

**CITY OF BRAIDWOOD AGENDA
CITY HALL COUNCIL CHAMBERS
141 W. MAIN STREET
BRAIDWOOD, IL 60408**

Regular Meeting, Wednesday, November 12, 2025 at 7:00pm

I. Call to Order

II. Pledge of Allegiance

III. Roll Call by City Clerk

**Elizabeth Dixon
James Mikel, Jr.**

**Warren Wietting
Todd Lyons**

Dale Walsh

IV. Public Comment: State your full name and spell your last name.

Sec. 2-34. - Public comment. (a) At the beginning of each city council meeting, before action is taken on any item, except for approval of the minutes, there shall be a portion allowed for public comment. Public comment is allowed on any subject matter pertaining to city business and is not restricted to matters on the agenda. (b) No prior registration shall be required for any person giving public comment, but before speaking, the person shall state his name and address. There shall be a three-minute time limit to the public comment of each person, but the mayor may waive such time limit. (Ord. No. 98-16, § 3, 4-28-98; Ord. No. 99-13, § 1, 4-27-99)

V. APPROVAL OF MINUTES

- A.** Approve Minutes of the Tuesday, October 28, 2025 Regular Meeting

VI. REPORTS BY CITY OFFICIALS

A. Mayor

1. Request a motion to approve Ordinance 25-51 Creating the Special Events Commission for the City of Braidwood
2. Request a motion to approve Resolution 25-24 Approving a Letter of Credit Agreement with Old Second National Bank regarding Dennis K. Bauer

B. City Management Consultant

C. Clerk

D. Engineer

1. Request a motion to approve payment #1 in the amount of \$273,350.41 for the FY 2025 Road Program

E. City Attorney

1. Request a motion to approve 25-25 and Inducement Resolution (Proposed WHP Data Center TIF)

VII. REPORTS BY CITY COMMISSIONERS

A. Accounts and Finances

1. Approve Payment of Bills
2. Approve Payroll \$159,471.30
3. Motion to approve Ordinance 25-52 Amending the Code of Ordinances for the City of Braidwood regarding Utility Billing, Payment, and Disconnection of Utility Service Procedures

B. Streets and Public Improvements

C. Public Buildings & Property

1. Motion to approve Ordinance 25-53 Waiving Competitive Bidding and Approving Four Proposals from Mueller Roofing Inc. regarding roof and related repairs

D. Public Health & Safety

E. Planning & Zoning

1. Next Planning and Zoning meeting to be announced.

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, November 25, 2025 at 7:00pm

XII. ADJOURNMENT

Minutes of the Regular Meeting of the Braidwood City Council Wednesday, November 12, 2025
Braidwood City Hall 141 W. Main St., Braidwood, IL 60408

Call to Order: The Regular Meeting of the Braidwood City Council on November 12, 2025 was called to order at 7:14 p.m., by Mayor Lyons in the Council Chambers of the Braidwood City Hall.

Pledge of Allegiance: Mayor Lyons 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 Dixon, Commissioner Wietting, Commissioner Mikel, and Mayor Lyons

Absent: Commissioner Walsh

Appointed Officials:

Present: City Consultant Manager Gulden, Police Chief Allen, City Clerk Weaver, City Engineer Sean Kelly, and City Attorney Wellner

Absent: None.

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

Public Comment:

Ron Wilczak Sr.: Addressed the Council and spoke at length regarding the contributions of former Commissioner Dale Walsh and his wife, Liz Walsh. He noted their years of service, attendance at numerous municipal and business meetings, participation in Illinois Municipal League functions, and facilitation of resident Town Hall meetings. He further recognized Liz's dedication through her volunteer work on the City's Beautification Committee.

Ron expressed condolences for Liz's recent passing at the age of 64 due to COVID and related health issues and requested that the Mayor and Council recognize Liz's service with a moment of silence and extend appreciation to both Liz and Dale Walsh.

Mayor Lyons thanked the speaker and expressed the City's appreciation for Liz's many contributions, noting her service on the Zoning Board and Beautification Committee.

Approval of Minutes: Commissioner Dixon made a motion, seconded by Commissioner Mikel, to approve the meeting minutes from the October 28, 2025 Regular Council Meeting. Motion carried with 4 ayes; 0 nays; 0 Abstain (Dixon, Mikel, Wietting, and Lyons)

Mayor's Report: Lyons:

Requested a motion to approve Ordinance 25-51. Commissioner Mikel made a motion, seconded by Commissioner Dixon to approve Ordinance 25-51 Creating the Special Events Commission for the City of Braidwood. Motion carried with 4 ayes; 0 nays (Mikel, Dixon, Wietting, and Lyons)

Requested a motion to approve Resolution 25-24. Commissioner Wietting made a motion, seconded by Commissioner Mikel to approve Resolution 25-24 Approving a Letter of Credit Agreement with Old Second National Bank regarding Dennis K. Bauer.

- Holiday Parade Update
 - Parade scheduled for Saturday, December 6.
 - Tree lighting to be held at 5:00 p.m. conducted by the Junior Comets JV team, recently named Super Bowl Champions.
 - Theme: “A Christmas Movie Night.”
 - The City will enter a float; staff participation encouraged.

• Recognition – Donna Geiss

Donna Geis will retire on Friday, November 14, after more than 20 years of service. The Mayor and Council expressed their appreciation for her dedication, professionalism, and assistance during the mayoral transition.

