

**CITY OF BRAIDWOOD AGENDA**  
**Regular Meeting, Tuesday February 9, 2016 @ 7:00pm**

*Revised*

Call to Order  
Pledge of Allegiance  
Roll Call  
Public Comment

**APPROVAL OF MINUTES** - January 26, 2016 Regular Meeting

**REPORTS BY CITY OFFICIALS**

**Mayor-**

**Administrator-**

**Clerk-**

**Engineer-** 2<sup>nd</sup> Pay Request from "D" Construction, EZ Street Roadway Construction (TIF)  
-Change Order #3 "D" Construction EZ Street Roadway Construction (TIF)

**City Attorney-**Resolution 16-2, City of Braidwood leaving WESCOM

**REPORTS BY CITY COMMISSIONERS**

**Accounts and Finances** -Payment of Bills  
-Payroll

**Streets and Public Improvements -**

**Public Buildings & Property-**

**Public Health & Safety-**

**Planning & Zoning** -Recommendations from January 4, 2016 Zoning Board Meeting & Chapt. 22 Updates

**Executive Session-** Discuss personnel, pending and/or imminent litigation, collective bargaining/labor relations  
or land acquisition

-Actions to be taken following Executive Session:

Old Business

New Business

Adjournment

**CITY OF BRAIDWOOD AGENDA**  
**Regular Meeting, Tuesday January 26, 2016 @ 7:00pm**

Call to Order  
Pledge of Allegiance  
Roll Call  
Public Comment

**APPROVAL OF MINUTES** - January 12, 2016 Regular Meeting

**REPORTS BY CITY OFFICIALS**

**Mayor-**

**Administrator-**

**Clerk-**

**Engineer-**

**City Attorney-**

**REPORTS BY CITY COMMISSIONERS**

**Accounts and Finances** -Payment of Bills  
-Payroll

**Streets and Public Improvements -**

**Public Buildings & Property-**

**Public Health & Safety-** Approval of Contract with Midwest Public Safety Communications

**Planning & Zoning** –Tabled Discussion on Adoption of Braidwood’s Building Permit Application Checklist  
-Recommendations from January 4, 2016 Zoning Board Meeting & Chapt. 22 Updates

**Executive Session-** Discuss personnel, pending and/or imminent litigation, collective bargaining/labor relations  
or land acquisition

**-Actions to be taken following Executive Session:**

Old Business

New Business

Adjournment

**CITY OF BRAIDWOOD**  
**City Council Regular Meeting Minutes**  
**Tuesday, February 9, 2016**

**Call to Order**

Mayor Jim Vehrs called the meeting to order at 7:03pm.

**Pledge of Allegiance**

Mayor Vehrs lead everyone in the pledge of allegiance.

At this time Mayor Vehrs had the prior Acting City Council come up to the front. The Mayor told the students from Turn About Day that it was a pleasure working with them at the last council meeting. This previous council passed an Ordinance that they were going to donate \$150 to the family of Braedan Belcher. The Mayor then asked Lisa (McGurk) Belcher to come up and asked Acting Mayor Clavenna to present the check to Braedan's mom.

Mayor Vehrs also advised that in city hall any of the workers who wished to make an additional donation to Braedan could. Mayor Vehrs then presented the donation from the city employees and city officials to Lisa Belcher.

Then the Mayor said that Chief Ficarello and Comm. Tessler had a presentation tonight. Chief Ficarello presented Officer Chris Altiery with a Life Saving Award from our Police Department. Officer Altiery and Friddle were dispatched to assist on an ambulance call. Upon arrival Officer Altiery noticed the individual was experiencing a heroin overdose, he then administered a dose of Narcan to the victim, and then the fire department arrived on the scene. The heroine that was in the victims system was neutralized and Officer Altiery's actions saved the victims life.

**Roll Call**

Elected Officials present: Commissioner Hibler, Commissioner Hutton, Commissioner Smith  
Commissioner Tessler, and Mayor Vehrs were present.

Appointed officials present: City Attorney Bryan Kopman, City Administrator Andy Galatte, Chief Nick Ficarello, City Engineer Brian Hertz and Deputy City Clerk Carol Richmond were present. City Clerk Sue Grygiel was absent.

