

CITY OF BRAIDWOOD

Minutes

City Council Special Meeting

Tuesday, May 31, 2011

City Council Chambers

Call to Order

Mayor pro-tem Bill Rulien called the meeting to order at 7:00 p.m.

Pledge of Allegiance

The Pledge of Allegiance was recited by everyone present at the meeting.

Roll Call

Elected officials present: Mayor pro-tem Bill Rulien; Commissioners Jim Hutton, Daniel Graf, and Eric Tessler

Appointed officials present: City Attorney Scott Pyles, Chief of Police-City Administrator Rich Girot, and City Clerk Pat McGuire

Public Comment

Wayne Saltzman, 935 N. Center, gave a historical review of Braidwood's impact fees and advocated keeping them.

Larry Blackburn, 298 S. Walker, Reed-Custer Community Unit School District No. 255U Board of Education president, asked the council to think about the long-term effect of abolishing impact fees, acknowledged issues with the city collecting the fees, noted that proposed annexations will be in the Coal City and Wilmington school districts, and suggested tweaking impact fees rather than abolishing them.

Chris Early, 136 S. Lincoln, Braidwood Park District president, said the park district uses impact fees for capital improvements, and suggested the council consider collecting the fees at the end of the building process since the park district has no problem waiting several months between the start of construction and occupancy to receive its impact fees.

Coal City collects impact fees at occupancy and closing.

City Attorney Pyles pointed out that under impact fee Ordinance 01-15, land, not money, is the first donation. He suggested that before that ordinance was adopted, land donations might have been part of annexation agreements and Planned Unit Developments (PUDs).

Chris Early said the park district's budget would scarcely allow it to maintain any property which might be donated to it.

Cmmr. Hutton said the city should not be the impact fee banker, calculating and collecting impact fees for other taxing districts.

Annexation consultant Jim Testin said he knows of no municipalities abolishing impact fees but that rebates to homeowners as incentives are increasingly common.

It is the City of Braidwood council which decides if an impact fee is land or money.

Matt Fritz, Coal City administrator, suggested cooperation between Braidwood and Coal City regarding future growth, such as Braidwood utilizing Coal City's sanitary treatment plant and the Coal City utilizing Braidwood's waste water treatment plant.

Cmmr. Hutton noted Braidwood is installing water and sewer lines under I-55 and said he wishes to add Coal City as a potential user of Braidwood's expanded waste water treatment plant.

Discussion of the Broucek annexation highlighted the Broucek's desire for Braidwood utilities. Mayor pro-tem Rulien suggested TIFing the Broucek property. Council members spoke approvingly of the suggestion to change in Section 3 of the draft annexation agreement the date for utilities to be in place.

Mayor pro-tem Rulien mentioned a new 30-day agreement with NIMEC, asked about plant employees' access to computers, said he's working to make payroll quicker and simpler, and advocated returning to the old tap-on fees.

Cmmr. Graf said Division St. would be closed June 8-9, 2011 for railroad crossing work. He reported 47 complaints came to City Hall after last week's rains, and he and Cmmr. Hutton have satisfied all but 2.

Cmmr. Tessler said Pete Backulich would start working Thurs., June 2, 2011 as code enforcement officer.

Chief Girot said drug forfeiture money needs its own fund.

Mayor pro-tem Rulien questioned a charge of \$40,000 from Strand for a waste water treatment plant change order. Cmmr. Hutton explained that Strand's name is on the plans and the EPA permit and that the charge would be paid out of the project's \$1.5 million contingency fund.

Old Business

City Attorney Pyles suggested that the council in Ordinance 01-15 delete the land donation requirement and replace it with authority to negotiate fees (that is, land or money) on an annexation-by-annexation basis. Mayor pro-tem Rulien suggested Jim Testin assist.

New Business

Mayor pro-tem Rulien asked for a motion to adjourn the regular meeting. Motion made by Cmmr. Hutton, seconded by Cmmr. Graf. Approved: 4 ayes (Rulien, Hutton, Graf, Tessler), 0 nays.

The special meeting adjourned at 8:25 p.m.

There was no executive session.

Approved this 14th day of June 2011

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Patrick McGinnis City Clerk