

Joint Public Property, Streets & Sidewalks & Tax Increment Financing Committee –
March 26, 2018

A Joint Public Property, Streets & Sidewalk and Tax Increment Financing (TIF) Committee meeting of the City of Aledo met in Open Session in the Council Chambers of the City Hall building on March 26, 2018. Tax Increment Financing (TIF) Chairman JAY DOHERTY called the Committee meeting to order at 6:16 P.M. The roll was called, whereupon the following committee members answered present:

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

An attendance sheet has been marked Exhibit “A”, attached hereto and made a part of these minutes. The media was represented by Cala Smoldt, Rock Island Argus & Aledo Times Record, and Jim Taylor, WRMJ.

The following was discussed:

Approval of Committee Minutes: Motion was made by ALD. Chausse and seconded by ALD. Cooper to approve the meeting minutes of the Joint Public Property, Streets & Sidewalks and Tax Increment Financing (TIF) Committee meeting held on February 02, 2018 as presented. A Unanimous voice vote followed in agreement.

Old Business: *No Report.*

New Business:

Discussion on a Request received to abandon the Street Right-of-Way for Property located at NW 7th Street between NW 8th Avenue and NW 9th Avenue: DPW Blaser reported on 3/05/18 Randy Franks requested the City abandon the City owned street right-of-way of NW 7th Street between NW 8th Avenue and NW 9th Avenue. Mr. Franks currently resides at 702 NW 9th Avenue. ADMINISTRATOR Knackstedt reported the requested item would not need to go before the Zoning Board of Appeals. It was suggested, the street ROW could be split between Mr. Franks and the adjoining property owner.

Motion was made by ALD. Cooper and seconded by ALD. Chausse to move the item to the full City Council for approval. A unanimous voice vote followed in agreement.

Discussion Regarding the Mercer Carnegie Public Library Request for Financial Assistance in the New Library Building Project: ADMINISTRATOR Knackstedt reported the Mercer Carnegie Public Library has begun the process of design for a new library facility at the corner of E. Main Street and SE 5th Avenue. The Library approached the City to request that the utility hook-ups, installation fees, and building permit fees be waived for the building project.

In addition to the utility and permit fees, the Library is also requesting that the City assist in the installation of parking areas along Main Street and 5th Avenue, as well as, sidewalks along the property. Estimated costs for the sidewalk were listed in the amount of \$35,000 and the approximate cost of the parking area listed in the amount of \$58,000.

The Library also reported they have applied for a State Grant and have received notification that the application has moved to the 2nd round of the selection process. The grant portion is to assist in the furnishings regarding the interior and would not be able to go towards the parking, per Catherine Worsley.

ADMINISTRATOR Knackstedt reported the current budget item regarding sidewalks was listed in the amount of \$7,000 for FY 2018. There would be funds available in the TIF Fund regarding downtown business façade projects but would then mean no projects would be able to be completed in FY18. It was also reported the Library District has not approached any other taxing bodies for assistance as well.

The Committee also discussed a time frame regarding construction with the Library District. It was reported by the district to be set for next Spring, 2019. The Committee suggested the request be re-addressed in fall, 2018 during the 2018 budget sessions for FY19. The engineer for the library district reported to hopefully be breaking ground in June, 2018 and would take around eight (8) to ten (10) months to complete. It was also noted by the library's engineer that it could be mandatorily phased that parking wouldn't be completed until later as well.

The Committee inquired on the plans of the existing building. It was reported Mercer Township owns the building. It was also inquired upon if the grant being applied for would be able to assist in remodeling the existing building. Catherine Worsley, reported "No". The Library engineer reported that an estimate of cost for expansion at the existing site was completed a few years ago. Verbal estimates were provided in the amount of \$3.15 million dollars to renovate. Referendums were also voted down by the tax payers and a decision was made to look at different sites.

Motion was made by ALD. Chausse and seconded by ALD. Bewley to postpone the request by the Mercer Carnegie Public Library regarding the assistance for sidewalks

and parking installation at the corner of E. Main Street and SE 5th Avenue until the fall budget sessions in 2018. A Roll call vote was recorded as follows:

YES: Chausse, Cooper, Doherty, Kopp, and Bewley. NO: None. Motion carried. 5 yeas, 0 nays.

Discussion on Removal and Replacement of the YMCA Intersections located on SW 2nd Avenue at SW 4th Street and SW 5th Street: DPW Blaser reported the CIP for 2018 has a budget amount for this particular project in the amount of \$30,000. The project will primarily be done by city staff. Staff will perform the demolition and removal of the concrete, the repair of any infrastructure under the surfaces, and the installation of the subbase. The City to also purchase the concrete, per DPW Blaser.

The final grading of the subbase and the installation and finishing of the new concrete will be hired out. Current concrete costs were listed in the amount of \$121.50 per yard. City Staff obtained two (2) quotes to perform the labor to install and finish the subbase and concrete. Bid estimates were received from Puckett Concrete Construction, 105 Main Street, New Boston, IL., and RC Construction, Inc., 1589 State Hwy 17, Aledo, IL. DPW reported the low bid was submitted by Puckett Concrete Construction in a total amount of \$33,200.

