

CITY OF BRAIDWOOD AGENDA
Regular Meeting, Tuesday, July 23, 2024 at 7:00pm

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call by City Clerk**
 - Doug Money**
 - Ron Wilczak Sr.**
 - Warren Wietting**
 - Karen Hart**
 - Dale Walsh**

- 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.

- V. APPROVAL OF MINUTES**

- A. Approve Minutes of the Tuesday, July 9, 2024 Regular Meeting**

- VI. REPORTS BY CITY OFFICIALS**

- A. Mayor**
 - B. Administrator**
 - C. Clerk**
 - D. Engineer**
 - E. City Attorney**

- VII. REPORTS BY CITY COMMISSIONERS**

- A. Accounts and Finances**
 - 1. Approve Payment of Bills** **\$105,819.55**
 - 2. Approve Payroll** **\$90,098.27**
 - B. Streets and Public Improvements**
 - C. Public Buildings & Property**
 - D. Public Health & Safety**
 - 1. Motion to Approve Ordinance 24-30 Authorizing the Execution and Approval of a Memorandum of Understanding between the City of Braidwood and the Metropolitan Alliance of Police to modify the existing Collective Bargaining Agreement**
 - 2. Motion to Approve Ordinance 24-33 Waiving Competitive Bidding and Approving the Purchase of a 2023 Dodge Charger for use by the City of Braidwood Police Department**
 - E. Planning & Zoning**
 - 1. Public Hearing – Annexation and Development Agreement Regarding Ridgeway Petroleum, Inc. D/B/A Mastodon Mart**
 - 2. Request motion for Ordinance 24-31 Annexing certain territory to the Corporate Limits of the City of Braidwood, Will County, Illinois, Approving an Annexation and Development Agreement between the City of Braidwood and Ridgeway Petroleum, INC. D/B/A Mastodon Mart, approving a Map Amendment to the Annexing Property to be Zoned as B-2 Outlying Business District, and Approving Variances for territory of approximately 27.96 acres (Affected PIN Nos: 02-24-06-200-003-0000, 02-24-06-200-004-0000, 02-24-06-200-012-0010, 02-24-200-012-0020, and 02-24-06-200-001-0000)**

3. Request motion for Ordinance 24-32 Granting a Map Amendment to Vacant Property East of N. Hickory Street and South of W. Main Street, Braidwood, Illinois 60408 for I-1 Industrial District.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. EXECUTIVE SESSION

A. Motion to go into executive session to discuss (i) the appointment, employment, compensation, discipline, performance, or dismissal of specific employees (5 ILCS 120/2 (c) (1)) and (ii) pending, probable, or imminent litigation against, affecting, or on behalf of the City (5 ILCS 120/2 (c) (11))

B. Motion to close executive session

- XI.** Next City Council Meeting is Tuesday, August 13, 2024 at 7:00pm

XII. ADJOURNMENT

**Minutes of the Regular Meeting of the Braidwood City Council Tuesday, July 23, 2024
Braidwood City Hall 141 W. Main St., Braidwood, IL 60408**

Call to Order: The Regular Meeting of the Braidwood City Council on July 23, 2024 was called to order at 7:00 p.m., by Mayor Hart in the Council Chambers of the Braidwood City Hall.

Pledge of Allegiance: Mayor Hart 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: Commissioner Money, Commissioner Wietting, Commissioner Walsh, Commissioner Wilczak and Mayor Hart

Absent:

Appointed Officials:

Present: City Clerk Weaver, City Administrator Altiery, City Engineer Sean Kelly, and City Attorney Wellner

Absent: Chief Goodwin

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

Public Comment: Sylvia Lamping; 1160 W Main St: Has concerns on Ordinance 24-32 and any future industrial development that may occur on the Main St side of the property near residential houses. Nick stated he would not build on that part of the property but what if it is sold, what would happen then? Does not want to see Industrial development across the street from homes.

Josh Bolatto; 219 Park Rd: Reported on Summerfest, the reports were average even though the weather was great for the fest. Preliminary amount raised is between \$12-14,000.

ESDA update for the response and cooperation with other agencies from the storm that hit on Monday night.

Approval of Minutes: Commissioner Wietting made a motion, seconded by Commissioner Wilczak to approve meeting minutes from the July 9, 2024 Regular Council Meeting. Motion carried with 4 ayes: 0 nays; 1 Abstain (Money, Wietting, Walsh, and Wilczak)

Mayor's Report: Hart: Read a compliment letter that was sent to City Hall about losing their wallet and how great it was to have it returned back to them from a resident in our town.

Mayor also reported that Doug Money will resign at the end of the month as the Finance Commissioner to seek a position at the Township Hall.

Administrator Report: Altiery: We will be opening up City Hall for registration for Dial-A-Ride on Friday July 26 for residents who wish to use this program from Will County.

There will be construction starting soon for Surf Internet around town. There will be another option for internet in our area.

The guys have been working really hard to get all the trees and sticks cleaned up around town from the storm.

City Clerk Report: None

Engineer Report: Kelly: Have been working with Tony and the Commissioners about what streets need to be fixed from the survey that was done to evaluate the roads in town.

The city is also working with the school to get bids to relocate the water main at the school for the new addition that will take place later in the year.

City Attorney Report: None

Accounts & Finance Report: Commissioner Money made a motion, seconded by Commissioner Wietting, to approve the Payment of Bills, in the amount of \$105,819.55 as identified in the Accounts Payable General Ledger dated July 23, 2024. Motion carried with 5 ayes; 0 nays. (Money, Wietting, Walsh, Wilczak and Hart)

Commissioner Money then made a Motion, seconded by Commissioner Wilczak, to Approve Payroll Expenses, in the amount of \$90,098.27 as identified in the Payroll General Ledger dated July 19, 2024. Motion carried with 5 ayes; 0 nays. (Money, Wietting, Walsh, Wilczak and Hart).

