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CITY OF BRAIDWOOD AGENDA
Regular Meeting, Tuesday September 12, 2017 @ 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 – August 22, 2017 Regular Meeting

REPORTS BY CITY OFFICIALS

Mayor- Approval to Surplus Old Divider Door from Kitchen in City Hall
-Approval of Police Department Surplus of Property

Administrator-

Clerk-

Engineer-

City Attorney-Ordinance 17-11 Approving Termination of City of Braidwood TIF2 Redevelopment Project Area, Plan & Projects
-Ordinance 17-12 Amending Chapt. 22-Buildings & Building Regulations
-Resolution 17-19 Authorizing Execution of an Electricity Aggregation Program Agreement

REPORTS BY CITY COMMISSIONERS

Accounts and Finances -Payment of Bills
-Payroll Expenses

Streets & Public Improvements-

Public Property- Resolution 17-20 Authorizing Execution of Settlement for Damage Caused to City Property
-Approve Proposal for RICE NESHAP (Cummins Sales) Retrofit for Generator
-Resolution 17-26 Authorizing Execution of Lease Agreement with Sensus USA & Sensus Spectrum LLC & City of Braidwood for Fequency Usage
-Addendum #1 Participation in NRGCs Powerpay Program for 2018/2019

Public Health & Safety- Resolution 17-21 Authorizing Execution of Contract with InTime Solutions For Computer Software & Applications
-Resolution 17-22 Authorizing Execution of Contract with Heritage Development Corp. for Improvements to the Police Department
-Resolution 17-23Authorizing Change Order in Contract with Carlile Arch. LLC
-Resolution 17-24 Authorizing Execution of IGA between City of Braidwood & RCCUSD255U
-Resolution 17-25Authorizing Execution of IGA between City of Braidwood & RCCUSD255U

Planning & Zoning-Recommendations from Public Hearing & Regular Meeting

-Public Hearing Zoning Board Approved the Amended Gad Variance Request as Rewritten per City Council's request for (1) car addition and 4ft. fence of the back of the garage

-Regular Meeting Zoning Board Approved rewritten Gad Variance for 4 ft. fence in Addition to the Garage & Setbacks

Executive Session-Discuss Personnel, Pending and/or Imminent Litigation, Collective Bargaining/Labor Relations or Land Acquisition

-Actions to be taken following Executive Session:

Old Business

New Business

Adjournment

CITY OF BRAIDWOOD
City Council Regular Meeting Minutes
Tuesday, September 12, 2017

Call to Order
Mayor Vehrs called the city council meeting to order at 7:00pm.

Pledge of Allegiance
Mayor Vehrs asked everyone to please stand for 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, City Administrator Labriola and Chief Nick Ficarello were present. City Engineer was absent.

Public Comment
Nellie Baber, resident at 217 W. Bergera and also has property at 245 W. Bergera. She said there was an easement that her husband had given to Braidwood. She said that there is a fence that had been put on the easement and a fence cannot be built on an easement. One of their neighbors has put a fence on an easement and they were told by Braidwood that they could put there. Nellie said that an easement has to be open at all times. She said the city police came out when their renter was cutting the ditch and because of mosquitos he was also cutting on the other side of the ditch. The one who has the fence got mad and their renter hadn't even got by the fence and that's why she's here tonight because she's mad. She said the police came by and told them they had to come to a council meeting for them to stop cutting all that brush that's down in the ditch. The Mayor advised that he'll need a couple of days to look into this since this is the first he's heard about it. The Mayor asked if he could get their phone number at the end of the council meeting.
Nellie said she had another issue regarding the building of a carport on their other house. They were told they cannot build carports and the Mayor agreed with her that there are no carports in Braidwood. She said then someone has to tell her neighbor to take theirs down, it's been up for about a year. She said you can't see this carport because he has the backyard fenced, but if you're walking down the road you can see it.
Dan Majesky then approached the council showing where the easements were, where his carport is then put another carport right behind his house. The Mayor said this will all be taken care of with our drainage extension project; this issue is on North Railroad St. Dan's biggest concern is the weeds that need to be cut down along the fence by the creek.
Christine Gad, 197 E. Cermak. They had requested a Variance to do an addition on their garage and put up a fence. When they were here last the discussion was possibly making the garage smaller and doing a 4ft. fence. They did the paperwork all over but when they changed where the garage was going to end and the fence would run, and they have a large dip in their yard. So with this dip in their yard the height of the fence is deceiving, the 4 ft. looks like a 2 ft. The Mayor said the Zoning Board is going to give their recommendation on this Variance tonight. Chairman Serena stood up and advised the council she's requesting something other than what was approved by the Zoning Board, the reconsideration of a 6ft. fence.
Attorney Frank Mentz, representing a group of Investors who are looking to build a hotel in Braidwood. His understanding that there was questions in other meetings regarding the status of that. He is here tonight to give a brief update if it pleases the Mayor and Commissioners. Mayor Vehrs allowed him to continue. The investors have been seeking financing, seeking a cost study and have already done a market analysis for the possible properties.

