

**Minutes of the Regular Meeting of the Braidwood City Council Tuesday, May 12, 2026.  
Braidwood City Hall 141 W. Main St., Braidwood, IL 60408**

**I. Call to Order**

The Regular Meeting of the Braidwood City Council on May 12, 2026 was called to order at 7:21 p.m., by Mayor Lyons in the Council Chambers of the Braidwood City Hall.

**II. Pledge of Allegiance**

Mayor Lyons requested all rise for the Pledge of Allegiance.

**III. Roll Call by City Clerk**

Upon Roll Call by the Clerk, the following members of the corporate authorities answered "Here" or "Present":

**Elected Officials:**

Present: Liz Dixon, Warren Wietting, James Mikel, Dale Walsh, Todd Lyons

Absent: None.

**Appointed Officials:**

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

Absent: None.

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

**IV. Public Comment**

No public comment.

**V. Approval of Minutes**

**A. Approve Minutes of the Regular Council Meeting Tuesday, April 28, 2026.**

Comm. Accounts & Finance Liz Dixon made a motion, seconded by Comm. Public Health & Safety James Mikel, to Approve. Motion with 5 ayes; 0 nays; 0 Abstain (Liz Dixon, Warren Wietting, James Mikel, Dale Walsh, Todd Lyons)

**VI. Reports by City Officials**

**A. Mayor**

Deputy Chief Mike Pemble addressed the Council regarding the "Planning for a Safer Future" community engagement program. He summarized:

- Increasing call volume
- Aging equipment
- Staffing challenges
- Financial pressures and tax-cap limitations
- Need for potential future tax referendum
- Importance of transparent public engagement

He invited the Council and residents to the final workshop:  
May 20, 6–8 p.m., Reed-Custer Elementary School.

The Mayor thanked the Fire District for its service and professionalism.

#### Water Billing Update

The Mayor read a prepared statement regarding malfunctioning water meters:

- Some residents may see higher or lower bills due to years of estimated readings.
- Approximately 30 accounts were affected.
- The City made multiple attempts to contact residents for meter replacement.
- Actual usage is now being calculated; under-billed accounts will owe the difference, and over-billed accounts will receive credits.
- No water shutoffs will occur for residents entering payment arrangements.
- Documentation exists showing prior attempts to resolve meter issues.

Residents were encouraged to contact City Hall with questions.

#### City Hall & Building Updates

- Police Department floors waxed; painting completed in City Hall, Mayor's office, and conference room.
- Ongoing work with the owner of a vacant Main Street restaurant to improve the building and attract a new tenant.

#### **B. City Management Consultant**

##### Development Update

A developer presented a concept plan including:

- Commercial frontage on Division
- Multifamily (townhomes/duplexes)
- 55+ senior living
- Single-family homes toward Center Street

Estimated 8–12 months before approvals due to engineering, annexation, zoning, and HOA requirements.

##### Planning & Zoning – May 27 Meeting

Agenda items:

- Mastodon Gas Station sign variance
- Fence height variance for Secure Truck Lines
- Final platform review

##### Public Works Training

Liability carrier required “competent worker” training for staff.

1. Request a motion to approve Ordinance 2026-30 Repealing Section 2-205 Citizen's Beautification Commission from the City of Braidwood Code of Ordinances  
Comm. Accounts & Finance Liz Dixon made a motion, seconded by Comm. Streets & Public Improvements Dale Walsh, to Approve. Motion Passed with 5 ayes: 0 nays: 0 Abstain (Liz Dixon, Warren Wietting, James Mikel, Dale Walsh, Todd Lyons)
2. Request a motion to approve Ordinance 2026-31 Waiving competitive bidding and approving the

purchase order and lease of a 2024 Vac-Con combination sewer cleaner from EJ Equipment, Inc., INC and authorizing the disposal of personal property owned by the City of Braidwood  
Comm. Public Buildings & Property Warren Wietting made a motion, seconded by Comm. Public Health & Safety James Mikel, to Approve. Motion Passed with 5 ayes: 0 nays: 0 Abstain (Liz Dixon, Warren Wietting, James Mikel, Dale Walsh, Todd Lyons)

**C. Engineer**

1. Request a motion to approve the change order to modify Stacey Court Sidewalk  
Comm. Public Health & Safety James Mikel made a motion, seconded by Comm. Accounts & Finance Liz Dixon, to Approve. Motion Passed with 4 ayes: 0 nays: 1 Abstain (Liz Dixon, James Mikel, Dale Walsh, Todd Lyons)

**D. City Attorney**

1. Request a motion to approve Resolution 2026-06 of the City of Braidwood in support of Municipal Authority on land use and zoning  
Comm. Streets & Public Improvements Dale Walsh made a motion, seconded by Comm. Public Buildings & Property Warren Wietting, to Approve. Motion Passed with 5 ayes: 0 nays: 0 Abstain (Liz Dixon, Warren Wietting, James Mikel, Dale Walsh, Todd Lyons)

