

**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, AUGUST 13, 2019**

Mayor Purcell called the meeting to order at 7:02 p.m. and led the Council in the Pledge of Allegiance.

**ROLL CALL**

City Clerk Pickering called the roll.

Ward I	Koch	Present
	Transier	Present
Ward II	Milschewski	Present
	Plocher	Present
Ward III	Funkhouser	Present
	Frieders	Present
Ward IV	Tarulis	Present
	Peterson	Present

Staff present: City Administrator Olson, City Clerk Pickering, Chief of Police Hart, Deputy Chief of Police Mikolasek, Deputy Chief of Police Pfizenmaier, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, Building Code Official Ratos, Facilities Manager Raasch, Purchasing Manager Parker, Attorney Orr, and EEI Engineer Sanderson.

**QUORUM**

A quorum was established.

**AMENDMENTS TO THE AGENDA**

None.

**PRESENTATIONS**

Mayor Purcell presented retiring Chief of Police Hart with a certificate of appreciation for all his years of service to the city.

**MAYOR'S REPORT**

**Chief of Police Appointment and Oath of Office  
(CC 2019-44)**

Mayor Purcell entertained a motion to approve the appointment of Jim Jensen as the Chief of Police. So moved by Funkhouser; Seconded by Alderman Milschewski.

Motion unanimously approved by a viva voce vote.

Jim Jensen was sworn-in as the new Chief of Police for the United City of Yorkville.

**Chief of Police Employment Agreement  
(CC 2019-45)**

Mayor Purcell entertained a motion to approve an employment agreement between the City and Jim Jensen 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  
Transier-aye, Plocher-aye, Frieders-aye, Peterson-aye,  
Koch-aye, Milschewski-aye, Funkhouser-aye, Tarulis-aye

**PUBLIC HEARINGS**

None.

**CITIZEN COMMENTS ON AGENDA ITEMS**

None.

**CONSENT AGENDA**

None.

**MINUTES FOR APPROVAL**

Mayor Purcell entertained a motion to approve the minutes of the regular City Council meeting of July 23, 2019 as presented. So moved by Alderman Transier; seconded by Alderman Milschewski.

Motion unanimously approved by a viva voce vote.

**BILLS FOR PAYMENT**

Mayor Purcell entertained a motion to approve the bill list in the amount of \$95.60 (vendors – FY 19); \$572,168.97 (vendors – FY 20); \$62,515.08 (wire payments), \$296,230.73 (payroll period ending 7/26/19); for a total of \$931,010.38. So moved by Alderman Funkhouser; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Funkhouser-aye, Tarulis-aye, Transier-aye, Plocher-aye,  
Frieders-aye, Peterson-aye, Koch-aye, Milschewski-aye

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**REPORTS**

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**MAYOR'S REPORT (cont'd)**

**East Orange Street Water Main Improvements  
(CC 2019-46)**

Mayor Purcell entertained a motion to approve the expansion of the East Orange Street Water Main Improvement project to include the full width removal and replacement of the pavement west of Mill Street in a cost not to exceed \$65,000. So moved by Alderman Frieders; seconded by Alderman Plocher.

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

\*Alderman Plocher was not present for the vote.

**Resolution 2019-21                      Approving a Public Road Crossing License Agreement (Hoover Drive)  
(CC 2019-47)**

Mayor Purcell entertained a motion to approve a Resolution Approving a Public Road Crossing License Agreement (Hoover Drive) and authorize the Mayor and City Clerk to execute. So moved by Alderman Transier; seconded by Alderman Frieders.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Frieders-aye, Peterson-aye, Koch-aye, Milschewski-aye,  
Funkhouser-aye, Tarulis-aye, Transier-aye, Plocher-aye

**Comments from Mayor Purcell  
Run the Whispers Charity 5K**

Mayor Purcell asked Alderman Frieders if he would like to talk about the upcoming charity event being held in the Whispering Meadows subdivision. Alderman Frieders said that the 2<sup>nd</sup> Annual Run the Whispers Charity 5K event would be held on Saturday, August 24<sup>th</sup> at the Whispering Meadows Community Clubhouse located at 525 Faxon Road. All proceeds from the event will benefit Suicide Prevention Services located in Batavia and Hope for the Day located in Chicago. More information is available online at: [runthewhispers.com](http://runthewhispers.com).

**PUBLIC WORKS COMMITTEE REPORT**

No Report.

**ECONOMIC DEVELOPMENT COMMITTEE REPORT**

**Downtown Landscape Hill Project – Invitation to Bid  
(EDC 2019-66)**

Alderman Milschewski made a motion to authorize staff to issue an Invitation to Bid for the Downtown Landscape Hill project; seconded by Alderman Frieders.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Peterson-aye, Koch-aye, Milschewski-aye, Funkhouser-aye,  
Tarulis-aye, Transier-aye, Plocher-aye, Frieders-aye

**Memorandum of Understanding Regarding Bike Sharing Services between  
Kane County Division of Transportation and the City  
(EDC 2019-67)**

Alderman Milschewski made a motion to approve a Memorandum of Understanding regarding Bike Sharing Services between Kane County Division of Transportation and the City and authorize the Mayor to execute; seconded by Alderman Tarulis.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Koch-aye, Milschewski-aye, Funkhouser-aye, Tarulis-aye,  
Transier-aye, Plocher-aye, Frieders-aye, Peterson-aye

**PUBLIC SAFETY COMMITTEE REPORT**

No report.

