

**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 11, 2020**

Mayor Purcell called the meeting to order at 7:03 p.m.

Mayor Purcell stated that he has determined that under the Governor's orders the meeting can be held with electronic attendance for the safety of the council members and the public and to help prevent the spread of the coronavirus.

Mayor Purcell led the Council in the Pledge of Allegiance.

ROLL CALL

City Clerk Pickering called the roll.

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|----------|-------------|---------------------------------|
| Ward I | Koch | Absent |
| | Transier | Present (electronic attendance) |
| Ward II | Milschewski | Present (electronic attendance) |
| | Plocher | Present |
| Ward III | Funkhouser | Present |
| | Frieders | Present (electronic attendance) |
| Ward IV | Tarulis | Present (electronic attendance) |
| | Peterson | Present (electronic attendance) |

Staff in attendance at city hall: City Administrator Olson, Chief of Police Jensen, and Attorney Orr.

Staff in attendance electronically: City Clerk Pickering, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, Assistant City Administrator Willrett, and EEI Engineer Sanderson.

Clerk's Note: Due to COVID-19, in accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Act, the United City of Yorkville encouraged social distancing by allowing remote attendance to the City Council meeting.

Members of the public were able to attend this meeting in person while practicing social distancing 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/82478306710?pwd=bGEyeklNdUFZV0tzZENZbVJBaUIzUT09>. The Zoom meeting ID was 824 7830 6710.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

None.

PUBLIC HEARINGS

1. Rebuild Illinois Regional Economic Development Grant Program – Eldamain Road Infrastructure

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

CITIZEN COMMENTS ON AGENDA ITEMS

Anthony Magliari, candidate for the Kendall County Board District 1 seat, introduced himself to the Mayor and City Council. If elected, he encouraged the council members to contact him if there was anything he could help the city with at the county level.

Alderman Frieders asked how likely it was that Yorkville would get either of the grants. Administrator Olson said based on the grant application scoring system, staff felt that it was unlikely that the city would be awarded either grant; however, the grant applications required minimal effort to prepare so staff felt it would be worth it to apply for the grants.

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

Resolution 2020-64 **in Support of Rebuild Illinois Grant Application for the Eldamain Road Watermain Extension Project**

Resolution 2020-65 **Committing Local Funds (Eldamain Road Infrastructure Extension)**

Pursuant to Ordinance 2013-31, Alderman Plocher made a motion to waive the procedural rule not to vote on items at the same meeting at which the public hearing on the matter has taken place; seconded by Alderman Funkhouser.

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

Alderman Plocher made a motion to approve a Resolution in Support of Rebuild Illinois Grant Application for the Eldamain Road Watermain Extension project and authorize the Mayor and City Clerk to execute and to approve a Resolution Committing Local Funds (Eldamain Road Infrastructure Extension) and authorize the Mayor and City Clerk to execute; seconded by Alderman Milschewski.

Mayor Purcell stated that this grant is for up to 2 million dollars and this project has a total project cost of approximately 4.3 million dollars.

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

ECONOMIC DEVELOPMENT COMMITTEE REPORT

Mayor Purcell reported that for 2020, so far, the building department has issued 118 new home permits and there are another 60 home permits that are waiting to be processed.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

Ordinance Regarding City Council Procedures - Discussion
(ADM 2020-39)

Mayor Purcell said that a few aldermen still had comments that they were going to submit on the proposed changes. He said this item would be on the next City Council agenda.

PARK BOARD

Director Evans reported that construction has started on the new playground located in the Caledonia subdivision.

PLANNING AND ZONING COMMISSION

No report.

CITY COUNCIL REPORT

**National Suicide Prevention + Action Month
Proclamation Project**

Alderman Frieders reported that the Village of Westmont would be adopting the National Suicide Prevention + Action Month proclamation at its August 13th board meeting. If anyone is interested in helping their community adopt this proclamation, please contact Alderman Frieders at joel@hftd.org.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

No report.

STAFF REPORT

No report.

MAYOR'S REPORT (CONT'D)

**FY 21 Budget Update
(CC 2020-58)**

Mayor Purcell reported the city received its' May sales tax numbers. The non-home rule sales tax is down approximately 20% while the regular sales tax is flat compared to last year.

