

CITY OF BRAIDWOOD AGENDA
Regular Meeting, Tuesday August 14, 2018 @ 7:00pm

Call to Order

Pledge of Allegiance

Roll Call

Public Comment (Comments are limited to no more than 3 minutes per Sect. 2-34(b) of the City's Code of Ord.)

APPROVAL OF MINUTES -July 24, 2018

REPORTS BY CITY OFFICIALS

Mayor-

Administrator-Ordinance 18-12, Ordinance Approving the Sale of Real Estate in a TIF Dist.
to Dan Porath

-Ordinance 18-13, Ordinance Approving the Sale of Real Estate in a TIF Dist.
to Todd & Sylvia Lamping

-Ordinance 18-14, Ordinance Approving the Sale of Real Estate in a TIF Dist.
to Ensure Companies

Clerk-Approval for Knights of Columbus to hold their Annual Tootsie Roll Drive, Sept. 21-23

-Approval for Knights of Columbus Annual Life Chain, October 7th, 2:30-3:30

-Approval of Braidwood Lions Club Annual Candy Day Fundraiser, October 12th, 3:00-7:00pm

Engineer-

City Attorney-

REPORTS BY CITY COMMISSIONERS

Accounts and Finances-Approve Payment of Bills

-Approve Payroll Expenses

Streets & Public Improvements-

Public Property-

Public Health & Safety-Resolution 18- 17, Authorizing Execution of an Intergovernmental
Agreement Between the City and WESCOM to provide for the payment
of \$201,318

-Appointment of Officer James Goode to Full Time

Planning & Zoning-Recommendations from 8/7 Public Hearing-Lot Split, Rezoning from B3-I1 &
Special Use for Motor Vehicle Repair for 1150 N. Division St.

Executive Session-Discuss Personnel, Pending and/or Imminent Litigation, Collective Bargaining/Labor
Relations, Land Acquisition or Review of Closed Session Minutes.

-Actions to be taken following Executive Session:

Old Business

New Business

Adjournment

CITY OF BRAIDWOOD
City Council Regular Meeting Minutes
Tuesday August 14, 2018

Call to Order

Mayor Vehrs called the meeting to order at 7:00pm.

Pledge of Allegiance

Mayor Vehrs asked Officer James Goode to lead us in the Pledge of Allegiance.

Roll Call

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

Appointed officials present: City Attorney Kopman, City Clerk Sue Grygiel, Chief Nick Ficarelo, City
Administrator Don Labriola and City Engineer Todd Gereaux were present.

Public Comment

Opened at 7:01pm.

Sherry McPherson, she said that she was at the last council meeting with the water issue with her neighbor. She said to the Mayor that you were going to have someone look into it and never received a call. Comm. Smith got in touch with her and said she needs to speak with the Code Enforcement Officer which she said she called repeatedly and talked with a lady. She came out and looked at it and never got back with her, now another week has gone by. Sherry got a hold of Jill and she said she had spoke with her superior an Officer who said there's nothing they could do about it. She said the city has an ordinance against draining gutters or sump pump onto neighboring property. Sherry had pictures that were shown to the Mayor and said this is something that she continuously has to deal with every time it rains. Sherry lives at 464 W. 2nd Street and showed where the gutter goes underground and drains onto her property line and of course her home is lower than theirs. The Mayor agreed it was a mess and asked to keep her pictures. The Mayor said they will try to get something rectified, possibly talk to this homeowner. Sherry believes there's a storm drain in front of his house that he can hook up to so there are options.

Closed at 7:06pm.

Approval of Minutes

Comm. Hutton made a motion to approve the Regular Meeting Minutes of July 24, 2018, seconded by Comm. Smith. Motion approved 4 ayes, 0 nays (Hutton, Smith, Hibler & Mayor Vehrs)
1 abstention (Tessler).

