

CITY OF BRAIDWOOD AGENDA
COMMITTEE OF THE WHOLE
CITY HALL COUNCIL CHAMBERS
141 W. MAIN ST.

Tuesday, December 9, 2025, at 6:30 pm

- I. **Call to Order**
- II. **Pledge of Allegiance**
- III. **Roll Call by City Clerk**

Elizabeth Dixon	Warren Wietting	Dale Walsh
James Mikel, Jr	Todd Lyons	
- IV. **APPROVAL OF MINUTES**
 1. Approve Minutes of the Wednesday, November 12, 2025, Committee of the Whole Meeting
- V. **DISCUSSION:**
 1. Prevailing Wage-Steve
 2. Responsible Bidder-Steve
 3. LRS-Sarah
 4. Dixon Mobile Home Park Agreement-Todd
 5. Park Site Master Plan-Todd
 6. Building Code Update-Shelly
- VI. **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.
- VII. **EXECUTIVE SESSION:**
 1. 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))
 2. Motion to close executive session
- VIII. **ADJOURNMENT**

Minutes of the Committee of the Whole of the Braidwood City Council
Tuesday, December 9, 2025 at 6:30 p.m.
Braidwood City Hall 141 W. Main St., Braidwood, IL 60408

Call to Order

The Committee of the Whole Meeting of the Braidwood City Council was called to order at 6:30 p.m. by Mayor Lyons in the Council Chambers of City Hall.

Pledge of Allegiance

Mayor Lyons requested that 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 Walsh, Commissioner Mikel and Mayor Lyons
- Absent: None.

Appointed Officials:

- Present: City Consulting Manager Steve Gulden, Police Chief Eric Allen, City Clerk Sarah Weaver, City Engineer Sean Kelly, and City Attorney Bryan Wellner
- Absent: None

Quorum: A quorum was established, and the meeting was declared in order.

Approval of Minutes:

Commissioner Mikel made a motion, seconded by Commissioner Dixon to approve the Committee of the Whole minutes from November 12, 2025. Motion carried with 4 ayes; 0 nays; 1 abstain (Mikel, Dixon, Wietting, and Lyons)

Discussion Items

1. Prevailing Wage Ordinance

City Consultant Manager Steve Gulden and City Attorney Bryan Wellner presented a proposed prevailing wage ordinance. The ordinance requires contractors performing work for the City, including TIF-funded projects, to pay prevailing wages as established by federal and state guidelines.

Contractors will be required to sign a certification confirming compliance with prevailing wage requirements. If violations occur, enforcement would be handled by the Illinois Department of Labor, with indemnification provisions included to protect the City.

Discussion included questions regarding contractor eligibility and enforcement. It was clarified that the ordinance applies to public infrastructure projects.

2. Responsible Bidder Ordinance Amendment

City Consultant Manager Steve Gulden presented an amendment updating the City's competitive bidding ordinance. The amendment aligns the ordinance with the City's purchasing policy, requiring formal bidding for purchases over \$25,000, and clarifies procedures for waiving competitive bidding with a two-thirds vote of the City Council.

No additional discussion occurred.

3. Garbage Contract – LRS

City Clerk Sarah Weaver presented the results of the City's garbage contract request for proposals. Six companies were solicited; proposals were received from LRS and Homewood Disposal. LRS submitted the lowest cost proposal, including weekly garbage and yard waste, bi-weekly recycling, bulk items, and annual spring and fall clean-ups.

LRS representatives Mike Maleck, General Manager, and Jordan Kraber, Municipal Services Department, addressed the Council and discussed service, communication, and operations. Council members acknowledged positive service experiences and effective communication.

It was noted that the contract would be placed on the December 23, 2025 City Council agenda for approval, pending final contract revisions.

4. Dixon Mobile Home Park Water Agreement

**Note: Commissioner Dixon removed herself from Council Chambers during this discussion.*

Discussion was held regarding a 2006 agreement between the City and John Dixon III, owner of the Dixon Mobile Home Park. Under the agreement, the City was to provide 29 water meters in exchange for the dedication of Railroad Street.

City Engineer Sean Kelly explained that the current infrastructure cannot support 29 individual water taps due to the absence of a water main and insufficient water pressure. The park is currently served by a single meter connected to an 8-inch main on Center Street.

The estimated cost to install the necessary water main infrastructure is approximately \$500,000. City staff interprets the agreement and City ordinances to require the property owner to pay for service lines and infrastructure, while the owner disputes that interpretation.

Council discussion focused on infrastructure priorities, public safety considerations, and inclusion of the project within the City's Capital Improvement Plan (CIP). Direction was given to continue with the CIP process and inform Mr. Dixon that the project would be addressed according to established priorities once the plan is finalized.

**Note: Commissioner Dixon returned to Council Chambers for the remainder of the meeting.*

5. Park Site Master Plan

Mayor Lyons presented a proposal for the development of a Park District Master Plan in partnership with the Braidwood Park District. The plan would guide long-term park development and use of grocery tax revenues.

Hitchcock Design submitted a proposal for a fixed fee of \$25,000, with the City contributing \$20,000 and the Park District contributing \$5,000, payable over two budget years in 2026.

Discussion emphasized long-term planning, community input, and alignment with existing budgeted recreation funds. The item will be placed on a future City Council agenda for approval.

6. Building Code Update

Building Permit Support Lead Shelly Frideres presented proposed updates to the City's building codes, moving from 2009 codes to 2024 codes. Sean Fallows of BNF Construction Code Services reviewed the rationale, including compliance with state law, FEMA requirements, and modern safety standards.

Key updates include clarification of sprinkler requirements, adoption of referenced codes, and confirmation that the codes are not retroactive. Discussion addressed cost impacts and residential and commercial considerations.

Public Comment

- Tony Altiery, 494 W. Kennedy, commented on electrical panel, foundation, and code-related costs.
- Kim Earling, 180 N. Mitchell, commented on trailer park water infrastructure and pressures related to future community center construction.

Public Comments Follow-Up

- Staff to review potential impacts of 2024 code on panel size, EV pre-wiring, and foundations.
- Address water pressure concerns on Mitchell Street and Railroad Street infrastructure in upcoming CIP discussions.

Adjournment

Commissioner Mikel made a motion, seconded by Commissioner Dixon, to adjourn the Committee of the Whole meeting on November 12, 2025. Motion carried with 5 ayes; 0 nays. (Mikel, Dixon, Wietting, Walsh, and Lyons)

The next Committee of the Whole meeting will be held on Tuesday, January 13, 2026.

Approved this 13th day of January, 2026.



Mayor



City Clerk

