

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, NOVEMBER 23, 2021

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

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.

ROLL CALL

City Clerk Behland called the roll.

Ward I	Koch	Present
	Transier	Present
Ward II	Plocher	Present
	Vacant	
Ward III	Funkhouser	Present
	Marek	Present
Ward IV	Tarulis	Present
	Peterson	Present

Staff in attendance at City Hall: City Clerk Behland, City Administrator Olson, Chief of Police Jensen, Public Works Director Dhuse, Finance Director Fredrickson, Building Code Official Ratos, Facilities Manager Raasch, Assistant City Administrator Willrett, EEI Engineer Sanderson, and Attorney Orr.

Staff in attendance electronically: Purchasing Manager Gayle, Parks and Recreation Director Evans, and Community Development Director Barksdale-Noble.

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/81881240880?pwd=L0lzSko1MUNBZlF5NS9VUm0zMlFZQT09>. The Zoom meeting ID was 818 8124 0880.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

Mayor Purcell moved Mayor's Report #1 CC 2021-58 Alderman Appointment to before the Consent Agenda.

PUBLIC COMMENT

111 W. Madison Street – Old Jail

Peter McKnight, the owner of 111 W. Madison Street, thanked the City for saving the old jail and everything they did to help with the process. Peter is requesting to increase the TIF amount by 32%.

PRESENTATIONS

None.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

None.

MAYOR’S REPORT

**Ward II Alderman Appointment
(CC 2021-58)**

Mayor Purcell entertained a motion to approve the Mayor’s appointment of Alderman Ward II – Craig Soling, through April 30, 2023. So moved by Alderman Marek; seconded by Alderman Plocher.

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

CONSENT AGENDA

1. Bill Payments for Approval
\$ 1,340,873.81 (vendors)
\$ 310,335.43 (payroll period ending 11/12/21)
\$ 1,651,209.24 (total)
2. MFT Supplemental **Resolution 2021-33** for Bulk Rock Salt Purchase– *authorize the City Clerk to execute* (PW 2021-67)
3. Grande Reserve – Tuscany Trail - Acceptance – *accept the public improvements of paving, sidewalk, shared use path, street lighting, and parkway trees as described in the Bill of Sale for ownership and maintenance by the City and authorize the release of the existing security upon receipt of a maintenance guarantee in the amount of \$33,633.68, subject to verification that the developer has no outstanding debt owed to the City for this project and subject to receipt of a signed Bill of Sale* (PW 2021-68)
4. Treasurer’s Report for October 2021 (ADM 2021-44)

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

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

REPORTS

MAYOR’S REPORT

Shop with a Cop

Mayor Purcell mentioned that Shop with a Cop is coming up soon. Chief of Police Jensen said the officers will be shopping on December 1st and are teamed up with Kiwanis Club. On December 6th the police will be meeting with the families and Santa at the Yorkville Library.

**Number of Aldermen – Poll Language
(CC 2021-59)**

Administrator Olson explained that staff is putting together a poll regarding the number of aldermen for the City. Staff is looking into having the poll on Survey Monkey or Facebook. Alderman Transier asked if staff thought about adding other comparable municipalities. Alderman Funkhouser mentioned the text should be consolidated and brief so more people will participate in voting.

**Tax Levy
(CC 2021-60)**

Resolution 2021-34

Requesting Separate Limiting Rates for all City Funds

Ordinance 2021-21

**for the Levy and Assessment of Taxes for the Fiscal Year
Beginning on May 1, 2022 and Ending on April 30, 2023**

Mayor Purcell entertained a motion to approve a Resolution Requesting Separate Limiting Rates for all City Funds and to approve an Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning on May 1, 2022 and Ending on April 30, 2023. So moved by Alderman Transier; seconded by Alderman Tarulis.

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

Furniture Purchase for 651 Prairie Pointe
(CC 2021-61)

Mayor Purcell said he would like a discussion tonight and said the Council could vote but mentioned they should still have some time to do the final vote at a later meeting. Administrator Olson said the quote is in the packet for the fully furnished building. The vendor staff ended up liking the most was the least expensive, and there is a twenty-five-year warranty. The current quote is for \$425,000.00, which is almost \$110,000.00 over the last estimated 5% total cost of the building. Administrator Olson said there are four options broken down in the packet. Option one is to go with the original quote, option two is first-level cuts of around \$30,000.00, option three is second-level cuts, and option four is going with used furniture. Trying to get quotes from a used furniture vendor has been an issue. The furniture vendor could possibly hold our quote until mid-January.