They have engaged in a Hospitality Managing Company, a Commercial Construction Company specializing in Hotel Development. They have now narrowed it down to two different franchise opportunities and still working with both of them to determine which the best fit is for them. At this point the size of the hotel is approximately 60 rooms, about a 2,000 sq. foot Conference Center and an indoor pool. They realized there are a lot of outages here, necessary for long term needs for Contractors that come into town which has been taken into consideration for this mix. This Hotel project is being looked at seriously and it's between $5million and $7million. Their goal was to have ground broken by the end of this year and they're not sure from a financing perspective or it could be a March, April 2018 time frame.
Closed Public Comment at 7:10pm.

Approval of Minutes
Comm. Hutton made a motion, seconded by Comm. Smith to approve the Regular Meeting Minutes of August22, 2017. Motion approved 5 ayes, 0 nays, (Hutton, Smith, Hibler, Tessler & Mayor Vehrs).

REPORTS BY CITY OFFICIALS
Mayor
The Mayor said he cannot express enough that children are back in school and parking in a bit of disarray right now at the school, so please be careful as the children are crossing at Walker & Main Street. We've had Police Officers down there helping out the crossing guards with the congestion during school hours. The Mayor said his Agenda items he's going to turn over to our city attorney.

At this time Atty. Kopman addressed the Surplus Items on the Agenda for tonight. One of the items is from city hall, a room dividing door from the kitchen along with numerous items within the Police Department. Under the city ordinances, Section 2-4, the Mayor is authorized to sell personal property of the city that is no longer necessary or useful to the city and can be done with or without advertisement, an auction and other various ways as well. The attorney spoke with the Mayor and they're going to work on something that can be posted at city hall with a list of the items for people to publically bid on them via a sealed bid. The Mayor wanted to let everyone know that would be forth coming soon. There are some surplus items in the Police Dept. that are weapons. Of course the city isn't going to undertake due to Federal requirements with the sale of surplused weapons. Chief Ficarello said they're going to be using Stryker Corporation who will sell the weapons for the Police Department and then the department can use some of that money to update some of the Police Departments current weapons.

Administrator
Don advised that the intersection at 129 & Center St. by the Railroad crossing been opened up now. IDOT reconfigured the stop signs so now instead of going over the railroad tracks on Center with no Stop Sign, now there's a Stop Sign again at Center & 129 once you've crossed the tracks. Don said he was advised by the Mayor today to contact IDOT and ask them to give us some advanced warning. So anyone going over the tracks heading North on Center be aware of the Stop Sign back at Center & 129 and the cross traffic doesn't stop on Rte. 129.

City Clerk
City Clerk had nothing to Report

Engineer
Absent.

City Attorney
Attorney addressed Ordinance 17-11, Approving the Termination of City of Braidwood TIF2 Redevelopment Project Area, Plan & Projects.

This is the recommendation on the City's TIF Consultant & Attorney's. The life of the TIF2 District is expiring. This Ordinance was provided by the TIF Attorney and our firm has reviewed it and everything seems to be in order for approval.
Comm. Smith made a motion to approve Ordinance 17-11 Approving the Termination of the TIF2 District, seconded by Comm. Hutton. Motion approved 5 ayes, 0 nays (Smith, Hutton, Hibler, Tessler & Mayor Vehrs).

Next is Ordinance 17-12, Amending Chapter 22 of the Building & Building Regulations portion of the city's Code of Ordinances. This comes as a result from the recommendation of the Zoning Board which was discussed at the last meeting. This is the provision that talks about when a resident needs to come in for a Building Permit. The discussion among the Zoning Board was that the amount needed for a Building Permit was too low. It had been reported unofficially changed previously but there wasn't a record of it. So the last time the city council met the recommendation was to change the amount to $750, so that anything over $750 and it's going to cost more than that then would need to come into the city and get a building permit. The amount prior was $300.
Comm. Smith made a motion to approve Ordinance 17-12 Amending Chapt. 22 of the city's Building Code, seconded by Comm. Hibler. Motion approved 5 ayes, 0 nays (Smith, Hibler, Hutton, Tessler & Mayor Vehrs).