**Collective Bargaining Agreement between the
Yorkville Patrol Officers and the City
(CC 2020-59)**

Mayor Purcell entertained a motion to approve the collective bargaining agreement between the Yorkville Patrol Officers and the United City of Yorkville. So moved by Alderman Peterson; seconded by Alderman Funkhouser.

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

ADDITIONAL BUSINESS

Yorkville School District and Board of Education

Alderman Peterson said that he wanted to thank the Yorkville School District and the Board of Education. He said they had a rough decision to make about how school would be held this fall. He said they made the decision amicably and they also solicited feedback from the public. Alderman Peterson reminded everyone that school was starting next week, and he asked residents to drive accordingly.

CITIZEN COMMENTS

None.

EXECUTIVE SESSION

Mayor Purcell said that an executive session would not be held this evening.

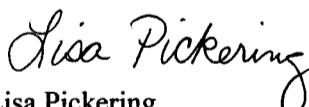
ADJOURNMENT

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

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

Meeting adjourned at 7:36 p.m.

Minutes submitted by:


Lisa Pickering,
City Clerk, City of Yorkville, Illinois

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UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

CITY COUNCIL MEETING
PUBLIC HEARING

800 Game Farm Road
Yorkville, Illinois

Tuesday, August 11, 2020
7:00 p.m.

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PRESENT:

- Mr. John Purcell, Mayor;
- Mr. Dan Transier, Alderman;
- Ms. Jackie Milschewski, Alderman;
- Mr. Arden Joe Plocher, Alderman;
- Mr. Chris Funkhouser, Alderman;
- Mr. Joel Frieders, Alderman;
- Mr. Seaver Tarulis, Alderman;
- Mr. Jason Peterson, Alderman.

ALSO PRESENT:

- Mr. Bart Olson, City Administrator,
- Mr. James Jensen, Chief of Police,
- Ms. Lisa Pickering, City Clerk,
- Mr. Eric Dhuse, Public Works Director,
- Ms. Krysti Barksdale-Noble, Community Development Director,
- Mr. Rob Fredrickson, Finance Director,
- Mr. Tim Evans, Parks and Recreation Director,
- Ms. Erin Willrett, Assistant City Administrator,
- Ms. Kathleen Field-Orr, City Attorney,
- Mr. Brad Sanderson, City Engineer,

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Ms. Lynn Dubajic, City Economic
Development Consultant.

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

4 MAYOR PURCELL: This is the Rebuild
5 Illinois Regional Economic Development Grant
6 Program, the Eldamain Road infrastructure.

7 I will now open the public hearing.

8 MR. OLSON: Erin has the presentation
9 ready to go.

10 MAYOR PURCELL: Oh, Erin's --

11 MR. OLSON: She is.

12 MAYOR PURCELL: Erin, I thought you were
13 on vacation.

14 MS. WILLRETT: Yes, I do have a
15 presentation to give --

16 MAYOR PURCELL: Okay.

17 MS. WILLRETT: -- with the public
18 hearing.

19 MAYOR PURCELL: Okay. Well, then I'll
20 open the public hearing and we'll -- you know,
21 before I forget, I'll ask if there are any
22 questions beforehand, so at least I open it to
23 the public.

24 Any questions or comments from the

1 public?

2 (No response.)

3 MAYOR PURCELL: I see none and hear
4 none, I will turn it over to Erin. Please, Erin,
5 go ahead.

6 MS. WILLRETT: Thank you, Mr. Mayor. So
7 for this grant we are seeking the full grant
8 amount, which is \$2 million in grant funds, for
9 this project.

10 The project consists of extension of
11 a looped 16-inch water main to Eldamain Road from
12 the existing service at Faxon Road. The grant
13 monies will be used for design/engineering,
14 construction oversight and construction of the
15 water main loop.

16 The additional project activities
17 that will be undertaken with local funding will
18 be the construction of the water main loop and
19 any contingencies that are needed to complete the
20 project.

21 This project aligns with the Chicago
22 Metropolitan Agency for Planning on to 2050
23 regional plan, which identifies the proposed
24 METRA BNSF extension as a regionally significant

1 project.