Alderman Funkhouser asked if staff knew how much value they would have if we liquidated all of our current furniture. Alderman Peterson asked what the lead time is for the furniture, which Bart said it is 12 to 18 weeks. Alderman Koch said if we go \$100k over with furniture, is staff willing to cut 100K from somewhere else. Facilities Manager Raasch mentioned that the school is interested in buying our current building and possibly all of the furniture. Alderman Tarulis said he is concerned about not even having the bid for the building yet.

Mayor Purcell said the Furniture Purchase for 651 Prairie Pointe is tabled until the next City Council meeting on December 14, 2021.

Space Saver Purchase for 651 Prairie Pointe
(CC 2021-62)

Mayor Purcell entertained a motion to authorize the purchase from Bradford Systems as part of a Sourcwell Contract #121919-K11 for Spacesaver Brand Lockers and File and Evidence Storage in the amount of \$304,559.22. So moved by Alderman Funkhouser; seconded by Alderman Plocher.

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

Public Works Amended Authorization
(PW 2021-22)

Mayor Purcell entertained a motion to amend the previously authorized purchase of a Peterbilt 348 chassis to a Peterbilt 548 chassis from \$93,533.00 to \$111,660.00 from JX Truck Center, Rockford, IL. So moved by Alderman Peterson; seconded by Alderman Plocher.

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

PUBLIC WORKS COMMITTEE REPORT

IDOT Traffic Signal Master Agreement
(PW 2021-65)

Alderman Marek made a motion to approve the IDOT Traffic Signal Master Agreement and authorize the Mayor to execute; seconded by Alderman Koch.

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

ECONOMIC DEVELOPMENT COMMITTEE REPORT

**DCEO ReBuild Illinois Grant Application
for Downtown Redevelopment**
(EDC 2021-37)

Administrator Olson said new updated material is in the packet based on the Council's direction from the November 9th City Council meeting. Currently, the total project cost is estimated at around \$4.6 million, with \$3 million coming from the state; around \$1.6 million will be the City's match. The \$1.6 million match could come from the water fund or the downtown TIF fund, with a small portion coming from road funds or general funds. Administrator Olson mentioned they added the sheds to rent for small businesses back to the list as they score very high and are not tied to buying a building. Staff is looking for more feedback, and the actual application is due in the first part of January.

Alderman Funkhouser said he is concerned about the cost of the sheds and if the City would see the return on the investment. Alderman Transier asked if we received the grant money do we have to spend it? Administrator Olson said there would be an agreement and time to review to back out if needed. Alderman Koch asked if the sheds are permanent. Community Development Director Barksdale-Noble said the sheds are portable and come furnished from the manufacturer.

Mayor Purcell said the DCEO ReBuild Illinois Grant would be back at the December 14, 2021, City Council meeting for final direction.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

Auditor RFP
(ADM 2021-47)

Alderman Funkhouser made a motion to authorize staff to issue a request for proposals for an auditor; seconded by Alderman Transier.

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

City Liability Insurance and Workman's Compensation Insurance Renewal
(ADM 2021-48)

Alderman Funkhouser made a motion to authorize entering into a one year insurance agreement with the National Union of Pittsburgh PA (AIG) - (Glatfelter) for property/casualty insurance in an amount not to exceed \$231,254; to authorize entering into a one year insurance agreement with the Illinois Public Risk Fund for worker's compensation insurance in an amount not to exceed \$195,917; and to authorize entering into a one year agreement with Alliant-Mesirow Insurance Services for brokerage services in an amount not to exceed \$19,000; seconded by Alderman Marek.

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

Bond Abatement Ordinances
(ADM 2021-49)

- | | |
|--------------------------|---|
| Ordinance 2021-22 | Abating the tax levied for the year 2021 to pay the principal of and interest on the \$11,150,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2011 |
| Ordinance 2021-23 | Abating the tax levied for the year 2021 to pay the principal of and interest on the \$5,575,000 General Obligation Bonds (Alternate Revenue Source), Series 2015A |
| Ordinance 2021-24 | Abating the tax levied for the year 2021 to pay the principal of and interest on the \$5,800,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2016 |
| Ordinance 2021-25 | Abating the tax levied for the year 2021 to pay the principal of and interest on the \$1,235,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014 |
| Ordinance 2021-26 | Abating the tax levied for the year 2021 to pay the principal of and interest on the \$1,290,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014C |
| Ordinance 2021-27 | Abating the tax levied for the year 2021 to pay the principal of and interest on the \$2,300,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014B |
| Ordinance 2021-28 | Abating the tax levied for the year 2021 to pay the principal of and interest on the \$4,295,000 General Obligation Bonds (Alternate Revenue Source), Series 2014A |
| Ordinance 2021-29 | Abating the tax levied for the year 2021 to pay the principal of and interest on the \$8,250,000 General Obligation Bonds (Alternate Revenue Source), Series 2021 |