**VII. Reports by City Commissioners**

**A. Accounts and Finances**

Finance Department Annual Summary

- Retirement of Donna Geist after 20+ years
- New water billing clerk performing exceptionally
- Multiple water billing issues resolved
- Residents encouraged to sign up for online bill pay
- GATA audits (2019–2024) were incomplete upon taking office; all brought current
- IDOT/MFT closeouts (2018–2025) completed
- General audits:
  - FY23 accepted
  - FY24 approved
  - FY25 under final review
- Comptroller fines accumulating at \$40/day for overdue audits
- TIF III review underway; improper past expenditures being reimbursed
- 1% sales tax dedicated to Park District; joint 5-year plan completed
- Major 2026 projects included street repairs, well repairs, new roofs, lift station work, and generator procurement
- New tracking system implemented for development professional fees

1. Approve Payment of Bills in the amount of \$227,540.09  
Comm. Accounts & Finance Liz Dixon made a motion, seconded by Comm. Public Buildings & Property Warren Wietting, to Approve. Motion Passed with 5 ayes: 0 nays: 0 Abstain (Liz Dixon, Warren Wietting, James Mikel, Dale Walsh, Todd Lyons)
2. Approve Payroll in the amount of \$121,877.50  
Comm. Accounts & Finance Liz Dixon made a motion, seconded by Comm. Public Buildings & Property Warren Wietting, to Approve. Motion Passed with 5 ayes: 0 nays: 0 Abstain (Liz Dixon, Warren Wietting, James Mikel, Dale Walsh, Todd Lyons)

3. Motion to approve Ordinance 2026-32 Amending the City of Braidwood Code of Ordinances as it pertains to rates for the hauling of waste materials  
Comm. Accounts & Finance Liz Dixon made a motion, seconded by Comm. Public Health & Safety James Mikel, to Approve. Motion Passed with 5 ayes; 0 nays; 0 Abstain (Liz Dixon, Warren Wietting, James Mikel, Dale Walsh, Todd Lyons)

**B. Streets and Public Improvements**

- Culvert work on West Main Street and near Ultimate Rides
- Summer help needed; applicants must have a driver's license
- Discussion regarding competitive bidding challenges due to national skilled-labor shortages
- Council discussed bid waivers and purchasing policy language

**C. Public Buildings & Property**

- Difficulty obtaining quotes for Food Pantry steps/ramp due to space constraints
- Three bids received; design revised; two contractors to re-quote
- Ramp to run along house, then out to sidewalk, leaving center area for landscaping
- CDL training ongoing for two employees

**D. Public Health & Safety**

Police Activity Report (Apr 28–May 11):

- Calls for service: 281
- Case reports: 34
- Arrests: 10 (16 charges)
- Traffic stops: 106
- Citations: 35
- Written warnings: 52
- Semi violations: 1
- Parking tickets: 15

Code Enforcement:

- 9 abandoned vehicles brought into compliance
- 1 towed

Community Events:

- May 14: Free-throw contest for grades 4–8
- May 15: Cop on Top fundraiser at Diamond Dunkin' Donuts

**E. Planning & Zoning**

1. The next Planning and Zoning meeting is scheduled for Wednesday, May 27, 2026 at 7:00 pm.

**VIII. Old Business**

Mayor Lyons read a message from the Braidwood Area Healthy Community Coalition regarding Route 66 T-shirts, which are still available for a \$20 donation from the Route 66 Red Carpet Corridor.

**IX. New Business**

None.

**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)) Comm. Public Health & Safety James Mikel made a motion at 8:05 pm, seconded by Comm. Accounts & Finance Liz Dixon, to Approve. Motion Passed with 5 ayes: 0 nays; 0 Abstain (Liz Dixon, Warren Wietting, James Mikel, Dale Walsh, Todd Lyons)

**B.** Motion to close executive session  
Comm. Public Buildings & Property Warren Wietting made a motion at 8:18 pm, seconded by Comm. Streets & Public Improvements Dale Walsh, to Approve. Motion Passed with 5 ayes: 0 nays; 0 Abstain (Liz Dixon, Warren Wietting, James Mikel, Dale Walsh, Todd Lyons)

**XI. Next Meeting**


**A.** The next Regular Council meeting is scheduled for Tuesday, May 26, 2026, at 7:00 pm.

**B.** The next Committee of the Whole Meeting is scheduled for Tuesday, June 9, 2026, at 6:30 pm.

**XII. Adjournment**

Comm. Public Buildings & Property Warren Wietting made a motion, seconded by Comm. Public Health & Safety James Mikel, to Approve. Motion Passed with 5 ayes: 0 nays; 0 Abstain (Liz Dixon, Warren Wietting, James Mikel, Dale Walsh, Todd Lyons)

  
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Mayor

  
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City Clerk

