

CITY OF BRAIDWOOD AGENDA
Regular Meeting, Tuesday, April 27th, 2021 @ 6:30pm

I. Call to Order

II. Pledge of Allegiance

III. Roll Call by City Clerk

James Mikel, Jr.

Doug Money

Wayne Saltzman

Fay Smith

Robert Jones

IV. Public Comment: State your full name and spell your last name. Section 2-34 of the Braidwood Code of Ordinances imposes a three (3) minute limit for each person during public comment.

VI. APPROVAL OF MINUTES

- A. Approve Minutes of the April 13th, 2021, Regular Meeting

VII. REPORTS BY CITY OFFICIALS

A. Mayor

1. Resolution to Approve Benefits to be Provided to City Clerk Adam Beaty
2. Resolution to Approve Benefits to be Provided to Braidwood Police Chief Todd Lyons
3. Resolution to Approve Benefits to be Provided to City Administrator Tony Altieri

B. Administrator

C. Clerk

D. Engineer

E. City Attorney

VIII. REPORTS BY CITY COMMISSIONERS

A. Accounts and Finances

1. Approve the Payment of Bills
2. Approve Payroll
3. Motion to Approve Ordinance 21-07 Approving the Budget and Appropriations for the City of Braidwood Fiscal Year Beginning May 1, 2021 and Ending April 30, 2021

B. Streets and Public Improvements

C. Public Buildings & Property

D. Public Health & Safety

1. Motion to approve Ordinance 21-08 Authorizing the Execution and Approval of a Collective Bargaining Agreement Between the Citizens of Braidwood and the Policeman's Benevolent Labor Committee Effective May 1, 2020 to April 30, 2024.

E. Planning & Zoning

IX. OLD BUSINESS

X. NEW BUSINESS

XI. Next Regular City Council Meeting is Tuesday, May 11th, 2021 at 7:00pm

XII. ADJOURNMENT

Minutes of the Regular Meeting of the Braidwood City Council April 27th, 2021
Braidwood City Hall 141 W. Main St., Braidwood, IL 60408

Call to Order: The Regular Meeting of the Braidwood City Council on April 27th, 2021 was called to order at 7:00 p.m., by Mayor Jones in the Council Chambers of the Braidwood City Hall.

Pledge of Allegiance: Mayor Jones requested all rise for the Pledge of Allegiance.

Roll Call: Upon Roll Call by the Clerk, the following members of the corporate authorities answered "Here" or "Present";

Elected Officials:

Present: Mayor Jones, Commissioner Mikel, Commissioner Money, Commissioner Saltzman, Commissioner Smith

Absent: None

Appointed Officials:

Present: Chief Lyons, City Administrator Altiery, City Engineer David Weber, City Attorney Wellner, and City Clerk Adam Beaty

Absent: None

Quorum: There being sufficient members of the corporate authorities in attendance to constitute a quorum, the meeting was declared in order.

See Addendum for Mike Guinta Discussion and City Budget Public Hearing

Public Comment: Jay Dixon addressed the council, specifically Commissioner Smith, regarding street crews which were cleaning out the ditch near the Marathon gas station. Dixon wanted an explanation as to why the crew was pulled off the project and piles of debris left behind. Commissioner Smith stated that the property was that of State therefore it was IDOTs responsibility to clean. Commissioner Smith said that IDOT will not allow them and if it a crewman were injured, the State would not cover it. Dixon, wanted the debris cleaned up.

Sharee Salazar-Woods addressed the council to thank the city for being a great partner with the Braidwood Healthy Communities Coalition. Thanks to the partnership, substance abuse across the area has decreased considerably.

Bill Rulien addressed the council to say thanks for the smooth process for his move over to Hickory Street. Rulien also discussed the budget as a former Mayor and Finance Commissioner. He stated in the past, the City Administrator cost the city a lot of money to do very little. Same with the Chief of Police. Rulien said, its nice to see the city get what it is paying for in terms of a good police department, new businesses in town, and reduced spending. He said congratulations and keep up the good work.