2 This rail extension, which is
3 immediately adjacent to the project area, would
4 extend commuter service and a potential station
5 to Eldamain Road thereby positioning the area for
6 future industrial development.

7 This project aligns with the
8 regional goals of the Kendall Economic
9 Development Alliance, which focuses on industrial
10 business attraction, expansion and retention.

11 With the proposed extension of water
12 and sewer utilities along Eldamain Road, a key
13 corridor identified for industrial development by
14 Kendall County, the ability to attract large
15 scale development and skilled work forces will
16 develop.

17 Because METRA is currently
18 conducting a feasibility study for the potential
19 extension of the commuter rail service/station on
20 the BNSF rail line to Yorkville, Illinois, this
21 could bring future housing needs to the area near
22 the station, such as a transit-oriented
23 development, where there is a mis of housing,
24 commercial and industry.

1 The total estimated cost of this
2 project is \$4,380,630. The City is requesting
3 the full \$2 million in grant money, which is the
4 cap, and the intent is to bond for the remaining
5 \$2,380,630 if the grant is awarded.

6 The project's impact is amplified by
7 the proximity or the connection of the following
8 assets: The BNSF railroad, which the BNSF
9 railway has identified the 220-acre Lincoln
10 Prairie South property situated east of Eldamain
11 as a certified site.

12 This designation identifies optimal
13 rail-served, shovel-ready sites as part of an
14 in-depth review of ten economic development
15 criteria.

16 The proposed METRA commuter
17 line/station, which was mentioned earlier; the
18 educational institutions which are nearby, which
19 is Waubonsee Community College's Plano campus;
20 and the industry clusters which are nearby, which
21 is Menard's Distribution Center, located on
22 Eldamain Road along an identified industrial
23 corridor.

24 There will be an impact on our

1 community finances in that the City is intending
2 to issue bonds and a repayment schedule will be
3 decided on when the bond issuance takes place, if
4 the grant assistance was awarded.

5 If anybody has any questions on the
6 public hearing, we will also be voting on the
7 intent to issue bonds if the grant is awarded
8 later on in the meeting, and we will also be
9 voting on support of this grant application, and
10 I can take questions at that time as well.

11 MAYOR PURCELL: So are there any
12 questions for Erin? I guess we can do those
13 later, too, but since she is talking now.

14 Mr. Funkhouser, do you have one?
15 No?

16 ALDERMAN FUNKHOUSER: No.

17 MAYOR PURCELL: Mr. Plocher?

18 ALDERMAN PLOCHER: No.

19 MAYOR PURCELL: Anyone in Zoom land? I
20 see a hand. Is that Frieders? Mr. Frieders.

21 ALDERMAN FRIEDERS: Yeah, it's me.

22 MAYOR PURCELL: Thank you.

23 ALDERMAN FRIEDERS: Quick question.

24 Erin, do we have the comparison side-by-side how

1 much we bonded out for the Countryside
2 improvements a couple years ago just for
3 comparison's sake?

4 MS. WILLRETT: I would have to lean on
5 Rob or Bart for that information. I don't know
6 off the top of my head.

7 MAYOR PURCELL: Do either of you know?
8 Rob?

9 MR. FREDRICKSON: I would have to say
10 it's around five million. I can get you a more
11 precise number, but I'd say around five.

12 MAYOR PURCELL: Thank you.

13 ALDERMAN FRIEDERS: Just so there is an
14 understanding of what that potential debt looks
15 long-term to the taxpayers to this here city.

16 MS. WILLRETT: Sure. Thank you.

17 MAYOR PURCELL: Other questions or
18 comments for Erin?

19 (No response.)

20 MAYOR PURCELL: Are there any other
21 comments regarding the public hearing in
22 general?

23 (No response.)

24 MAYOR PURCELL: Seeing and/or hearing

1 none, I am closing the public hearing.

2 (Which were all the
3 proceedings had in the
4 public hearing portion
5 of the meeting.)

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1 STATE OF ILLINOIS)
2) SS.
3 COUNTY OF LASALLE)

4 I, Christine M. Vitosh, a Certified Shorthand
5 Reporter, do hereby certify that I transcribed
6 the proceedings had at the public hearing and that
7 the foregoing, Pages 1 through 11, inclusive, is
8 a true, correct and complete computer-generated
9 transcript of the proceedings had at the time and
10 place aforesaid.