**Public Comment**

Terry Cerutti, Wilmington VFW Commander. Terry thanked the city council for offering a piece of land. They are looking into how much it will cost them for a building, if they can afford it then the VFW will have a final vote. He said that he would like them to come over and have dinner on the VFW. Terry said they would like to meet again, discuss if the city has any builders that they would recommend and going into the finer details. Terry asked the city administrator to set up another meeting with their Officers of the VFW. Mayor Vehrs told them we are here to support the Vets in any way we can and we will be talking with you. Cheyenne Towe, she wanted to talk about the Ordinance they passed. She said in the beginning we acted like 13 yr. olds. We thought about certain stuff and then we realized and a voice came to mind and really pointed out that we needed something to change. That's when we realized what about Braedan, someone who needs help and realized it's better to give than to receive. The students wanted to thank the council for allowing us to have this pride, thank you again.  
Public Comment closed at 7:07pm.

**Approval of Minutes**

The minutes for the January 26, 2016 Regular Meeting were approved as read. Motion made by Comm. Smith, seconded by Comm. Hutton. Mayor Vehrs asked for discussion. Motion approved with 4 ayes, 0 nays, (Hutton, Smith, Hibler & Mayor Vehrs) 1 abstain (Comm. Tessler)

## **REPORTS BY CITY COMMISSIONERS**

### **Mayor**

The Mayor said it was quite interesting a couple of weeks ago. He had a great time with Turn About Day, enjoyed himself because it made him feel young again. The other officials enjoyed themselves and the students that shadowed them for the day.

The Mayor addressed a letter from Exelon Generation and read it to everyone. The letter explained that the NRC renewed Exelon's License for Braidwood Station for another 20 years, until 2046 for Unit #1 and 2047 for Unit #2.

### **Administrator**

Andy explained an Agreement that the city signed with Burbach Aquatic Center to do a feasibility study to possibly bringing an Aquatic Center here. Aquatic is a new terminology that means a pool with swings, slides a multipurpose use. Also can be added on is a tennis court, horseshoes. The recommendation from them is to put a committee together consisting of 6-9 residents. This committee has a guideline. Andy needs to know if anyone knows of someone they think would like to be on this committee to contact him. This committee is going to do study's as to what pool would be desirable; size, location, how we would generate money from grants if possible, how the pool would be paid, will there be a concession stand? They do it this way because they want the residents of Braidwood to participate and not the council per say. They want residents included in the decision making process. This is a 6-9 month process and all the meetings would be here with possible trips to visit other facilities.

### **City Clerk**

Sue Grygiel absent. Nothing to Report.

### **Engineer**

Brian Hertz addressed his agenda item regarding 2<sup>nd</sup> Pay Request from "D" Construction for the EZ Street Roadway Construction Project which he tabled until the next meeting.

### **City Attorney**

Atty. Kopman addressed the Resolution that everyone has before them this evening. This is a resolution that authorizes the city's withdrawal from WESCOM giving them notice, and look for a new service provider for dispatching services. If there are any specific questions they can be directed to the Chief he'd be able to provide some guidance on that. The bylaws of WESCOM require giving them a one year's notice. This gives the city a year to do research and research a provider.

A motion was made by Comm. Tessler to approve Resolution 16-2, seconded by Comm. Smith. Mayor asked for discussion. Motion approved 5 ayes, 0 nays (Tessler, Smith, Hibler, Hutton & Mayor Vehrs).

## **REPORTS BY CITY COMMISSIONERS**

### **Accounts & Finances**

Comm. Hibler made a motion to pay the total bills due on our Check Register in the amount of \$251,728.59 seconded by Comm. Smith. Mayor asked for discussion. Motion approved with 5 ayes, 0 nays (Hibler, Smith, Hutton, Tessler & Mayor Vehrs).

Comm. Hibler advised that there are additional payments going out of the Federal Seizure Fund and the State Seizure Account. Under the State Seizure we have three bills one going to Utility Assets for computer and installation in the amount of \$2,789, one going to Partners & Paws Veterinary service for our K-9 dog, \$194.40 and one going to the BBSA for Drug Awareness, \$300.00.

