

CITY OF BRAIDWOOD
Agenda
City Council Regular Meeting
Tuesday, March 25, 2014, 7:00 p.m.
City Council Chambers

Call to Order
Pledge of Allegiance
Roll Call
Public Comment
Approval of Minutes

March 11, 2014 - Regular Meeting

Reports by City Officials

Mayor

Executive Session to Discuss Land Acquisition and Personnel
Motion to approve Ordinance to Purchase Property in TIF III

Administrator

Clerk

Reminder last week to purchase City Stickers - Late Charges apply as of April 1, 2014.

Engineer

City Planner

City Attorney

Reports by City Commissioners

Accounts and Finances

Payment of Bills
Payroll

Streets and Public Improvements

Public Property

Public Health & Safety

Motion to approve Collective Bargaining Agreement for Teamsters Local Union #700

Planning & Zoning Board Report

Braidwood Area Healthy Community Coalition Report

Monthly Report

Old Business

New Business

Executive Session to discuss personnel, pending and/or imminent litigation, collective bargaining/labor relations, or land acquisition

Adjournment

CITY OF BRAIDWOOD
Minutes
City Council Regular Meeting
Tuesday, March 25, 2014
City Council Chambers

Call to Order

Mayor Rulien called the meeting to order at 7:00 P.M.

Pledge of Allegiance

The Pledge of Allegiance was recited by everyone present.

Roll Call

Elected Officials present: Mayor Bill Rulien, Commissioner of Public Property Jim Hutton, Commissioner of Streets and Public Improvements Danny Graf, Commissioner of Public Health and Safety Eric Tessler, and Commissioner of Accounts and Finances Elena Hibler.

Appointed officials present: City Administrator Rich Girot, City Attorney Scott Pyles, City Engineer Howard Hamilton and City Clerk Lisa Glisson.

Public Comment

Angie Hutton – 285 Mitchell Street , advised she had a couple of questions, regarding the progress report for Braidwood, did we get the money for the grant for the park/zoo Rt. 66. Mayor advised yes we did. Angie advised no one ever said. Mayor advised when we got the grant we announced it. Angie Hutton asked on tonight's agenda there is a motion to approve the purchase of property in TIF III, granted you are going into a meeting, is there going to be time for people to ask questions about this property? Mayor advised No. Angie asked if you go in there and they agree to purchase it there will be no input from the public? The Mayor advised that would be true but that is why they elected us to make these decisions. Angie asked if there will be full disclosure on the price since when you purchased Townes of Braidwood there was no price given. Mayor advised it was \$157,000.00. Angie asked where the funds were coming from because when the paper came out it stated it was coming out of general funds and you stated economic development. Mayor advised I don't write the paper the paper makes mistakes on occasion. Angie asked where is it coming from? Mayor advised economic development. Angie asked if you do this tonight, will we have a full knowledge of what this is going to cost the land, street, curbs, gutters, so we could be buying it without a total cost to the city? Mayor advised we will give you what we know. So we could be purchasing it without a total cost to the city. I know the money is coming from two different places, I know your gonna say it takes spending money to make money, it seems like we're buying things and the public has no say. Mayor stated let me put it to you this way, no one has decided to buy anything yet, but if we do it will certainly be a lot less than the 3 million spent to tear down the downtown that accomplished nothing. Angie advised I am not asking about that. I'm asking if we're getting a price tonight, because there was no price given for Townes of Braidwood. Mayor advised that I forgot to give the price and no one asked me for it. Angie asked if you come back and we do this will we have knowledge of the price it is going to cost the city? Mayor advised yes, if we come back and do this you will have a price.

Approval of Minutes

The minutes for the regular meeting on March 11, 2014 were approved as read.

Reports by City Officials

Mayor requested a motion to enter into executive session to discuss land acquisition and personal, Jim Acanfora and Howard Hamilton were included in the meeting. Comm. Tessler made the motion, seconded by Comm. Hibler. The motion was approved with 5 ayes (Hibler, Hutton, Tessler, Graf, Rulien) 0 nays.

Roll Call to return from executive session at 7:32 pm.

