

CITY OF BRAIDWOOD AGENDA
Tuesday, May 12, 2015 @ 7:00pm
Regular Meeting-City Council Chambers

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

April 28, 2015-Public Hearing Re: Budget
April 28, 2015 - Regular Meeting
May 1, 2015 -Special Meeting

REPORTS BY CITY OFFICIALS

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

Mayor

Administrator

Discussion of the Favero/EZ Living Subdivision
Rte. 66 Use of Garage
Discussion of Family Dollar Purchase

Clerk

Little Miss Summerfest Applications
Alzheimer Tag Day, June 13th, 9-12, Rte. 129 & Main St.

Engineer

City Attorney

Resolution 15-14, Authorizing Appointment of IMRF Authorized Agent

REPORTS BY CITY COMMISSIONERS

Accounts and Finances

Payment of Bills
Payroll

Streets and Public Improvements

Public Buildings & Property

Union Block Discussion

Public Health & Safety

Planning & Zoning Board Report

Old Business

New Business

Adjournment

CITY OF BRAIDWOOD
Minutes
City Council Regular Meeting
Tuesday, May 12, 2015
City Council Chambers

Call to Order

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

Pledge of Allegiance

Per the Mayor's request, Veterans Jim Canup, Andy Galatte and all Vets present were asked to lead everyone in The Pledge of Allegiance.

Roll Call

Elected Officials present: Mayor Vehrs, Commissioner of Public Property Jim Hutton, Commissioner of Streets and Public Improvements Fay Smith, Commissioner of Public Health and Safety Eric Tessler, and Commissioner of Accounts and Finances Elena Hibler.

Appointed officials present: City Administrator Andy Galatte, City Attorney Bryan Kopman, City Engineer Brian Hertz, Chief Nick Ficarello and City Clerk Sue Grygiel.

Public Comment

Jim Canup, 460 Sullivan. Jim, member of the American Legion, wanted to remind everyone of the Memorial Day Program on May 25th at 9:00am across from city hall. Mayor Vehrs will be there, Larry Walsh and hopefully Sen. Kirk will be here, and Sen. Rezin. Also this weekend on Friday and Saturday is our Annual Poppy Days and appreciate everyone helping out. All the monies collected will be going to various Veterans Charities.

Angie Hutton, 285 Mitchell. She wanted to thank everyone for Red Carpet Corridor weekend. They had about 400 people come through that picked up the wooden nickels up. Angie thanked Eric for barricades, the cones and then had to ask John Dixon for more. Thanked Park District and Lions Club for the signs. The biggest thank you for me was Michelle Serena for everything she did, especially the sign that listed the 13 communities.

Pam Dell'Aquila, 811 N. Center St. As an active member of the Braidwood Area Healthy Community Coalition for the past 4 yrs. I'd like the city council to know that it's a dedicated group of people. It has and will continue to work together to achieve the common goal for everyone that is free of alcohol and substance abuse. This is all done through the use of evidence based prevention practices and is scientifically tested practice programs that have been proven to work. She asked the council as elected and appointed officials to support our prevention efforts in the community and pray that we all want the same thing.

Rich Girot, 239 Brian Lane. As a former police chief, the one thing that was left behind was that he was investigating the downtown TIF property. All the documents, tapes, audio tapes and minutes he took to the States Attorney's office. He reviewed them for over 2 months. Although he couldn't find any criminal actions with the \$3.8million dollars downtown, he did suggest that the city file a lawsuit with two people that had contracts with the city. Rich then took to another attorney that is still standing there so somebody needs to follow that up. He said he hopes the Mayor follows up because the lawsuit will pertain to Mike O'Donnell and Andy Galatte. So it's still ongoing and I can talk to your Chief about it, but it's a lawsuit that needs to be settled,

pursued or throw it out, whatever you want to do, but it's there and I advise you if you want to listen to the tapes, read the minutes. He also said that when you have a Real Estate Agent working for the city and one sale made \$312,000. Rich said there were no appraisals, no Engineering Architect looked at it, it was just out there, and people were handing out money and checks. It's still there and it needs to be finished one way or another, have your Attorney look at it, pursue it or throw it out.