Out of the Federal Seizure Account we have one going to Joliet Clothing Mart for Police Supplies and Uniforms, \$1,662.80, another one to Ray O'Herron Police Supply for uniforms and protective wear, \$192.70 and one more to the Braidwood Healthy Community Coalition for drug test kits, \$180.00.

Comm. Hibler made a motion to approve payment of these checks in the total amount of \$5,318.90, seconded by Comm. Smith. Mayor asked for discussion. Motion approved 5 ayes, 0 nays (Hibler, Smith, Hutton, Tessler & Mayor Vehrs).

Comm. Hibler made a motion to pay the Payroll Expenses due in the amount of \$84,745.44, seconded by Comm. Smith. Mayor asked for discussion. Motion approved 5 ayes, 0 nays (Hibler, Smith, Tessler, Hutton & Mayor Vehrs).

### **Streets & Public Improvements**

Comm. Smith advised that they fixed a tremendous amount of potholes. Comm. Smith asked if they knew when we would be getting the crusher? The administrator replied that they're waiting to take down a house that the school bought. Once that house is taken down and brought over to the property then the crusher will take all the concrete down, probably next week or the week after. Comm. Smith said that once the concrete is all crushed the city will be using it again for fill on city projects.

### **Public Buildings & Property**

Comm. Hutton advised that our meter reader Mike Phillips has resigned after 26 years of service. If anyone knows of someone interested in working part time on weekends please let us know. Comm. Hutton gave his maintenance report for the last 2 weeks.

### **Public Health & Safety**

Comm. Tessler thanked the council for voting and approving Resolution 16-2, allowing us to be one step closer to helping us get a dispatch provider. That's the biggest issue with the police department right now in getting better services than what we are currently getting with WESCOM, which is unacceptable in his opinion. This will be a long process, like the Attorney said before we have to give WESCOM a year's notice of leaving in advance. We will not only get better service but we will get funds directed towards the police pension fund and get things on the right track. This has been a long process and he thanked the City Attorney, the Chief, Don Labriolla, Andy our Administrator and we are definitely going in the right direction he said. Comm. Tessler then gave the Chief's stats report for the last two weeks.

### **Planning & Zoning Board Report**

Zoning Chair Michelle Serena addressed the council. She and the city attorney haven't discussed those issues on Chapter 22 so she is tabling again. One of the clarifications that was asked of her was about asphalt pavers, asking they be included as a Contractor that has to be licensed, and not that all driveways have to be asphalt, which we don't require now. There will be a Zoning Board meeting on March 7<sup>th</sup> because we have a Public Hearing scheduled for a garage.

### **Executive Session**

A motion made by Comm. Tessler, seconded by Comm. Smith to go into Executive Session at 7:30pm to discuss Pending and/or Imminent Litigation. Motion approved 5 ayes, 0 nays (Tessler, Smith, Hibler, Hutton & Mayor Vehrs). Mayor advised that no action will be taken after Executive Session.

A motion made by Comm. Smith, seconded by Comm. Hutton to Reconvene to Regular Session at 7:58pm. Motion approved 5 ayes, 0 nays (Smith, Hutton, Hibler, Tessler & Mayor Vehrs).

### **Old Business**

Nothing to Report.

### **New Business**

Mayor Vehrs advised everyone that the Lenten Fish Fry that had been held at Parrish Hall is being moved to Capone's. Weather has been so unpredictable and cold to stand outside and cook like we have at the Hall and after talking with Capone's and they offered us to have there so we are moving Lenten Fish Fry's down to Capone's. The Mayor has purchased the fish and supplies and this is a fundraiser for the Catholic Church but there are other organizations in Braidwood that need support as well and Mayor will make that announcement at the next council meeting.

## Adjournment

Comm. Tessler made motion to adjourn the regular meeting, seconded by Comm. Smith. Motion approved with 5 ayes, 0 nays (Tessler, Hutton, Smith, Hibler & Mayor Vehrs). Meeting adjourned.

Approved this 23<sup>rd</sup> day of February 2016

*James A. Hutton* Mayor

*Sue Greggitt* City Clerk



**CITY OF BRAIDWOOD**  
**City Council Work Meeting Minutes**  
**Tuesday, February 9, 2016**

**Call to Order**

Attorney Bryan Kopman called the work meeting to order at 6:00pm.

