

Public Property, Streets & Sidewalks Committee – January 29, 2018

A Public Property, Streets & Sidewalk Committee meeting of the City of Aledo met in Open Session in the Council Chambers of the City Hall building on January 29, 2018. Chairman BARRY COOPER called the Committee meeting to order at 6:18 P.M. The roll was called, whereupon the following committee members answered present:

Aldermen TERRY BEWLEY, MICHAEL CHAUSSE, BARRY COOPER, and JAY DOHERTY. Mayor CHRIS HAGLOCH.

Also present ILA BERTRAND, Alderman, JIM HOLMES, Alderman, RANDY SLATER, Alderman, ERIN KNACKSTEDT, City Administrator, CHRIS SULLIVAN, Chief of Police, JUSTIN BLASER, Director of Public Works & Utilities, TARA SIPES, Economic Development Coordinator, and JAROD DALE, City Clerk.

The following was discussed:

Approval of Committee Minutes: No minutes to be approved.

Old Business: ALD. Bewley inquired on the status of the improvements to be made by Big River Resources (BRR). DPW reported BRR completed soil borings last week. City staff reported BRR has two (2) years left in the purchase agreement to begin to build the addition to the facility.

ALD. Doherty inquired on the status of the assessment of the City street garage. DPW Blaser reported Klingner & Associates was on-site to do a full assessment. The plan is to move the Gas Division over to the City garage and once the assessment is complete, to send to City Council for review.

New Business:

Discussion on Request for City of Aledo to Manage the Aledo Park District Budget thru an Intergovernmental Agreement: The Aledo Park District (APD) approached the City in fall, 2017 to discuss the status of the pool and possible City assistance in performing pool repairs. Subsequent discussions led to the exploration of the possibility of an Intergovernmental Agreement (IGA) between the two (2) taxing bodies. The IGA would allow the City to manage APD funds, and allow the APD to retain management of the baseball program, and ballfield maintenance through the City budget.

The City requests APD complete an independent audit before making a decision regarding the IGA. After a conference call held with City Attorney Walton, some potential ideas for the IGA include the following: The Park District would still be formed as a taxing body; APD would establish the taxing levy each year; APD to organize a Ball

Association to manage the ball fields; and, the Insurance liability would fall under the City.

During discussions, the City requested a copy of the restitution settlement document from APD to review as well.

The APD will also in the interim continue to work on the pool assessment.

The Committee also suggested a Public Hearing be held to provide the citizens the chance to provide their opinion too.

Motion was made by ALD. Doherty and seconded by ALD. Bewley to enter into an Intergovernmental Agreement with the Aledo Park District and to be reviewed by the City Attorney. A Roll call vote was recorded as follows:

YES: Bewley, Chausse, Cooper, and Doherty. NO: None. Motion carried. 4 yeas, 0 nays.

Discussion on Potential Incubator Project for property located at 101-105 N. College Avenue, Aledo, IL. (commonly known as the Button Building): EDC Sipes reported the City has made attempts to sell the Button Building the past two years with little interest. In 2017, Pop-Up Shops were met with enthusiasm from both vendors and shoppers in the building. In response, the idea of creating a retail incubator or vendors' collective has taken shape. The shop will be making use of the first floor of the Button Building and giving vendors a more long-term opportunity to test the market for their products. Paired with Business Boot Camp, the retail incubator should equip vendors with the knowledge and confidence to open their own storefront in Aledo's Historic Downtown.

The Committee also discussed options to sell the building as well. The options are to sell the building at cost, which is listed at \$217,000, or 80% of the appraisal, or to sell by sealed bids. It was noted by the Committee, to approach the local real estate vendors to assist in selling the building.

The Committee provided a consensus to move forward with the Button Building Incubator and for City Staff to also focus on the sale of the building.

Discussion on Cash Farm Lease Agreement between the City of Aledo and Chris Meskan: ADMINISTRATOR Knackstedt reported the current cash farm lease in the Industrial Park will expire in February, 2018. City Staff are looking to renew the lease with Mr. Meskan, but have also received complaints from the surrounding businesses regarding corn and husks.