11 I further certify that my certificate annexed
12 hereto applies to the original transcript and
13 copies thereof, signed and certified under my
14 hand only. I assume no responsibility for the
15 accuracy of any reproduced copies not made under
16 my control or direction.

17 As certification thereof, I have hereunto set
18 my hand this 17th day of August, A.D., 2020.

19 

20 Christine M. Vitosh, CSR
21 Illinois CSR No. 084-002883
22
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City Council - Public Hearing - August 11, 2020

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| <p>\$</p> <p>\$2,380,630 [1] - 7:5 \$4,380,630 [1] - 7:2</p> <p>0</p> <p>084-002883 [1] - 11:20</p> <p>1</p> <p>1 [1] - 11:6 11 [2] - 1:18, 11:6 16-inch [1] - 5:11 17th [1] - 11:17</p> | <p>amplified [1] - 7:6 annexed [1] - 11:10 application [1] - 8:9 applies [1] - 11:11 Arden [1] - 2:5 area [3] - 6:3, 6:5, 6:21 assets [1] - 7:8 assistance [1] - 8:4 Assistant [1] - 2:21 assume [1] - 11:13 Attorney [1] - 2:23 attract [1] - 6:14 attraction [1] - 6:10 August [2] - 1:18, 11:17 awarded [3] - 7:5, 8:4, 8:7</p> | <p>closing [1] - 10:1 clusters [1] - 7:20 College's [1] - 7:19 comments [3] - 4:24, 9:18, 9:21 commercial [1] - 6:24 community [1] - 8:1 Community [2] - 2:16, 7:19 commuter [3] - 6:4, 6:19, 7:16 comparison [1] - 8:24 comparison's [1] - 9:3 complete [2] - 5:19, 11:7 computer [1] - 11:7 computer-generated [1] - 11:7 conducting [1] - 6:18 connection [1] - 7:7 consists [1] - 5:10 construction [3] - 5:14, 5:18 Consultant [1] - 3:2 contingencies [1] - 5:19 control [1] - 11:15 copies [2] - 11:12, 11:14 correct [1] - 11:7 corridor [2] - 6:13, 7:23 cost [1] - 7:1 COUNCIL [1] - 1:9 Countryside [1] - 9:1 COUNTY [2] - 1:7, 11:2 County [1] - 6:14 couple [1] - 9:2 criteria [1] - 7:15 CSR [2] - 11:20, 11:20</p> | <p>Director [4] - 2:15, 2:17, 2:18, 2:20 Distribution [1] - 7:21 Dubajic [1] - 3:1</p> <p>E</p> <p>east [1] - 7:10 Economic [3] - 3:1, 4:5, 6:8 economic [1] - 7:14 educational [1] - 7:18 either [1] - 9:7 Eldamain [6] - 4:6, 5:11, 6:5, 6:12, 7:10, 7:22 Engineer [1] - 2:24 Eric [1] - 2:15 Erin [8] - 2:21, 4:8, 4:12, 5:4, 8:12, 8:24, 9:18 Erin's [1] - 4:10 estimated [1] - 7:1 Evans [1] - 2:19 existing [1] - 5:12 expansion [1] - 6:10 extend [1] - 6:4 extension [5] - 5:10, 5:24, 6:2, 6:11, 6:19</p> | <p>future [2] - 6:6, 6:21</p> <p>G</p> <p>Game [1] - 1:14 general [1] - 9:22 generated [1] - 11:7 goals [1] - 6:8 Grant [1] - 4:5 grant [9] - 5:7, 5:8, 5:12, 7:3, 7:5, 8:4, 8:7, 8:9 guess [1] - 8:12</p> |