**Roll Call**

Elected Officials present: Commissioner Hibler, Commissioner Tessler, Commissioner Jim Hutton  
Commissioner Smith and Mayor Vehrs were present.

Appointed officials present: City Attorney Bryan Kopman, City Administrator Andy Galatte and Deputy  
Clerk Carol Richmond. City Clerk Sue Grygiel was absent.

The Building Clerk Donna Geiss and Zoning Chair Michelle Serena were also present.

**DISCUSSION BY CITY OFFICIALS**

The first discussion was with Rental Properties in Braidwood. Andy Galatte said there needs to be a tighter Rental Agreement. He has given everyone packets on Rental properties outside of Braidwood and how they deal with inspections, up to codes. Rental property needs to be up to code and we need to do visual inspections. Many of the landlords don't live in town and we don't know what condition they are in and what renters have done to them. We need something where rental properties are inspected every 3-5 years and we don't have to charge a lot, just enough to cover the inspection fees. Another issue is when new renter comes in and there's an outstanding water bill after renter paid or didn't pay their portion, some of landlords aren't aware they are responsible for the bill.

Donna Geiss explained that the water bill stays with the homeowner after renter moves out. Comm. Hutton also explained the process between the city and the property owner. Also the homeowner has to give permission to put water bill in renter's name. Donna said that a bill goes to the renter and homeowner (landlord). Andy said another issue is that some renters don't notify the city they've moved out and here comes the new renter and we aren't aware of. The city has nothing in place at this time. We have people call in saying they have mold and there isn't anything the city can do at this time.

Comm. Tessler said we need to protect renters too in case of gas leaks, water not working properly, etc. Some places you wouldn't want your dog to live in.

Zoning Chair Michelle Serena questioned the rental process for water bills and is this the only issue? Her concern would be more structural, up to code. Andy some have electrical heaters going and that's an issue and we need to get something going. Michelle there have been electrical outlets in showers and in bathroom in general that's illegal.

Comm. Smith said we need protection both ways for the renter and homeowner of property. Renters have also torn places up so we need to protect both. Atty. Kopman has seen where violations can be written against renter as well as against homeowner, these are all safety issues and all the standards are to protect both.

Next discussion was Garage sizes; we need to stop pole barns and living space in garages.

Andy Galatte said Shadow Lakes back some time ago allowed people to put detached garages on empty lots that were adjacent to their property. Their terminology of adjacent could be down the street or could be next door. There are some garages in Shadow Lakes that are 700, 800 sq. ft. Our code doesn't allow a detached garage without a residence.

Donna said we don't have a size, but the garage cannot be any bigger than your home-living space. We have gentlemen now that wants to build onto his garage and it's going to be like 500 sq. ft. and he already has an attached and a detached garage where he wants to go longer. Bob Malone said that garages in Coal City are no larger than 900 sq. ft. because if they keep allowing it they just keep getting bigger and bigger. They stop it and stick with 900 sq. ft. that's as large as they can go, which is a 3 car garage. Donna said even if we've allow a garage in town some of them are living in their garages. Michelle said there have been some that property has sold where people were living in garages and now they're renting that space out too and nobody has done much about it. That's why we need to set the sq. footage of a garage in town.

Andy said as he's been driving around, noticed a duplex that's 1400 sq. ft. decent sized backyard then there's a 2 ½ car garage and another garage next to that. We aren't trying to make laws and ordinances, just trying to get opinions of the council what you want done. The city council needs to do something to recommend to the Zoning Board so they have direction when people come in for variances.

Tony Altiery said Bob Williams was told he could build a 900 sq. ft. garage and it was allowed. Michelle said we don't have 900 sq. ft. Eric asked does Coal City allow 900 sq. ft. Donna replied yes they do and Eric said we can't have the building inspector from Coal City enforcing their codes in our town; they have 900 sq. ft. when we don't. Eric said we need to look at a different inspector, this is not cutting it. Donna believes the previous administration allowed Bob to leave at 900 sq. ft. but we can't because we have no ordinance stating that. Eric stated we have to go by Braidwood's Ordinances and Codes, we are not Coal City, we are not Wilmington and our problem is the building inspector and doesn't like sharing the inspector with Coal City.