Three (3) options were reviewed by the Committee and are as follows:

- All current lease terms are the same – rotate corn and beans as today.
 - \$250 per acre for year one, \$255 per acres for year two.
 - Beans in 2018, and Corn in 2019.
- All current lease terms the same – grow beans each year to avoid corn stalks blowing into neighbors.
 - \$250 per acre for year one, \$222.75 per acre for year two.
 - Growing beans after beans tends to carry a yield penalty (8-10 but decline), rent reduction in year 2 reflective of expected yield penalty.
- All current lease terms the same – rotate corn and beans as today but do tillage after corn (2019) to bury stalks to avoid blowing.
 - \$250 per acre for year one, \$222.75 per acre for year two.
 - Would have beans in 2018, no stalk issues, only dust would be the issue.
 - Would have corn stalks in 2019 similar to this year. Do tillage to bury stalks would be chisel plow pass in the fall.

Ald. Chausse noted to the Committee to consider planting hay. Consensus given by the Committee to advertise to rent and to plant hay. City staff to contact Mr. Meskan first to see if he would be interested in hay and if not will advertise.

Discussion regarding Property located at 709-713 SW 3rd Street, Aledo, IL: City Staff generated a more formal request for proposal (RFP) to market through contact with local relators, regional newspapers, and Bi-State Regional Commission. A copy of the proposal is included for the Committee to review.

Consensus to move forward with the RFP.

Discussion regarding the Sale of Lot Eight (8) in Progress Park 2nd Addition: MAYOR Hagloch reported General Grind & Machine (GGM) would assume the property for \$1.00 and would begin paying property taxes on the lot. GGM to work with MMF, Inc. as they currently park on the lot as well. Consensus to move forward with a quit-claim deed and send to City Council for approval.

Discussion on the Winter Street Maintenance Policy: A draft handout of the policy was submitted to the Committee for review. The informational policy will address winter weather, such as snow and ice events. City Staff discussed preparing a winter maintenance policy to include on the City website to inform residents on how the City addresses those events.

Consensus by the Committee to move forward and send to City Council for final approval.

Discussion on the Street / Sidewalk Phase III Preliminary Construction Plans: IMEG has completed the preliminary construction plans for Phase III of the Downtown Street and Sidewalk Reconstruction Project. The plans in general include the same scope of work as the previous phases, which are ADA compliant sidewalks, replacement of sewer laterals, new signage, and handicap parking. An additional 4" water service will be added to City Hall in the event a sprinkler system is added to the building.

DPW reported the issue regrading drainage onto sidewalks to be addressed by the Post Office. Also, the ramps at the saloon potentially stay the same and will not be affected. The item to be forwarded to City Council and obtain bids.

Discussion on Power Line Relocation / North-side of City Hall: DPW reported, as part of the City Hall Exterior Repairs, the scope of work includes masonry work and window replacement. In order to perform that work, lifts, scaffolds, or platforms will need to be utilized. On the north-side of the building, there are existing overhead power lines that are within 5' of the building. OSHA Safety Regulations require a minimum of 10' working clearance from overhead power lines. In order to satisfy those requirements, the power lines and poles will need to be moved away from the building.

City Staff has contacted Ameren Illinois to request that the lines be removed. DPW met with Ameren reps to discuss the options that may be available to meet this request. Ameren will be able to relocate the poles and lines along NE 2nd Street approximately 12' to the north of their current location. Ameren also submitted a cost to perform this work in the amount of \$21,727.20. The cost will need to be paid before the work can begin.

Waiver of fees or a reduction of were requested and was denied by Ameren Illinois.

Motion was made by ALD. Doherty and seconded by ALD. Bewley to include stipulations requiring Ameren to complete the project before April 15th or penalties will be applied. A Roll call vote was recorded as follows:

YES: Chausse, Cooper, and Doherty. NO: Bewley. Motion carried. 3 yeas, 1 nay.

The item will be forwarded to the City Council for final approval.

ADJOURNMENT: There being no further business, motion was made by ALDERMAN CHAUSSE and seconded by ALDERMAN BEWLEY that the meeting be adjourned. Unanimous voice vote followed in agreement. Meeting was adjourned at 7:35 P.M.

Jarod Dale, City Clerk