Atty. Kopman addressed Resolution 17-19, Authorizing the Mayor to Execute an Electric Aggregation Program Agreement. This was discussed a few months ago and had already been approved by the council, but wanted to bring it back so everyone is aware of the rate that was negotiated by a consortium comprised of members of the Will County Government League. They were able to negotiate a favorable rate with a 1 yr. rate which will also save additional monies for the residents. They're required to send out a notice to the residents and those have already been sent out to them which allows a resident to opt of the program if they so choose.
Comm. Tessler made a motion to approve Resolution 17-19, seconded by Comm. Smith. Motion approved 5 ayes, 0 nays (Tessler, Smith, Hibler, Hutton & Mayor Vehrs).

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 $214,739.69, seconded by Comm. Smith. Motion approved with 5 ayes, 0 nays (Hibler, Smith, Hutton, Tessler & Mayor Vehrs).

Comm. Hibler made a motion to pay the Payroll Expenses due in the amount of $93,115.97 seconded by Comm. Smith. Motion approved 5 ayes, 0 nays (Hibler, Smith, Hutton, Tessler & Mayor Vehrs).

Streets & Public Improvements

Comm. Smith said as much as we have on the Agenda tonight he's going to pass and not hold anyone up. What he has said it can wait.

Public Property

Comm. Hutton addressed Resolution 17-20, Authorizing the Execution of a Settlement for Damages Caused to City Property. Almost a year ago Sonoma Directional Boring hit our sewer line near Rte. 129 & Center St. After a year of going back and forth we've finally come to a Settlement of $13,962.74 which reimburses the city for wages to clean the system out and to rent a truck from A&E to help us clean out the line since our equipment couldn't handle.
Comm. Hutton made a motion to approve Resolution 17-20, Execution of Settlement for Damages caused to City Property in the amount of $13,962.74, seconded by Comm. Hibler. Motion carried 5 ayes, 0 nays (Hutton, Hibler, Smith, Tessler & Mayor Vehrs).

Comm. Hutton made a motion to Table the Proposal for RICE NESHAP (Cummins Sales) Retrofit for the Generator in order to get a little more information for repair on the Generator, seconded by Comm. Smith. Motion approved 5 ayes, 0 nays (Hutton, Smith, Hibler, Tessler & Mayor Vehrs).

Comm. Hutton then addressed Resolution 17-26, Authorizing Execution of Lease Agreement with Sensus. Sensus has their own FCC Frequency now to read the water meters. This will allow us to remotely read the meters from an antenna or a laptop in a vehicle, no longer going up to each meter box to read. The Agreement is for the city to use their frequency under their control.
Comm. Hutton made a motion to approve Resolution 17-26, seconded by Comm. Hibler. Motion approved 5 ayes, 0 nays (Hutton, Hibler, Smith, Tessler & Mayor Vehrs).

Comm. Hutton addressed Addendum #1 which he discussed with the Attorney. A few years back the city was a part of a Pay to Play Program through Com Ed. Since our Generator was 10yrs. old they dropped us off the Program. What they do is contact the city during the summer months and tells us to shut down the Water & Sewer Plants off from ComEd and run backup generators which we had done. They would then compensate the city twice a year for doing that. Now having a bigger generator with a new exhaust system on it, our stipend we got from them was $14,000/yr. and now it will be $21,000/yr.
Comm. Hutton made a motion to accept Addendum #1 for Participation in NRGC's PowerPay Program for 2018/2019, seconded by Comm. Hibler. Motion approved 5 ayes, 0 nays (Hutton, Hibler, Smith, Tessler & Mayor Vehrs).

Public Health & Safety
Comm. Tessler addressed Resolution 17-21, Authorizing the Execution of a Contract with InTime Solutions for Computer Software & Applications.
Comm. Tessler made a motion to approve Resolution 17-2, Authorizing Execution of a Contract with InTime Solutions Inc. for Computer Software & Applications in the amount of $23,730 for the first year-half upfront and remaining half upon completion, with Annual Ongoing Costs of $9,180 per yr., seconded by Comm. Hibler. Motion approved 5 ayes, 0 nays (Tessler, Hibler, Smith, Hutton & Mayor Vehrs). Comm. Tessler advised that this Software is not for just the Police Department but the entire city's Payroll.

