Registry. Lisa Wolancevich spoke again stating there have been three different entities interested in purchasing the building and gave estimated values with and without historical designation. Another advocate for the Old Jail confirmed with Alderman Frieders that an in-depth proposal would be presented to the Council in the next 90 days.

Alderman Funkhouser made a motion to table items a. & b. under Public Works Committee #2 until October 9, 2018; seconded by Alderman Milschewski

Motion approved by a roll call vote. Ayes-7 Nays-0
Funkhouser-aye, Milschewski-aye, Hernandez -aye, Koch-aye,
Plocher -aye, Frieders-aye, Tarulis-aye

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

No report.

PARK BOARD

No report.

PLANNING AND ZONING COMMISSION

Small Cell Wireless
(PZC 2018-13 and PW 2018-69)

- a. **Ordinance 2018-43** Amending the Yorkville Zoning Ordinance by Adding Small Wireless Facilities

Mayor Golinski entertained a motion to approve an ordinance amending the Yorkville zoning ordinance by adding small wireless facilities and authorize the Mayor and City Clerk to execute. So moved by Alderman Frieders; seconded by Alderman Hernandez.

Motion approved by a roll call vote. Ayes-7 Nays-0
Milschewski-aye, Hernandez -aye, Koch-aye, Plocher -aye,
Frieders-aye, Tarulis-aye, Funkhouser-aye

- b. **Ordinance 2018-44** Amending the Regulations for Collocation of Small Wireless Facilities
Mayor Golinski entertained a motion to approve an ordinance amending the regulations for collocation of small wireless facilities and authorize the Mayor and City Clerk to execute. So moved by Alderman Tarulis; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-7 Nays-0
Hernandez-aye, Koch-aye, Plocher-aye, Frieders-aye,
Tarulis-aye, Funkhouser-aye, Milschewski-aye

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

National Suicide Prevention Campaign

Alderman Frieders gave an update on the National Suicide Prevention Campaign. He said the program has now been adopted in 124 cities, 5 counties, and 8 states.

STAFF REPORT

Movie Night

City Administrator Olson stated the City does have its movie night Thursday August 2, 2018. The movie will be Coco, which starts at 8:10 p.m. Activities start at 7:00 in Oswego, IL.

Raging Waves Ribbon Cutting Event

Alderman Funkhouser stated that the Raging Waves Ribbon Cutting Event that was supposed to be this past week, is rescheduled for Friday August 3, 2018 at 9:00 a.m.

ADDITIONAL BUSINESS

None.

EXECUTIVE SESSION

None.

CITIZEN COMMENTS

An unidentified lady in the Council chambers said she would like to know more about the forced annexation into Yorkville. Mayor Golinski and City Administrator Olson addressed her question. An unidentified man in the Council Chambers spoke up and asked if there was a vote on the forced annexation this evening. Mayor Golinski answered no and explained. There was more discussion from the Council chambers, Mayor Golinski, City Attorney Orr, and the City Council members.

ADJOURNMENT

Mayor Golinski stated meeting adjourned.

Meeting adjourned at 8:46 p.m.

Minutes submitted by:

Beth Warren

Beth Warren,
City Clerk, City of Yorkville, Illinois

REGULAR CITY COUNCIL MEETING

Public Comment

July 24, 2018

PLEASE PRINT

NAME:

SUBDIVISION OR BUSINESS:

APRIS, John, Angel Plocher

SAVE THE JAIL!

Amy Tucek

Tear Down the Jail

John Secliff

SAVE THE JAIL!

Valerie Bural

Save jail

[Handwritten signature]

Save Jail

REGULAR CITY COUNCIL MEETING

July 24, 2018

PLEASE PRINT

NAME:

SUBDIVISION OR BUSINESS:

Jim Jensen

Blackberry North

Joyce Barrett

Tom Robinson

Fox Glen

Johanna Byram

State Street

Valerie Bural

Downtown Yorkville

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~

~~XXXX~~

Amy Tucek

Sanders Ct

Anne Stillson

Caledonia

Kiersten Stillson

Caledonia