**ADMINISTRATION COMMITTEE REPORT**

No report.

**PARK BOARD**

**Resolution 2019-22**

**Authorizing the Application for an OSLAD Grant for the  
Development of Beecher Park  
(CC 2019-48)**

Mayor Purcell entertained a motion to approve an Application for an OSLAD Grant for the Development of Beecher Park and authorize the Mayor and City Clerk to execute. So moved by Alderman Frieders; seconded by Alderman Peterson.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Milschewski-aye, Funkhouser-aye, Tarulis-aye, Transier-aye,  
Plocher-aye, Frieders-aye, Peterson-aye, Koch-aye

**Riverfront Park East Boat Launch  
(CC 2019-49)**

**Approval to Install the East Riverfront Boat Launch**

**Approval of Professional Design Engineering Services Agreement with EEI**

**Ordinance 2019-41**

**Ordinance Authorizing a Third Amendment to the  
Annual Budget for the Fiscal Year Commencing on  
May 1, 2019 and Ending on April 30, 2020**

Mayor Purcell entertained a motion to approve the installation of the Riverfront Park East Boat Launch, to approve the Professional Design Engineering Services Agreement with EEI and to approve an Ordinance Authorizing the Third Amendment to the Annual Budget for the Fiscal Year Commencing on May 1, 2019 and Ending on April 30, 2020 and authorize the Mayor and City Clerk to execute. So moved by Alderman Frieders; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0  
Funkhouser-aye, Tarulis-aye, Transier-aye, Plocher-aye,  
Frieders-aye, Peterson-aye, Koch-aye, Milschewski-aye

**PLANNING AND ZONING COMMISSION**

No report.

**CITY COUNCIL REPORT**

**Sale of 111 W. Madison Street (Old Jail)  
(ADM 2018-88 and EDC 2019-69)**

Mayor Purcell asked City Administrator Olson to give an update on the status of the sale of the Old Jail property. Administrator Olson explained that the existing parking lots on Madison Street are a third on the private property and two thirds on the right-of-way. Staff looked at two options regarding the parking lots. The first option is to relocate all the parking within the right-of-way which would not increase any parking spots. Another option would be to switch to parallel parking which would decrease spaces. The first proposal would be to allow the purchaser to use the two regular parking spaces and the one ADA space for private parking. The city could then lease the city's portion of the right-of-way that extends into those parking spaces. The second option involves extending parking spaces to the east of the existing parking spaces. If the council would like to extend parking to the east, the city would then lease those spaces to the purchaser.

Administrator Olson said that during negotiations one change that came up was regarding the front end TIF incentives. The developer is requesting reimbursement of 100% of their property taxes during construction. Instead of a variable reimbursement that is dependent on how quickly the building is

completed, it is being proposed to reimburse 100% of their property taxes during the first five years starting on the day that the agreement is approved. City Attorney Orr clarified that this will not change the dollar amount being reimbursed; it just specifies when the city is obligated to distribute the funds. Administrator Olson stated that there will be four upfront payouts as well as fifteen years of incremental payouts. The four upfront payouts have not changed. Upon completion of the roof the purchaser will receive \$30,000; upon completion of the asbestos and lead removal, the purchaser will receive \$50,000; upon completion of the residential portion of the building, the purchaser will receive \$17,500; and upon completion of the commercial portion of the building, the purchaser will receive \$17,500.

Administrator Olson hopes that he will hear back from the developer by the end of the week on the proposed changes. He reiterated that the property is currently not generating any property taxes. The intent is to get a viable for-profit developer in this location that will generate property taxes.

**CITY CLERK'S REPORT**

No report.

**COMMUNITY & LIAISON REPORT**

No report.

**STAFF REPORT**

**Galena / Kennedy/ Mill Roadway Improvements**

EI Engineer Sanderson said that the Kendall County Highway Committee met earlier in the day and discussed the possible addition of a stoplight at the Galena and Kennedy intersection with the possibility of a roundabout at Kennedy and Mill. Kendall County Engineer Klaas will be reaching out to the city to set up a meeting to discuss road improvements.

**Mill Road Resurfacing**

Administrator Olson mentioned that the bids for the Mill Road resurfacing project were opened on Friday, August 9<sup>th</sup>. The engineer's estimate for the project was \$120,000. The lowest bid that was submitted came in at \$140,797.50 from Geneva Construction.

**ADDITIONAL BUSINESS**

None.

**CITIZEN COMMENTS**

None.

**EXECUTIVE SESSION**

Mayor Purcell entertained a motion to go into executive session for litigation, when an action against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent and for the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity. So moved by Alderman Transier; seconded by Alderman Peterson.

Motion approved by a roll call vote. Ayes-6 Nays-1 Present-1  
Koch-aye, Milschewski-aye, Funkhouser-aye, Tarulis-aye,  
Transier-aye, Plocher-nay, Frieders-present, Peterson-aye

The City Council entered executive session at 7:54 p.m.

The City Council returned to regular session at 8:47 p.m.


**ADJOURNMENT**

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:48 p.m.

Minutes submitted by:

  
Lisa Pickering,  
City Clerk, City of Yorkville, Illinois