Administrator Report: Gulden:

- Water Meter Replacement Plan:
Reviewing traditional radio-read meters vs. newer cellular technologies; a comprehensive report forthcoming.
- Goal Setting Workshop:
Proposed special meetings on December 10 and December 18 at 6:00 p.m. to establish Council goals, mission statement, vision statement, and core values ahead of budget preparation.
- TIF District IV Evaluation:
An initial eligibility analysis is underway; a report is expected by January.
- City Domain Transition (.gov):
Continuing work to secure cityofbraidwood.gov pending federal approval.
- Council Broadcasting:
Facebook Live to continue until options for permanent equipment are evaluated in the next budget cycle.
- Vita Lane and Road Projects:
The engineer reported that all work has been completed; final inspections will occur in the spring.

- Stop Sign and Street Sign Inventory:
GPS mapping completed; many signs require MUTCD compliance review. Traffic counts to begin.
- Generators Project:
Value engineering underway; revised pricing expected soon.
- Development Handbook:
Nearly complete; will provide A-to-Z procedures for both developers and staff, including letters of credit, permits, and inspection checkpoints.

City Clerk Report: Weaver:

- Bid opening for garbage collection services completed; two bids received.
- Staff will analyze options, including weekly recycling service.
- Recommendations will be forthcoming.

Engineer Report Kelly:

Requested the first partial payout in the amount of \$273,350.41 to PT Ferro for the work completed on the street repairs. Commissioner Wietting made a motion, seconded by Commissioner Mikel to approve payment #1 in the amount of 273,350.41 for the FY2025 Road Program. Motion carried with 4 ayes; 0 nays (Wietting, Mikel, Dixon, and Lyons)

- Sidewalk Grant: No update yet; State timelines pending.
- Capital Improvement Plan:

Overview given on development of a 1- to 5-year CIP prioritizing water mains, hydrants, sewer infrastructure, and street repairs.

City Attorney Report:

Attorney Wellner introduced new municipal prosecutor Aiden Simmons, recently sworn into the Illinois Bar.

Clarification was provided regarding potential conflicts of interest for Commissioner Wietting, whose business lies within TIF District III. The proposed TIF IV project does not affect that area; therefore, voting is permissible.

Attorney Wellner requested a motion to approve Resolution 25-25. Commissioner Mikel made a motion, seconded by Commissioner Dixon to approve Resolution 25-25, an Inducement Resolution (Proposed WHP Data Center TIF). Motion carried with 4 ayes; 0 nays (Mikel, Dixon, Wietting, and Lyons)

Accounts & Finance Report: Commissioner Dixon made a motion, seconded by Commissioner Mikel, to approve the Payment of Bills, in the amount of \$493,959.32 as identified in the Accounts Payable General Ledger dated November 12, 2025. Motion carried with 4 ayes; 0 nays. (Dixon, Mikel, Wietting, and Lyons)

Commissioner Dixon then made a Motion, seconded by Commissioner Wietting, to Approve Payroll Expenses in the amount of \$159,471.30 as identified in the Payroll General Ledger dated November 7, 2025. Motion carried with 4 ayes; 0 nays. (Dixon, Wietting, Mikel, and Lyons).

- Utility Billing Ordinance: Commissioner Dixon requested that the ordinance be tabled for further review.
- Financial Report Highlights (October):
 - General Fund surplus: \$1.6 million
 - Total revenues across governmental funds: \$4.75 million
 - Expenditures: \$2.74 million
 - Net change in fund balance: + \$2.01 million
 - Illinois Funds balance (10/31): \$10,324,859.80
- Audit Updates:
 - FY 23–24 audit draft received.
 - Additional review required for a prior-year grant audit; Wipfli engaged.

Streets & Public Improvement Report: Wietting:

- Offered a moment of silence in honor of Liz Walsh.
- Requested to table the motion to waive bidding for roof and building repairs pending additional proposals.
- Department report included:
 - 52 V-boxes plotted
 - Water valves and hydrants plotted in Mastodon and D’Orazio
 - 90 JULIE locates
 - 5 meter repairs
 - 1 water leak repaired
 - Assistance with the first snow event
 - Sign controller replaced at City Hall

Public Property Report: Mikel:

Police Department activity for Oct. 28–Nov. 11:

- Calls for service: 306
- Case reports: 33
- Arrests: 9
- Charges: 15
- Traffic stops: 92 (30 citations; 33 written warnings)
- Semi-truck violations: 3
- Parking tickets: 12

Code Enforcement:

- 11 abandoned/inoperable vehicles removed (all by voluntary compliance)

Additional updates:

- Entry-level police officer interviews underway.
- ESDA assisted police/fire at 12 events in October.
- High praise received for police presence on Halloween.

Public Health & Safety Report: No report.

Planning & Zoning Report: No report.

Old Business: None

New Business: Lyons:

- Acknowledgment of Chief Allen's positive engagement at local schools.
- Encouragement for residents to participate in the newly established Special Events Commission.

Adjournment: Commissioner Mikel made a motion, seconded by Commissioner Wietting, to adjourn the November 12, 2025 regular meeting of the Braidwood City Council. Motion carried with 4 ayes: 0 nays. (Mikel, Wietting, Dixon, and Lyons)

The next regular meeting of the Council will be held Tuesday, November 25, 2025 at 7:00 pm

Approved this 25 Day of November 2025.

 Mayor

 City Clerk