Approval of Minutes: Commissioner Saltzman made a motion, seconded by Commissioner Mikel, to approve meeting minutes from the April 13th, 2021 Regular Council Meeting. Motion carried with 4 ayes: 0 nays; 1 abstention. (Saltzman, Money, Mikel, and Jones. Abstention ,Smith).

Mayor's Report: Mayor Jones reported that Camping World held its Grand Opening and raised a HUGE American flag. It really makes Braidwood stand out.

Administrator Report: Altieri reported on the annual raises for city personnel as well as labor contracts that come up every few years. He stated 3 personnel raises were on the table for this meeting. Altieri sought the following:

- \$3,000 raise for the City Clerk, Adam Beaty, still under the area average.
- Approximately 2.5% raise with the abstention of medical insurance for the Chief of Police
- \$28,000 raise for City Administrator.

Altieri explained his accomplishments since taking office 2 years ago. These accomplishments included but were not limited to approximately \$1,000,000 in grants, new businesses coming or projected to be coming to the city, saved City in expenditures by over \$1,000,000 which is projected to lower and save even more, and increased productivity/efficiency with the purchase of new state of the art equipment at no cost to the city.

Commissioner Saltzman made a motion, seconded by Commissioner Money to Approve a Resolution to Approve Benefits to be Provided to the Braidwood City Clerk Adam Beaty with the necessary corrections (Strike *Teresa Fisher* from Section 2 title and replace with *Adam Beaty*). Motion carried 4 ayes; 1 nay (Saltzman, Money, Mikel, and Jones. Nay: Smith)

Commissioner Mikel made a motion, seconded by Commissioner Saltzman to Approve a Resolution to Approve Benefits to be Provided to the Braidwood Chief of Police, Todd Lyons. Motion carried with 4 ayes; 1 nay (Saltzman, Money, Mikel, and Jones. Nay: Smith)

Commissioner Mikel made a motion to Approve a Resolution to Approve Benefits to be Provided to the Braidwood City Administrator, Tony Altieri with a salary benefit of \$96,000 a year. Mayor Jones questioned the number presented by Commissioner Mikel. Mikel explained he felt a 28% raise was too much at one time and he was not comfortable with it. Upon third call for a second, the motion was seconded by Commissioner Saltzman. Motion carried with 4 ayes; 1 nay (Saltzman, Money, Mikel, and Jones. Nay: Smith)

Beautification Committee forthcoming to help with cleaning up the city's esthetics as far as street signs and other things.

City Clerk Report: Beaty reported the Community Clean Up Day over the weekend was very successful. Good turnout. Thanked John Guistat for organizing the event. Beaty stated he took 5 tires and a jug of used motor oil for proper disposal to Tire Tracks in Wilmington who took the items at no cost (typically a fee to dispose of tires and other hazardous material).

5 FOIAs were completed this period.

- 1 for Water Bills of elected officials – 2 hours
- 1 for fiscal year audit – 1 hour
- 1 for proposed Budget in original form – 1 hour

YTD FOIAs: 31 FOIAs at 47.5 hours.

Engineer Report: City Engineer David Weber reported on technical aspects of the proposed truck stop as far as interior design as well as roadway improvements. The company building is moving fast and furious and looking to move dirt by the end of this year.

Chief of Police: None

City Attorney Report: Nothing to report.

Accounts & Finance Report: Commissioner Saltzman made a motion, seconded by Commissioner Mikel, to approve the Payment of Bills, in the amount of \$87,101.35 as identified in the Accounts Payable General Ledger dated April 27th, 2021. Motion carried with 5 ayes: 0 nays. (Saltzman, Money, Mikel, Smith, and Jones).