Michelle said we have a building inspector and when he does inspection and sees water lines and other items for a living space he should be doing something about it. Andy said you could have them sign an affidavit that they're not using as living space and if they violate then address the violation. Donna said we need an inspector that's here all the time and check all this out when you call them instead of being busy with other things in his town. Jim Hutton said we can't afford full time inspector. Donna said we don't need a full time inspector; we need someone who will go check something out when we have issue. Michelle agreed that this doesn't make this person full time. This inspector needs to be accessible not when called says sorry can't get there I have 12 inspections or I might get there tomorrow or the next day. Michelle said it could be 3 days later.

Andy at this point took a consensus, to work on tightening up the Rental Agreements and the other thing is tighten up about the lot size and he can work with the attorney on both.

Andy brought up the next agenda item regarding vacant property. There are a lot of vacant properties in town that the city owns. There's one lot on Eureka St., another one in front of our concrete parking lot on Main St. and another one on North St. and last one on corner of Erie & Cermak- Comm. Hutton said too small to build on. Andy said no it's not and I thought that too. Danielle looked on the map and it's 170x66. Michelle if it's on the corner you have to be 30 ft. off corner so the lot isn't big enough, not a buildable lot. This would definitely be a very small house. Andy said he could put a list together of the properties the city owns and everyone could take a look at them. We could also put them up for sale with realtor or on our own and see what we get. Andy said the Main St. one we could possibly make a parking lot. The lots on Eureka and North St. are good sized lots. Andy stressed its council's decision.

Next discussion was the Aquatic Center, starting a Pool Committee of like 6-9 Braidwood residents. These volunteers will follow an outline; make recommendations to the council on the feasibility study of the Aquatic Center. Basically they are going to meet with Burbach Aquatics and tell them exactly what we're

going to do. First would be funding, second what size of Aquatic Center, etc. and is all included in this outline they would receive being on the committee. Andy said if anyone has someone to recommend to this committee to let him know. He's going to bring up at the council meeting tonight.

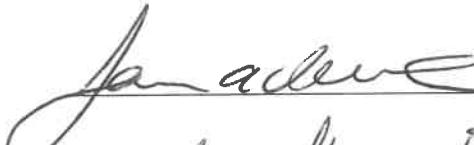
Next item discussed is a Resolution on city's withdrawal from WESCOM addressed by the city attorney. Chief Ficarello and Don Labriola have been working very closely in finding new dispatch service for the police department. There have been numerous performance issues with WESCOM. Their pricing seems to be a little high for the town of our size, based on what they've determined by other communities and other providers of dispatch services. Bryan said that Comm. Tessler agrees with this and we provided a notice to WESCOM that we would be withdrawing from WESCOM and we have to give them a 1 yr. notice of leaving. In the meantime the city has hired a consultant to help with looking at some of the technical aspects of switching over to a new provider. In response to our notice of withdrawal WESCOM, there attorney sent a letter back stating that when you join WESCOM and in order to withdraw you need a Resolution from the city council. Bryan said there is nothing in their bylaws that say you need a Resolution to withdraw, however they're taking that position. So with that being said on the Agenda for tonight's council meeting there is a Resolution that basically ratifies the notice of withdrawal. The attorney asked if anyone wanted to talk about it more in Executive Session we can but wanted to make you aware of.

Last Agenda item is the Chapt. 1 (CE) Illinois Energy Conservation Code. This is what the Zoning Chair; Michelle wanted to get clarification on. Bob Malone wants to implement this that states this is required by state law and Michelle said he didn't like it when she asked him for proof of that. Michelle said if its's state law, in my opinion builders should already know this and should be building that way. We don't tell people how to build there houses and what to put in them so how can we tell them they have to use R29 insulation in their homes, what if they want to use R39 whatever. Andy said the conversation he had with Bob is not concise on our code of what this really is. Andy hoped he could be here tonight to explain this. Andy said he could have Bob come to the next council meeting and clarify this for everyone and Michelle can have a copy to go over also.

### Adjournment

Comm. Tessler made motion to adjourn, seconded by Comm. Hutton. Motion Approved 5 ayes, 0 nays (Hutton, Tessler, Hibler, Smith & Mayor Vehrs). Work meeting adjourned

Approved this 23<sup>rd</sup> day of February 2016

 Mayor

 City Clerk