REPORTS BY CITY OFFICIALS

Mayor

The Mayor reminded everyone that school starts back tomorrow so let's give the children a little leeway especially where the Crossing Guards are. The crosswalks are striped and ready to go. The Mayor spoke about an invitation that was sent out for a Flag Raising at Mt. Olivet Cemetery tomorrow night at 7:00pm. They now have lights on the flagpole and the monument and the Flag Raising is for this dedication. The American Legion, Boy Scouts, Fire Department, some parishioners and someone from the municipality will be at this dedication.

Administrator

Don said that before any actions are taken on the Agenda items he wants to give a little background. We have requested to approve (3) Ordinances tonight that deal with the Sale of Real Estate of property owned by the City of Braidwood. All (3) Ordinances up for approval deal with current property owners or businesses in town that would like to reinvest in the community. Two of them are local business owners and one is a local builder who is already building homes in town. One Commercial building is on EZ Street-Western Specialty Vehicles who is currently on Coal City Road and wants to expand his business and wishes to stay within the city limits. Then Todd and Sylvia Lamping are tonight who are also local business owners that are looking to purchase (2) lots in Townes of Braidwood. Then Mike Guinta of Ensure Properties who has already purchased some lots in Townes of Braidwood, would now like to purchase an additional (44) lots. If the city council approves these Ordinances tonight and closings go well, that means that all (58) vacant lots will be back on the city's tax roll. And all the property taxes will go directly into the TIF for the almost 17 yrs. left with TIF3. This could conservatively mean between \$2-\$3 million in TIF3 before the TIF expires. Don said each new home will generate around \$4000 to \$5,000 in property taxes. If these Ordinances are approved, in the last 18 months the city will have sold close to a half million dollars in property that was owned by the city and not generating tax revenue for the city. Don asked the council for a motion to approve the (3) Ordinances on Agenda tonight.

Comm. Hutton made a motion to approve Ordinance 18-12, Approving the Sale of Real Estate, Lot 4 Favero Commercial Subdivision on EZ Street to Western Specialty Utility Vehicles, Dan Porath-Owner, in the amount of \$92,800, seconded by Comm. Hibler. Motion approved 5 ayes, 0 nays (Hutton, Hibler, Smith, Tessler & Mayor Vehrs).

Comm. Hibler made a motion to approve Ordinance 18-13, the Sale of (2) lots in Townes of Braidwood to Todd & Sylvia Lamping in the amount of \$23,000, seconded by Comm. Hutton. Motion approved 5 ayes, 0 nays (Hibler, Hutton, Smith, Tessler & Mayor Vehrs).

Comm. Hutton had a question on the cost to finish the infrastructure in Townes of Braidwood. The City Engineer spoke and said the Mayor had him generate the numbers with the city buying the materials and city crews doing the work, then hiring a Contractor to do the curb and gutter work along with the paving, the cost would be around \$170,000.

Comm. Hutton made a motion to approve Ordinance 18-14, Sale of Real Estate for (44) additional lots in Townes of Braidwood to Mike Guinta, Owner of Ensure Properties in the amount of \$219,000, seconded by Comm. Hibler. Motion approved 5 ayes, 0 nays (Hutton, Hibler, Smith, Tessler & Mayor Vehrs).

City Clerk

The city clerk addressed her first Agenda item. The Knights of Columbus are requesting to hold their Annual Tootsie Roll Drive on Sept. 21-23. The city clerk then asked for a motion to approve their request. Comm. Tessler made a motion to approve the Knights of Columbus request for their Annual Tootsie Roll Drive, seconded by Comm. Smith. Motion approved 5 ayes, 0 nays (Tessler, Smith, Hibler, Hutton & Mayor Vehrs).

Her next Agenda item was a request from the Knights of Columbus to hold their Annual Silent Life Chain on October 7th from 2:30-3:30 along Main Street like years past.

Comm. Tessler made a motion to approve the Knights request to hold their Annual Life Chain, seconded by Comm. Smith. Motion approved 5 ayes, 0 nays (Tessler, Smith, Hibler, Hutton & Mayor Vehrs).

Last Agenda item was request by the Braidwood Lions Club to hold their Annual Candy Day Fundraiser on October 12th from 3:-7:00pm.