Comm. Tessler then made a motion to approve Resolution 17-22, Authorizing the Execution of a Contract with Heritage Development Corp. for Improvements to the Police Department in the amount of $136,000, seconded by Comm. Hutton. Motion approved 5 ayes, 0 nays (Tessler, Hutton, Hibler, Smith & Mayor Vehrs).

Comm. Tessler made a motion to approve Resolution 17-23, Authorizing a Change Order in Contract with Carlile Architects, LLC. This is a change order for the remodeling project at the Police Department in the amount of $3,895.00, reflecting a total New Contract amount of $14,445.00, seconded by Comm. Smith. Motion approved 5 ayes, 0 nays (Tessler, Smith, Hibler, Hutton & Mayor Vehrs).

Comm. Tessler made a motion to approve Resolution 17-24, Authorizing Execution of an Intergovernmental Agreement between the City of Braidwood and Reed-Custer Community Unit School Dist. #255U for a Resource Officer for 1yr. subject to Attorney review and comment, seconded by Comm. Hutton. Motion approved 5 ayes, 0 nays (Tessler, Hutton, Hibler, Smith & Mayor Vehrs).

Comm. Tessler made a motion to approve Resolution 17-25, Authorizing the Execution of an Intergovernmental Agreement between the City of Braidwood and Reed-Custer Community School Dist. #255U to Provide for Crossing Guards, seconded by Comm. Hutton. Motion approved 5 ayes, 0 nays (Tessler, Hutton, Hibler, Smith & Mayor Vehrs).

Comm. Tessler then gave the stats that the Chief provided from 8/22-9/11/17, with a large increase of total calls for service, 407.

Planning & Zoning Board Report

Zoning Chair Serena addressed the council regarding their July 3rd Meeting for a Public Hearing which was then continued to August 7, 2017 for the Revised Amended Gad Variance for 197 E. Cermak Rd. Had their meeting and the motion to approve the Request was written as per the City Council's advisement for a l-car addition and a 4 ft. fence off the back of the garage, motion approved with 3 ayes, 2 nays and 2 absent.

There was a Zoning Board meeting last night with a Public Hearing and those Recommendations for EZ Street Rezoning will be at the next meeting. There will be a Public Hearing for the October 3rd meeting for Karen's Crossing on West Cermak Rd.

At this time the Mayor spoke on the 1-car addition and the 4 ft. fence and as everyone remembers we had them go back to Zoning and waived the Hearing Fees to correct problems. Their board gave us their Recommendations earlier and he asked for feedback from the council. Comm. Hutton said they want to go from a 4 ft. fence to a 6 ft. fence and the Zoning Board approved the 4 ft. fence. Comm. Tessler said what they're saying is that the grade on their property at the street is high so it's not really showing a 4 ft. fence, more like a 2 ft. fence in the pictures Gad presented at a prior meeting. Comm. Tessler's opinion is that there isn't a sight obstruction there and he apologized for overlooking that and his opinion is to allow a 6 ft. fence. The attorney said the problem is there was no Public Notice for a 6 ft. fence. Comm. Hutton asked can we table this and have them come back with a 6 ft. fence request? City Attorney said if they want to do this they would have to go back to the Zoning Board for a 6 ft. fence, have a Special Meeting which wouldn't be until October. The Gad's would have liked to put this garage up this fall. The attorney asked if both the 1-car garage and 4 ft. fence were on (1) application and Zoning Chair said yes.

Comm. Hibler made a motion to Approve an Amended Variance Request for the 1-car detached garage, seconded by Comm. Smith. Motion approved 5 ayes, 0 nays. (Hibler, Smith, Hutton, Tessler & Mayor Vehrs).

Comm. Smith made a motion to allow the Applicant (Gad) to submit another Amended Variance Request for a 6 ft.fence off the back of the garage, seconded by Comm. Tessler. Motion approved 5 ayes, 0 nays (Smith, Tessler, Hibler, Hutton and Mayor Vehrs).

Closed Session

No request made for Closed Session.

Old Business

Comm. Tessler said he spoke with Todd our Engineer and asked him about when they might be starting Erie St. Todd said a Construction Meeting might be planned for next week. Mayor said he also spoke with Todd and still have a few issues to iron out at this time.

New Business

Nothing to Report.

Adjournment

Comm. Tessler made motion to adjourn the Regular Meeting at 7:48pm, seconded by Comm. Hutton. Motion approved with 5 ayes, 0 nays (Tessler, Hutton, Hibler, Smith & Mayor Vehrs). Meeting adjourned.

Approved this 26th day of September 2017

Jim Vehrs Mayor

Sue Grygiel City Clerk

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