At this time Comm. Hutton asked the Mayor if he could have the floor for a minute. Mayor allowed Comm. Hutton to speak at this time. He too was curious on what happened downtown. Last August the former City Administrator came to the city council and advised us that he was undertaking an investigation into the expenditure of TIF Funds in 2008 to purchase property and downtown development. He also said that last August the former Administrator announce that they would gather the documents, put all the information together and present to the States Attorney's office for review and get back with the council. Since that time the former council had heard nothing from the former Administrator who resigned a couple of weeks ago. Last week Jim contacted the States Attorney's office to find out if they had ever presented documents to our former Administrator and I was advised that they had indeed received information and reviewed it. They determined that there was no evidence of any wrongdoing. I asked the States Attorney's office had they advised anyone from the City of Braidwood of that and he was told they were given the opinion to the former Administrator months ago. I thought that this council and its citizens should know this that the States Attorney's office found no evidence of any wrongdoing by the city or any of its officials in connection with those properties purchased. I have asked our city clerk to gather all the documents; contracts, appraisals, surveys to make available for review and it's my understanding that she has done so and are available here tonight for anyone to review after the meeting or following the next week or so before returning them to storage.

At this time former Administrator Rich Girot stood back up stating same facts he did under himself during Public Comment. He said there is a pending civil suit against 2 contractors with the City of Braidwood, two civilian persons; Mike O'Donnell and Andy Galatte. Rich said the States Attorney could not believe the bad decisions that were made by this city for millions of dollars in TIF funds. Rich said he wasn't disagreeing with Comm. Hutton but that's what the States Attorney said. Rich then stressed it's up to city council to pursue this civil case or drop it.

Peter Dell'Aquila, Project Coordinator of the Braidwood Area Healthy Coalition. Pete thanked everyone for allowing him to speak tonight on behalf of the Coalition. Growing up in this town it's been my goal to try and better this community as best I can. He had some hard times growing up and would like to make this community better place before I leave for the kids growing up here today. He was fortunate enough to learn about the Braidwood Area Healthy Coalition just 4-5 yrs. ago. Through the coalition I obtained a job through a state grant. The coalition has made a lot of progress in the last 2 yrs. and can't be more proud. We have very good connections in the city and surrounding areas; Will County Health Dept., our School Districts. Local government as well as Fire Dept., Library you name it. We have 12 sector representations in our community and members from Peotone are coming here also. In the last few years through our state grant we've been able to get a Youth Prevention Program in our high school and Wilmington. It's an evidence based program that actually helps reduce use of alcohol, drugs and brings up communication skills with their peers and parents. Working on Communication Campaign with underage drinking in the community and should launch next year with 2016 school year. Looking into future for are with the Rte. 66 building, working with youth group called Engaging Youth for Positive Change. They would like Rte. 66 space for our youth to come, have a good place to hang out. We don't have access to treatment here, we would like to at least access to know if they have a problem or not versus them having to go to Joliet or as far as Rockford to get an assessment. They are working on bringing in counselors to assess these young people and adults also, and then refer them out to services. One of the biggest things that have happen with progress is that I have been able to get office space here at Rte. 66 building so as to work directly with the community, go to the school. Last thing we are working on and would like to accomplish in the next year is becoming our own non-for profit, opening many opportunities for the coalition; apply for Federal Grants allowing over \$100,000 a year, bringing money into our community for the prevention program. Mayor Vehrs shook Pete's hand and told him to keep up the good work.

Wendy Hill, 18393 Commercial St. Wilmington, Office Administrator for Wilmington Healthy Coalition. She has been with the coalition for three months and see's people that we help every day. She has heard good things of what the Braidwood Coalition has done and still trying to do. She is happy they have had an office for 4yrs. and isn't aware of any problems they have had in their building or facility. She believes the Braidwood Coalition and Pete are doing great work for the people they are helping.

Morris Resident, 1930 Pine Bluff Rd. I work with Pete from Chestnut Health Systems. Her job for last 29 yrs. has been a community organizer working in Grundy, Kendall and Will County developing coalitions which is a really tough job trying to empower communities to recognize its problems, address them, strategize them and then carry them out. She commends Braidwood on the work they have done over the past years. She commends Braidwood Coalition and she considers them the Star Coalition and they have learned by the book and congratulate them for that.

Public comment closed at 7:20 pm.