| <p>2</p> <p>2 [2] - 5:8, 7:3 2020 [2] - 1:18, 11:17 2050 [1] - 5:22 220-acre [1] - 7:9</p> <p>7</p> <p>7:00 [1] - 1:19</p> <p>8</p> <p>800 [1] - 1:14</p> | <p>B</p> <p>Barksdale [1] - 2:16 Barksdale-Noble [1] - 2:16 Bart [2] - 2:12, 9:5 beforehand [1] - 4:22 BNSF [4] - 5:24, 6:20, 7:8 bond [2] - 7:4, 8:3 bonded [1] - 9:1 bonds [2] - 8:2, 8:7 Brad [1] - 2:24 bring [1] - 6:21 business [1] - 6:10</p> | <p>D</p> <p>Dan [1] - 2:3 debt [1] - 9:14 decided [1] - 8:3 depth [1] - 7:14 design/engineering [1] - 5:13 designation [1] - 7:12 develop [1] - 6:16 Development [4] - 2:17, 3:2, 4:5, 6:9 development [5] - 6:6, 6:13, 6:15, 6:23, 7:14 Dhuse [1] - 2:15 direction [1] - 11:15</p> | <p>F</p> <p>Farm [1] - 1:14 Faxon [1] - 5:12 feasibility [1] - 6:18 Field [1] - 2:23 Field-Orr [1] - 2:23 Finance [1] - 2:18 finances [1] - 8:1 five [2] - 9:10, 9:11 focuses [1] - 6:9 following [2] - 4:1, 7:7 forces [1] - 6:15 foregoing [1] - 11:6 forget [1] - 4:21 FREDRICKSON [1] - 9:9 Fredrickson [1] - 2:18 FRIEDERS [3] - 8:21, 8:23, 9:13 Frieders [3] - 2:7, 8:20 full [2] - 5:7, 7:3 funding [1] - 5:17 funds [1] - 5:8 Funkhouser [2] - 2:6, 8:14 FUNKHOUSER [1] - 8:16</p> | <p>H</p> <p>hand [3] - 8:20, 11:13, 11:17 head [1] - 9:6 hear [1] - 5:3 HEARING [1] - 1:10 hearing [10] - 4:3, 4:7, 4:18, 4:20, 8:6, 9:21, 9:24, 10:1, 10:4, 11:5 hereby [1] - 11:4 hereto [1] - 11:11 hereunto [1] - 11:16 housing [2] - 6:21, 6:23</p> |
| <p>A</p> <p>A.D [1] - 11:17 ability [1] - 6:14 accuracy [1] - 11:14 activities [1] - 5:16 additional [1] - 5:16 adjacent [1] - 6:3 Administrator [2] - 2:12, 2:22 aforsaid [1] - 11:9 Agency [1] - 5:22 ago [1] - 9:2 ahead [1] - 5:5 Alderman [7] - 2:3, 2:4, 2:5, 2:6, 2:7, 2:8, 2:9 ALDERMAN [5] - 8:16, 8:18, 8:21, 8:23, 9:13 aligns [2] - 5:21, 6:7 Alliance [1] - 6:9 ALSO [1] - 2:11 amount [1] - 5:8</p> | <p>C</p> <p>campus [1] - 7:19 cap [1] - 7:4 Center [1] - 7:21 certificate [1] - 11:10 certification [1] - 11:16 certified [2] - 7:11, 11:12 Certified [1] - 11:3 certify [2] - 11:4, 11:10 Chicago [1] - 5:21 Chief [1] - 2:13 Chris [1] - 2:6 Christine [2] - 11:3, 11:20 CITY [2] - 1:6, 1:9 city [1] - 9:15 City [8] - 2:12, 2:14, 2:21, 2:23, 2:24, 3:1, 7:2, 8:1 Clerk [1] - 2:14</p> | <p>I</p> <p>identified [3] - 6:13, 7:9, 7:22 identifies [2] - 5:23, 7:12 ILLINOIS [2] - 1:7, 11:1 Illinois [4] - 1:15, 4:5, 6:20, 11:20 immediately [1] - 6:3 impact [2] - 7:6, 7:24 improvements [1] - 9:2 in-depth [1] - 7:14 inclusive [1] - 11:6 industrial [4] - 6:6, 6:9, 6:13, 7:22 industry [2] - 6:24, 7:20 information [1] - 9:5 infrastructure [1] - 4:6 institutions [1] - 7:18 intending [1] - 8:1 intent [2] - 7:4, 8:7 issuance [1] - 8:3 issue [2] - 8:2, 8:7</p> | | |

City Council - Public Hearing - August 11, 2020

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