Comm. Smith made a motion to approve the Annual Candy Day Fundraiser on October 12th, seconded by Comm. Tessler. Motion approved 5 ayes, 0 nays (Smith, Tessler, Hibler, Hutton & Mayor Vehrs).

Engineer

Nothing on Agenda to report tonight.

City Attorney

No Report tonight.

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 \$211,832.19, seconded by Comm. Smith. Motion approved with 5 ayes, 0 nays (Hibler, Smith, Hutton, Tessler & Mayor Vehrs).

Comm. Hibler made a motion to approve the Payroll Expenses in the amount of \$126,267.00, seconded by Comm. Smith. Motion approved 5 ayes, 0 nays (Hibler, Smith, Hutton, Tessler & Mayor Vehrs).

Streets & Public Improvements

Comm. Smith said they have gotten a lot of streets done so far this year and said he's proud of that. The commissioner said for the taxpayers he has his list out and if the weather holds up he will continue to fill the promise he made to the taxpayers and finish the jobs he set out to do.

Public Property

Comm. Hutton asked Aubrey Glisson who was in the audience to please stand up. Comm. Hutton said that probably a lot of people don't know it, but Aubrey has been here a long time, tomorrow he will be with the city 30 years.

Comm. Hutton then gave the Outside Crews Report; 136 locates, 1 sewer repair, 2 sewer inspections, 2 water repairs, 1 water tap, 5 water meter repairs, 35 meter reads, 12 shut-offs, 4 buffalo box repairs and 4 hydrant repairs and cleaned equipment trucks. Then read the Plant Crews Report; tested generators under NRG testing for the 1hr. load use, the 350kw generator had a shut down after 20 minutes-#1 spark plug fouled out, took water samples for Townes of Braidwood-samples passed, finished bi-annual Water Use Report, bi-annual Sludge Production Report, finished bi-annual IEMA Radium & Sludge Report, Clennon found bad wire for Blower #3.

Public Health & Safety

Comm. Tessler gave the numbers report provided by the Chief from 7/24/18-8/14/18. Their total calls for service were 323. Comm. Tessler then addressed his first Agenda item, Resolution 18-17.

Comm. Tessler made a motion to approve Resolution 18-17, Authorizing Execution of an Intergovernmental Agreement between the City of Braidwood and WESCOM to provide monthly payments of \$1,157.00 to the total of \$201,318 to be completed on May 1, 2032.

Comm. Hutton questioned when we're done paying for this are we still 133rd owner of that building? Comm. Tessler said no. Comm. Hutton asked then why are we paying for it? Atty. Kopman said because we have a contractual obligation to make that payment from the Intergovernmental Agreement that was entered into years ago with WESCOM. Comm. Tessler said that when they built their building many years ago, basically everyone took part of the pie when being built. Comm. Tessler said we've have numerous talks during negotiations and WESCOM doesn't believe we have any equity in the building. That's an obligation we took on when they first decided to build many years ago. However, they cannot provide hard

evidence in the commissioners opinion that we don't have equity. But we can't find hard evidence that we do have equity. Atty. Kopman said that not long after the city joined WESCOM they changed their by-laws in a couple of spots and the one of those spots they changed the wording, so it would take away the argument we would have for an equity position in the building. Comm. Hutton said we had an Agreement before the change. Atty. Kopman said yes but the change wasn't in the Agreement but in the by-laws under which the Agreement operates. Comm. Hutton then asked what happens in 2 yrs. when they merge with other Districts like they did with the small ones. Atty. Kopman said then that's going to be their problem. We are accelerating the payments, they have no proof that the payments have to be accelerated before 2032. Comm. Tessler said they initially wanted the city to pay the \$201,318 now and be done with it. We didn't feel like we needed to accelerate it. They wanted to play by the by-laws so we played by the by-laws. And there was nothing in that Agreement forcing us to pay the accelerated payment. He said when we moved to Laraway he anticipated that we were going to still have something to pay unfortunately. Thankfully with all this we are saving \$75,000 a year from our new dispatching. Hopefully with some luck in about 6-7 yrs. we will no longer have this payment.