Approval of Minutes

The minutes for the April 28, 2015 Public Hearing, April 28, 2015 Regular Meeting and May 1, 2015 Special Meeting were approved as read. Motion made by Comm. Smith, seconded by Comm. Hutton. Motion approved with 5 ayes, 0 nays (Hibler, Hutton, Smith, Tessler & Mayor Vehrs).

Executive Session

A motion was made by Comm. Smith, seconded by Comm. Hutton to go into Executive Session at 7:21pm for the purpose of discussing Personnel, pending and/or imminent litigation. Motion approved with 5 ayes, 0 nays (Hibler, Hutton, Smith, Tessler & Mayor Vehrs).

A motion was made by Comm. Smith, seconded by Comm. Hutton to Reconvene the Regular Scheduled meeting at 8:10pm. Motion approved with 5 ayes, 0 nays (Hibler, Hutton, Smith, Tessler & Mayor Vehrs).

REPORTS BY CITY COMMISSIONERS

Mayor

Mayor Vehrs thanked everyone for coming out this evening and keeping the attendance up. Mayor also thanked the Braidwood Area Healthy Coalition, Peter Dell'Aquila for the fine report and asked Peter to stop by and see him after the meeting and will make arrangements for what you need at the Rte. 66 Building.

Administrator

Administrator Galatte said he was hoping to have discussion tonight about EZ Living Subdivision but as of this morning we still have not found the Mylar that shows that the property has been recorded. He checked with the engineering firm again and they are still looking for that. Andy is in possession of an Incentive Package dated 2013, not sure if this is the most current one. He is in hopes that by the next council meeting he will have that whole package put together as to what exactly was given to EZ Living.

The next item is Rte. 66 the use of the garage and he turned over to the council at this point because they had some concerns. Comm. Hutton had some concern about the security cameras that may go down there. Comm. Hutton asked Peter if there were any safety precautions you need down there? Peter said he hasn't run into anything yet. He thinks there can be some things arranged and just to let the city know he will be there every Wednesday. Hutton's concern is not Peter but for him in case something happens you have some backup. Comm. Tessler interjected that he talked with Peter along with Chief Ficarello yesterday. Tessler suggested a possibility that when Peter is there, they get a counselor there and we know time frames we get have an Officer

there in parking lot or nearby. Tessler discussed the cameras there but we have disclosure and confidential issues, he doesn't feel that people would be afraid to go into building where there are cameras. Peter advised the council that there are grants out there for these types of things such as infrastructure. He feels very comfortable with moving forward and attaining a grant with the city and appreciates the city's concern for his safety as well as well as other coalition members. The only thing Chief Ficarello would recommend is a panic button that would send a signal to dispatch for our police department that is readily accessible by you can be carried on your person or a counselor's person so that if there's a problem they hit the panic button. Chief understands the need for confidentiality in fact that it's similar to a HIPAA arrangement for like medical/psychological counseling. Chief asked Peter to research a panic button type situation on his end and he will research on city's end.

Administrator Galatte addressed the next agenda item the Family Dollar Purchase. He received the other day a statement from Family Dollar and also has a folder with some drawings. At this time the administrator turned it over to Attorney Kopman and he can explain the financial statements he received. The attorney has a closing statement from April 28, 2015 and it's hard to interpret the closing statement without the contract, which we are unable to locate a copy of the contract. He has reached out to the Attorney who represented the city on that sale and trying to get a copy of the contract. The sale of the property was for \$138,000 and there were numerous credits given then to the purchaser in the agreement, yet again without the contract it is difficult to comment on. One thing to note there was a survey credit meaning the city paid for the survey of \$4,700 and there was a broker's commission that was covered by the city for \$15,000 which amounts to about 11%. His experience has been the typical brokers commission is around 5-6%. Again without the benefit of the contract he cannot offer an opinion or comment but the total net to the city after all the credits were given to the purchaser was just a little over \$93,500 on a \$138,000 sale price.

City Clerk

The city clerk advised the council and public of the Application for Little Miss Summerfest. The flyer is posted on the front door of city hall. Applications are being accepted now through May 26th online at Braidwoodlionsclub.org or call Cindy at 815-458-0162.