Mayor requested a motion to approve a Resolution 14-04 Authorizing an Agreement between Dominic Favero and the City of Braidwood for the Purchase of Land. Comm. Tessler made the motion, seconded by Comm. Hibler. Discussion: Mayor advised we have an opportunity to create economic development district for the City. What this amounts to is a piece of property in question is about 18.5 acres, it goes out to I55, with big frontage on I55 and out to Division Street just south of the Good Table Restaurant. The property would cost \$213,000.00, we have an agreement to purchase that if the city council agrees to it. We would have to put in a road and water and sewer to the site. My estimate which the engineer confirmed would be approximately ½ and ¾ of a million dollars. What this will do is create a presence and awareness of business opportunities in Braidwood. We have an agreement with a local business owner to build out there if we purchase this property and put the infrastructure in. It is the RV dealer currently in Diamond. He would come here and generate approximately \$80,000 dollars per year in taxes which over the 21 years of the TIF district which will go towards paying itself back. Which will all create more money to build other things in the TIF district. It could pay for more things down the road. Other businesses may come because there is already an area set up. This would help pay for our police, our general fund. I think it shows the world we are ready to do something in Braidwood. Instead of the commercial areas being built in Wilmington, Diamond and Coal City. We don't have land owners in Braidwood who are willing to sell their land or they want way more than it is worth and this puts them on notice that others will build. We had another business last year that was interested but didn't want to wait for us to put it in. We are hoping they may come back or look towards a big box or a car dealer since there are only three in other towns and people are traveling to Joliet and Kankakee to buy cars, why not come to Braidwood? That is the way I look at it. Does anybody have anything else they would like to say? Mayor advised call the roll please. The motion was approved with 5 ayes (Hibler, Hutton, Tessler, Graf, Rulien) 0 nays.

Mayor advised if anyone had any other questions, he would be happy to answer them after the meeting.

City Administrator

Girot advised there is still a business looking at the downtown and requested a 30 day extension.

City Clerk

Reminded everyone to purchase vehicle stickers before the late charges are applied on April 1, 2014.

City Engineer

Nothing to report.

City Attorney

Attorney advised we have a tentative agreement pending council approval. As a reminder when I got here and the council came in there were 3 union contracts that were expired, grievances and we were at the State Labor Relations Board. I'm happy to report the few years we have been here we have not been at the labor board or had any grievances. We have one contract ready to approve tonight, we have met with the SEIU union that represents the office workers and we are having some progress there and we are meeting with the operating engineers in a week or so, we are making progress on those fronts. So hopefully within a month or so we will have it all done. Mayor advised this is our second set of contract negotiations.

Reports by City Commissioners

Comm. Hibler moved to pay \$122,895.31, Comm. Hutton seconded. The motion was approved with 5 ayes (Hibler, Hutton, Tessler, Graf, Rulien) 0 nays.

Comm. Hibler moved to pay \$4,566.00 in bills for the police department from Federal Forfeiture Funds, Comm. Graf seconded. The motion was approved with 5 ayes (Hibler, Hutton, Tessler, Graf, Rulien) 0 nays.

Comm. Hibler moved to pay \$66,299.00. Comm. Tessler seconded. The motion was approved with 5 ayes (Hibler, Hutton, Tessler, Graf, Rulien) 0 nays.

Commissioner of Streets and Public Improvements (Comm. Graf) welcomed everyone to the 5th day of Spring.

Commissioner of Public Properties (Comm. Hutton) read weekly reports, reported on the status of the generator.

Commissioner of Public Health and Safety (Comm. Tessler) read a letter he received on the 17th of this month thanking Sgt. Goodwin for his work on the hit and run to her car and we are having a spring cleaning street program on May 10th and 11th, we are looking for volunteers to help.

Comm. Tessler moved to approve Resolution 14-06 Authorizing the Execution of an Agreement with Teamsters Local Union #700. Comm. Graf seconded. The motion was approved with 5 ayes (Hibler, Hutton, Tessler, Graf, Rulien) 0 nays.

Planning and Zoning

Nothing to report.

New Business

Chief Girot advised he gave the attorney the false alarm ordinance to update since it is from years ago and we have not been charging for false alarms. We are not looking to penalize people for alarms, but false alarms tie up 2 officers at a time so if the alarm is acting up then there needs to be some way to cover the expense of the call and have it fixed.

Comm. Graf reminded everyone that we all have cabin fever and this Sunday is supposed to be really nice so the kids will be out in full force and please watch out for them.

Mayor advised the City of Braidwood has started its own You Tube channel we have about 10 of them done that we will be putting out. If anyone has any ideas or if there is something else they want to see please let us know.

Comm. Hutton also asked if there is any ordinance regarding walking in the street when there is a sidewalk. He stated that the people are not moving over when vehicles are coming. Chief Girot advised he did not think there is anything they could do about it.

Adjournment

Mayor requested a motion to adjourn. Comm. Hutton made that motion, seconded by Comm. Tessler. The motion was approved with 5 ayes (Hibler, Hutton, Tessler, Graf, Rulien) 0 nays.

Meeting was adjourned at 7:55 pm.

Approved this 8 day of April, 2014

Will Orr Mayor

Lisa Allenson City Clerk