Comm. Hutton seconded the motion approving Resolution 18-17. Motion approved 5 ayes, 0 nays (Tessler, Hutton, Hibler, Smith & Mayor Vehrs).

Comm. Tessler made a motion to appoint Officer James Goode to Full-Time, seconded by Comm. Hutton. Motion approved 5 ayes, 0 nays (Tessler, Hutton, Hibler, Smith & Mayor Vehrs). Comm. Tessler said that Officer Goode has been with us Part-Time, working Full-Time hours to fill the need that was unfortunately vacated by Officer Brian Lewis than by Officer Mike Gatto. At this time the city clerk swore James Goode in as a Full-Time Officer.

Planning & Zoning

Zoning Chair Michelle Serena approached the city council with the Zoning Boards recommendations from the 8/6/18 Public Hearing; Lot Split of Lot 4 Favero's Commercial Subdivision, Rezoning from B3-I1 and a Special Use for Motor Vehicle Repair. The Zoning Board held (2) Public Hearings on 8/6/18 and the first recommendations will be at the next city council meeting. There was no Public Comment made at the Hearing. When came to the Board for discussion they had no issues. The (3) items were voted on individually and approved by the Zoning Board.

Comm. Tessler made a motion to approve the Lot Split of Lot 4 in Favero's Commercial Subdivision for Dan Porath, seconded by Comm. Smith. Motion approved 5 ayes, 0 nays (Tessler, Smith, Hibler, Hutton & Mayor Vehrs).

Comm. Hutton made a motion to approve the rezoning of Lot 4 in Favero's Commercial Subdivision from B3 to I1 for the Lot Split, seconded by Comm. Smith. Motion approved 5 ayes, 0 nays (Hutton, Smith, Hibler, Tessler & Mayor Vehrs).

Comm. Smith made a motion to approve the Special Use permit for Lot 4 in Favero's Commercial Subdivision for motor vehicle repair and maintenance, not including substantial body work, seconded by Comm. Tessler. Motion approved 5 ayes, 0 nays (Smith, Tessler, Hibler, Hutton & Mayor Vehrs).

Zoning Chair Serena advised the council that they're holding a Special Public Hearing on August 20th for Warren's Collision, a Special Use in Favero's Commercial Subdivision.

Closed Session

No request made for Closed Session.

Old Business

The Mayor thanked everyone that was involved in this road project for MFT1 and MFT2. The project was well designed, planned and was able to be completed before the start of school which was our main goal. The Contractor did an excellent job as well as our Engineering Firm, getting them there for the striping of the roads just days before school started.

Comm. Tessler said he's waited the summer for (2) homes to get cleaned up and they haven't. One of the homes is on southeast corner of West Main & South Office and the other home is the one closest to the Fire Department. The one he's more concerned with is the one by the Fire Station because it has an Ash Bore Tree in the property that we need to try to mitigate. Whether we hire a Contractor or use city workers to at least top it to get down below root line so that doesn't fall down on a child walking to school. The Mayor said we have a Pre-Agreement with a Tree Removal Co. who will come in for a certain amount of money and take down as many trees as we want. Comm. Tessler also said if we could put it out there if anyone needs community service if our city workers are too busy, give them some gloves, bags and start pulling weeds, provide lawn mowers to cut grass, whatever we need to do to clean up these (2) homes.

New Business

Comm. Hutton advised that they're putting out a Bid for South Walker St. to Kennedy to tie in watermain where the school quit. The Contractor will put the main in hopefully within (4) days. They will then pressure test, chlorinate and back fill. The city crews will do the taps, restoration to 6-7 driveways. This will finish another major loop for the town.

Adjournment

Comm. Tessler made motion to adjourn the Regular Meeting at 7:41pm, seconded by Comm. Hutton. Motion approved with 5 ayes, 0 nays (Tessler, Hutton, Hibler, Smith & Mayor Vehrs).

Approved this 28th day of August 2018

Jim Vehrs Mayor
Sue Grogan City Clerk

AYES: 5
NAYS: 0
ABSENT: 0
ABSTAIN: 0