Alderman Funkhouser made a motion to approve the ordinances abating the taxes levied for the year 2021 to pay the principal of and interest on the General Obligation Bonds and General Obligation Refunding Bonds listed on the agenda as Administration Committee Report #3 – Bond Abatement Ordinances

numbered a, b, c, d, e, f, g, and h, and to authorize the Mayor and City Clerk to execute; seconded by Alderman Peterson.

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

**Special Service Area Abatement Ordinances
(ADM 2021-50)**

- Ordinance 2021-30** Abating Special Service Area Taxes for Special Service Area Number 2003-100 (Raintree Village Project) and Approving the Amended Special Tax Roll
- Ordinance 2021-31** Abating Special Service Area Taxes for Special Service Area Number 2003-101 (Windett Ridge Project) and Approving the Amended Special Tax Roll
- Ordinance 2021-32** Abating Special Service Area Taxes for Special Service Area Number 2004-104 (Central Grande Reserve) and Approving the Amended Special Tax Roll
- Ordinance 2021-33** Abating Special Service Area Taxes for Special Service Area Numbers 2004-107 (Raintree Village II Project)
- Ordinance 2021-34** Abating Special Service Area Taxes for Special Service Area Number 2005-108 and 2005-109 Special Tax Refunding Bonds, Series 2016 (Autumn Creek Project and Bristol Bay I Project)

Alderman Funkhouser made a motion to approve the ordinances abating the special service area taxes and approving the amended special tax rolls for the special service areas listed on the agenda as Administration Committee Report #4 – Special Service Abatement Ordinances, numbered a, b, c, d, and e, and to authorize the Mayor and City Clerk to execute; seconded by Alderman Tarulis.

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

- Ordinance 2021-35** for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2022 and Ending April 30, 2023 in and for Special Service Area Number 2004-201 (Fox Hill)
(ADM 2021-51)

Alderman Funkhouser made a motion to approve an Ordinance for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2022 and Ending on April 30, 2023 in and for Special Service Area Number 2004-201 (Fox Hill) and authorize the Mayor and City Clerk to execute; seconded by Alderman Transier.

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

- Ordinance 2021-36** for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2022 and Ending April 30, 2023 in and for Special Service Area Number 2006-119 (Sunflower Estates)
(ADM 2021-52)

Alderman Funkhouser made a motion to approve an Ordinance for the Amended Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2022 and Ending on April 30, 2023 in and for Special Service Area Number 2006-119 (Sunflower Estates) and authorize the Mayor and City Clerk to execute; seconded by Alderman Soling.

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

PARK BOARD

No report.

PLANNING AND ZONING COMMISSION

No report.

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

No report.

STAFF REPORT

No report.

MAYOR'S REPORT (cont'd)

City Buildings Updates

(CC 2021-04)

Administrator Olson said they are two to three weeks out on the final building plans. Staff targets the bid reveal for mid to late January and votes on bids at the first meeting in February. Staff has tentatively scheduled a presentation for the January 25th City Council meeting for the Public Works building.

Alderman Peterson asked if staff could please clean up the Prairie Pointe landscaping. Mayor Purcell said they would take a look at it.

Water Study Update

(CC 2021-38)

Administrator Olson said there are updates from the DuPage Water Commission within the packet. At the December 14, 2021 meeting, staff is looking to do a final vote on the water source.

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

None.

EXECUTIVE SESSION

Mayor Purcell entertained a motion to go into executive session for the setting of a price for sale or lease of property owned by the public body. So moved by Alderman Peterson; seconded by Alderman Transier.

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, Peterson-aye

The City Council entered executive session at 8:14 p.m.

The City Council returned to regular session at 8:42 p.m.

ADJOURNMENT

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:43 p.m.

Minutes submitted by:



Jofi Behland,
City Clerk, City of Yorkville, Illinois