Commissioner Saltzman then made a Motion, seconded by Commissioner Mikel, to Approve Payroll Expenses, in the amount of \$85,364.15 as identified in the Payroll General Ledger dated April 27th, 2021. Motion carried with 5 ayes; 0 nays. (Saltzman, Money, Mikel, Smith, and Jones).

Commissioner Saltzman, before moving to approve the budget, stated he desired to move \$8,000 from line item "Engineering Fees" (\$20,000) to "Salaries." New Salaries budget would then be \$216,168.00 for the purpose of the part-timers purposed to come on. Saltzman emphasized that "he is not hiring anyone full-time."

Commissioner Saltzman made a motion, seconded by Commissioner Smith to Approve and Ordinance Approving the Annual Budget and Appropriations for the City of Braidwood for the Fiscal Year Beginning May 1, 2021 and Ending April 31, 2022 with Correction of \$8,000 being moved from Engineering Fees to Salaries. Prior to the vote Commissioner Money asked if the budget could be approved in part. City Attorney Wellner advised that the budget should be passed in its entirety before the beginning to the new fiscal year otherwise the city could be subject to State penalties. Motion carried with 3 ayes; 2 nays (Ayes: Saltzman, Smith, Jones. Nays: Mikel, Money).

Streets & Public Improvement Report: Commissioner Smith voiced his displeasure with members of the council and city "attacking him." City Administrator Altiery stated that he does not dislike anyone, he simply is bringing things to the responsible party's attention to ensure the city stays within its means financially and legally.

Public Property Report: Commissioner Money reported on maintenance and repair of equipment at the plant and throughout the city including a new garage door opener at the Streets Department, a new water line, and 600 amp repair at the water plant. There was a scheduled power outage at the plant and those necessary repairs were made during said outage. Significant savings were had during the repair as knowledgeable people helped make the repair possible.

Public Health & Safety Report: Commissioner Mikel made a motion to approve Ordinance 21-08 Authorizing the Execution and Approval of a Collective Bargaining Agreement Between the City of Braidwood and Policemen's Benevolent Labor Committee to be Effective from May 1, 2020 to April 20, 2024. Commissioner Money seconded the motion. Motion carried with 5 ayes; 0 nays. (Saltzman, Money, Mikel, Smith, and Jones).

Planning & Zoning Report: Nothing to report.

Old Business: None

New Business: None

Adjournment: Commissioner Saltzman made a motion, seconded by Commissioner Money, to adjourn the April 27th, 2021 regular meeting of the Braidwood City Council. Motion carried with 5 ayes: 0 nays

(Saltzman, Smith, Money, Mikel and Jones). The next regular meeting of the Council will be held May 11th, 2021 at 7:00pm.

Approved this 11th day of May, 2021.



Mayor



City Clerk



Minutes of the Regular Meeting of the Braidwood City Council April 27th, 2021
Braidwood City Hall 141 W. Main St., Braidwood, IL 60408

Public Hearings Addendum

➤ **Mike Guinta Contract Discussion**

Mike Guinta provided a brief history of his discussions with this administration as well as the previous administration to get infrastructure improvements completed in accordance with a contract he entered into with the City of Braidwood. To date, many of those improvements for sewer and water are either incomplete or partially complete. Guinta provided the council with several quotes for total project completion. The total for Guinta's bid to complete the project came to \$258,000. The City has among its files bids that reach as high as \$400,000. Guinta stated that there are 42 lots left to improve. He seeks a joint discussion on aiding him to complete these lot improvements through advance work, improvements throughout the project, or options toward the end of the project. Guinta would simply like to get his project started and get these homes built.

City Administrator, Tony Altieri, stated that this discussion has been on going for quite some time. He would like to see Mr. Guinta get homes built on lots where improvements already exist. Where improvements are lacking, Altieri would like to see these homes go up and get sold to add tax roll. The City Attorney encouraged that discussion be just that. If a formal agreement were to be sought, it should be in the form of a development agreement, similar to Ultimate Rides, that would come before the council for a vote. For the purpose of the meeting, it should remain discussion based. The commissioners agreed a development agreement should move forward.