The next item was for the Alzheimer's Tag Day June 13th, 9-12 at Rte. 129 and Main St. and was submitted by Joe Byers. The city clerk read his request and advised that there are no other Tag Days on the calendar for June 13th. He is having family members, himself and friends helping to achieve his goal. Also if the council had any questions he gave us his number to call. The city clerk asked the council to entertain a motion at this time. A Motion was made by Comm. Tessler, seconded by Comm. Hutton. Motion approved with 5 ayes, 0 nays (Hibler, Hutton, Smith, Tessler & Mayor Vehrs).

Engineer

Engineer Hertz had no report. Brian said he's glad to be back and looking forward to getting back to work.

City Attorney

Attorney Kopman had one item for the council's approval Resolution 15-14 Authorizing the Appointment of an Authorized Agent for IMRF activities. It is common to appoint someone on behalf of the city to be like a designated go to person with IMRF and the Resolution is to appoint City Clerk Sue Grygiel as that agent. A motion was made by Comm. Smith, seconded by Comm. Tessler. Mayor asked for Discussion? Motion to approve Resolution 15-14 appointing Sue Grygiel as IMRF Authorized Agent. Motion approved with 5 ayes, 0 nays (Hibler, Hutton, Smith, Tessler & Mayor Vehrs).

REPORTS BY CITY COMMISSIONERS

Accounts & Finances

Comm. Hibler explained we have one big bill going out this pay period and that's to the EPA, payment #4 for the Wastewater Treatment Plant Loan and the amount of the bill is \$279,869.89 and the interest on that loan is \$70,372.20 making the total amount being \$350,242.09 that's the semi-annual payment.

Comm. Hibler made a motion to pay the total bills in the amount of \$450,170.18, seconded by Comm. Hutton. Motion approved with 5 ayes, 0 nays (Hibler, Hutton, Smith, Tessler & Mayor Vehrs)

Comm. Hibler made motion that we pay the Payroll Expenses in the amount of \$67,505.45, seconded by Comm. Tessler. Mayor asked for discussion? Motion approved with 5 ayes, 0 nays (Hibler, Hutton, Smith, Tessler & Mayor Vehrs)

Streets & Public Improvements

Comm. Smith asked if anyone knew of any potholes to please call city hall as he working on it. You don't realize it's just as bad as winter and with summer rains coming water is getting into potholes, creating steam and ruin the roads. We can't afford to let the roads get any worse than they already are; we need to get to them right now.

Public Buildings & Property

Comm. Hutton read the weekly reports. Had nothing further to report.

Public Health & Safety

It's been a quick beginning to the new term, I'm sure Chief Ficarello can attest to that as well who has been a very busy man. Couple of statistics given by Chief for month of April; 71 Warnings, 66 Tickets, 29 P-Tickets, 8 Misdemeanors, 3 Felonies, 2 DUI's and 44 Reports. The Chief is working on a couple of things one of which we are fortunate enough to be working with DEA, and they have approached the BPD and requesting an officer to be assigned to their task force. For those that aren't familiar with this, not only do they fight the heroin issue in this area but any seizures the city gets a percentage of that money, which we can then use for equipment, training or particular things in that nature. Number one is the focus on the heroin and able to get funds to fight the use of.

The Chief being new to this department he believes it was a needed thing to have two 3rd party individuals that are actually Retired State Police Master Sergeants who will come in and take an inventory audit of the Evidence Room, so not to have any discrepancies in the future. Comm. Tessler asked the Chief to comment. Chief Ficarello said for these the two Retired State Police Officers who are actually active members of the Teamsters 700 Union and still certified as Police Officers because they are both working as Deputy Coroners in Kendall County. They will need to be sworn in as Part-Time Officers here so they can enter our Evidence Vault to conduct the audit. This is normal operating procedure when a new Chief comes in which falls under the accreditation guidelines to have an audit and inventory of the Evidence Vault. They will also assist in the bringing the software up to standard. The Mayor asked that the Swearing in of 2 Part-Time Officers be put on Agenda for next meeting.

Planning & Zoning Board Report

Zoning Board Member Jim Canup reported that the May Meeting was cancelled.

Old Business

Nothing to Report.

New Business

Nothing to Report.

Adjournment

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

Approved this 26th day of May 2015

James A. Hutton Mayor

Sue Gypsel City Clerk