Streets & Public Improvement Report: Walsh: Wanted to follow up with Tony's report, about there were about 150 loads of trees and limbs that were picked up by the crew. They are doing a great job.

Public Property Report: None

Public Health & Safety Report: Wilczak: Commissioner Wilczak made a motion, seconded by Commissioner Walsh to approve Ordinance 24-30 Authorizing the Execution and Approval of a Memorandum of Understanding between the City of Braidwood and the Metropolitan Alliance of Police to modify the existing Collective Bargaining Agreement. Motion carried with 5 ayes; 0 nays. (Money, Wietting, Walsh, Wilczak and Hart).

Commissioner Wilczak made a motion, seconded by Commissioner Wietting to approve Ordinance 24-33 Waiving Competitive Bidding and Approving the purchase of a 2023 Dodge Charger for use by the City of Braidwood Police Department. Discussion that competitive bidding was waived because they do not make the Charger police cars and these were the last to come up for sale in our area. The money is also coming from the drug forfeiture fund and not the budget. Motion carried with 5 ayes; 0 nays. (Money, Wietting, Walsh, Wilczak and Hart).

Hope everyone is safe from the storm that came through town.

Summerfest had great weather and thank you to the Braidwood Lions for hosting.

The City of Braidwood Police Department Facebook page has a job opening listed for Administrative Coordinator if anyone is interested in applying.

Braidwood Police Department Press Release July 8 – July 22, 2024: total number of calls for service 283, case reports 10, total subjects arrested 4, total number of traffic stops 50, citations 7, written warnings 24, semi-truck violations 3, and total number of P-tickets 2

Planning & Zoning Report: Altiery: The annexation proposal came before the Planning and Zoning board on July 1, 2024 and was recommended to approve.

Commissioner Wilczak made a motion at 7:29 pm., seconded by Commissioner Walsh to open Public Hearing-Annexation and Development Agreement regarding Ridgeway Petroleum, Inc. D/B/A Mastodon Mart. Motion carried with 5 ayes; 0 nays. (Money, Wietting, Walsh, Wilczak and Hart).

Vincent Tessitore proposed that the annexing property will be zoned for B-2 zoning district to match the already-annexed property with variances from Section 23-121 for a pole mounted sign not to exceed 125 feet in height and a main identification sign not to exceed 24 feet in height, and a commercial development with include: gas station, truck stop, up to ten (10) gaming machines, convenience store, drive-thru car wash with thirteen (13) vacuum stalls, retail sale of various merchandise; and a restaurant with thirty-four (34) standard parking stalls, four (4) ADA parking stalls, twenty (20) truck parking stalls, and four (4) electronic vehicle charging station stalls, in accordance with the annexation agreement.

Council asked questions about turn lanes and access in and out of the entrances. How are trucks and cars not going to block or hold up traffic? Will they clean up the brush and trees by the overpass?

Tessitore: There will be a turn lane into the gas station but since this is an IDOT road any changes will be determined by IDOT recommendations. The trees will be cleaned up as well when they start to develop.

Mayor requested public comment for residents; no one approached the council.

Commissioner Wilczak made a motion at 7:52pm., seconded by Commissioner Walsh to close Public Hearing. Motion carried with 5 ayes; 0 nays. (Money, Wietting, Walsh, Wilczak and Hart).

Commissioner Wilczak made a motion, seconded by Commissioner Walsh to approve Ordinance 24-31 Annexing certain territory to the Corporate Limits of the City of Braidwood, Will County, Illinois, Approving and Annexation and Development Agreement between the City of Braidwood and Ridgeway Petroleum, INC. D/B/A Mastodon Mart, approving a Map Amendment to the Annexing Property to be Zoned as B-2 Outlying Business District, and Approving variances for territory of approximately 27.96 acres. Motion carried with 5 ayes; 0 nays. (Money, Wietting, Walsh, Wilczak and Hart).

Altiery: The map amendment for vacant property Hickory and Main Street came before the Planning and Zoning board on July 8, 2024 and was recommended to approve.

Nick Bulanda: Responding to the public comment, as long as I own the property I will keep the residential side of the property green space. Wants the whole property to be zoned I-1 just like his property across the street for future expansion.

Council questioned if there can be a land agreement about what can and cannot be done on the property even if the property is sold.

Wellner: If council votes to approve the I-1, the property owner does not have to come in front of the board again if what they want to do falls in the I-1 category. If they come to city hall for a permit it is up the daily employees to discuss and talk about the plans being requested.

Commissioner Wilczak made a motion, seconded by Commissioner Walsh to approve Ordinance 24-32 Granting a Map Amendment to vacant property East of N. Hickory Street and South of W. Main Street, Braidwood, Illinois for I-1 Industrial District. Motion carried with 5 ayes; 0 nays. (Money, Wietting, Walsh, Wilczak and Hart).

Old Business: None

New Business: Mayor: We are planning on purchasing some planters to have on display at businesses down Main St, more information will be available later about our Beautification Committee if anyone is interested.

Comm. Walsh: Our next Town Hall meeting will be Tuesday, August 13, 2024 at 6:00pm before the next council meeting.

Comm. Money: The job opening for the Administrative Coordinator is also on our website under Public Notices.

Adjournment: Commissioner Wietting made a motion, seconded by Commissioner Money, to adjourn the July 23, 2024 regular meeting of the Braidwood City Council. Motion carried with 5 ayes: 0 nays. (Money, Wietting, Walsh, Wilczak and Hart) The next regular meeting of the Council will be held Tuesday, August 13, 2024 at 7:00pm

Approved this 13 Day of August 2024.

 _____ Mayor

 _____ City Clerk