It is hopeful a development agreement could be drafted to be ready for council action by the end of May.

➤ **City Annual Budget Hearing**

Motion to open the Budget Hearing made by Commissioner Money. Seconded by Commissioner Mikel. Motion carried 5 ayes; 0 nays (Mikel, Money, Saltzman, Smith, Jones). Open meeting began at 7:06 pm.

Commissioner Saltzman stated he reviewed the budget and agreed with the numbers and allocations sought. He mentioned before a vote, he would like to make a small change. Revenue appears to be on track and expenditures, if they remain on point as they have, the City looks to finish 2022 under budget.

City Clerk, Adam Beaty, suggested items that were highlighted in the budget and labled as *NEW* line items be explained. For citizens that did not have a print out of the budget, the

budget was made available on the projection screen within the chamber. Beaty moved over the computer to scroll through the budget items as commissioners discussed them.

The City Accountant created new line items for certain revenues such as the Illinois Public Risk Fund (IPRF) grant and the PACE Bus grant. These items, in the past, were simply placed into the General Fund. Now these revenues are placed into individualized line items to better track these items.

The meeting was then turned over for the public to make general inquiries or comments regarding the budget.

Gregory Cholek approached the council and explained he conducted some analysis on his own given his 20 years experience and an education that includes an MBA (Master of Business Administration). Cholek thanked City Administrator Altiery for his explanation of the \$375,000 grant which was actually the first half the American Rescue Plan money. Cholek also thanked Altiery for his seeking of grants as well as being able to ask for \$30,000 less than the previous budget. Cholek thanked Police Chief Lyons for his diligence in keeping spending down to be able to come in under budget and even ask for 1.5% less in this coming budget year.

Cholek then questioned Commissioner Saltzman about the FY21 Actual numbers being posted although April was not complete. Commissioner Saltzman confirmed that the numbers reflected did not account for the remaining month.

Cholek then questioned Commissioner Smith on his use of funds. The Streets Department was budgeted \$256,000 for FY21. To date the Streets budget shows \$310,000 or a \$53,000 over expenditure. Specifically, Salaries, budgeted at \$100,000, to date show expenditures at \$183,000. He asked Commissioner Smith to explain the overage. Commissioner Smith stated his budget had been cut. Cholek understood that, but held Commissioner Smith to his responsibility to stay within budget regardless the cuts. Commissioner Smith insisted that he was not able to work with the budget he had and was forced to overspend due to snowfall and other factors. Cholek stated that with a budget of \$100,000 for salaries and expenditures quickly approaching \$200,000, Commissioner Smith knew 6 months ahead of time his budget would be overshot. Commissioner Smith refused any further discussion on the matter.

Cholek also outline the city ordinance that mandates Commissioners shall provide input to the Budget Officer before any budget can be approved. Cholek questioned what input or discussions took place between the Budget Officer, Commissioner Saltzman and Commissioner Smith to come up with the desired budget. Only discussion took place. No formal exchange of writing.

Commissioner Saltzman explained that Commissioner Smith's budget stood at \$250,000 in the past for a 4-person department. Commissioner Smith stated he needed 6 to operate fully. Saltzman stated the Smith was satisfied with the 4 people he had and "he's not going to hire anybody else." Commissioner Saltzman desired to move away from the discussion and move on.

Cholek clarified that the Streets Department is purposing to move on with the same number of people (4) in the coming budget year. Saltzman said, "Correct." Commissioner Smith retorted that he needed 5 people. Saltzman explained that Smith knows he cannot hire the other person and the money for an additional person is not there.

Commissioner Saltzman made a motion, seconded by Commissioner Money to close the public hearing. Motion carried 5 ayes;0 nays (Mikel, Money, Saltzman, Smith, Jones). Hearing closed 7:40 pm.