Motion was made by ALD. Cooper and seconded by ALD. Bewley to approve and award the project to the low bidder in an amount of \$33,200 and to send to the City Council for final approval. A Unanimous voice vote followed in agreement.

Discussion on a Request to Erect a Proposed Memorial by the Mercer County V.F.W. Post 1571: ADMINISTRATOR Knackstedt reported a request was received after the VFW held fundraisers, including the Mercer County Battle of the Bars event to raise money to purchase the kneeling soldier memorial. The monument will symbolize a soldier praying beside a battlefield grave site. It will be placed in the grassy triangle area on the west edge of the City's parking lot, south of the V.F.W. and on the east side of 3rd Avenue.

Motion was made by ALD. Chausse and seconded by ALD. Cooper to approve the request as presented and send to City Council for final approval. A Unanimous voice vote followed in agreement.

Discussion on Public Works Building Evaluation for Property located at 305 E. Main Street, Aledo, IL: DPW Blaser reported upon relocation of the office spaces for PW to City Hall, all PW divisions will have the opportunity to utilize the existing PW garage as a central station for all operation related functions including shop and work spaces. The

gas division relocation into the PW building being the main focus, due to the deteriorating condition of their current building.

The PW garage is similar to City Hall in the fact that there has been a lack of maintenance over many years, and there are many conditions in the building that do not meet current building code standards. It was recommended a building evaluation be performed to properly assess the existing conditions. On 12/20/18, the City Council approved an engineering / architectural / surveying services agreement for PW building evaluation in the amount of \$5,700 with Klinger & Associates, Inc.

It was suggested by City Staff to repair the flooring first, next would move to the walls and insulation, and then the final step would be to repair the roof. The report to be utilized as a tool to assist in the interior work, per City Staff. DPW noted the plan to be to hire Klinger & Associates, Inc. to draw-up the plans and then bid out by the City.

Discussion on the Erection of a Wall Mural at the Aledo Police Department, 200 NE 2nd Street, Aledo, IL: ADMINISTRATOR Knackstedt reported the intent of the mural so that it enhances the appearance of the building and serves as signage has been proposed. Michael Clark, Clark Signs in Aledo provided a bid which includes both creating the new mural at the PD and repainting a mural which has become worn and damaged in the amount of \$5,000. Clark Signs bid for completing both projects is identical to the cost of an earlier bid from the PD mural alone.

City Staff to verify year date when the Aledo PD was established before the mural is completed on the building. Motion was made by ALD. Doherty and seconded by ALD. Chausse to move forward with the project(s) as presented and to move to City Council for final approval. A Unanimous voice vote followed in agreement.

The Committee also requested a cost estimate and plan to restore the remainder of the murals be completed for future use.

Discussion and Presentation of the Interior Space Planning Design at City Hall by Klingner & Associates, Inc: ADMINISTRATOR Knackstedt reported the City Hall Exterior Renovations Project is due to begin on April 15th and came in under budget by approximately \$500,000. The City has secured a bank loan, with participation of all local bank branches, in the amount of \$1,000,000 for a prime minus 1% interest rate with no pre-payment penalty. As part of the local agreement, the Water/Sewer, Gas, General, and TIF funds are all being utilized for repayment and all PW departments must re-locate their main offices to City Hall.

Klinger & Associates, Inc. was engaged to provide the City with a three-phase interior space plan to update City Hall and consolidate the PW offices. The plans were

provided as informational with cost-estimates provided as well. It was reported the item to be discussed further at a later date.

Discussion on the Re-Zoning of Industrial Zoned Property located on the South Side of West Route 17: ADMINISTRATOR Knackstedt reported at the 4/22/17 joint TIF / Property committee meeting, zoning reclassification was discussed specifically related to Class “D” Heavy Industry on the west-end of Rt. 17. At that time, both the north and south side of Rt. 17 were included in the re-zoning area and due to a possible change of use violation, a presentation to the ZBA was not pursued.

ALD. Doherty recently raised the possibility of re-visiting the re-zoning process and discussion concerning only the south side of the west end of Rt. 17. The Committee inquired to DPW Blaser if this would be a possibility at all. DPW reported it should not negatively impact any of the four (4) properties at this time. MAYOR Hagloch inquired if the Committee would be interested in moving forward with the re-zoning of the particular area. The Committee requested City Staff verify if the Mercer County Jail status on zoning would impact the facility and to report at the next City Council meeting.

Discussion on the Request for Proposal for Property located at 101 – 105 N. College Avenue, Aledo, IL, commonly known as the Button Building: EDC Sipes reported the City owns the building and his highly interested in finding a buyer with a RFP provided for Committee review. The Committee requested City Staff verify the number of employees for Apollo Elementary and Mercer County High School.

ADMINISTRATOR Knackstedt reported in the interim, the City would continue to move forward with the business incubator project planned for spring, 2018. The Committee requested clarification if bids are being received for development or sale of the building. ADMINISTRATOR noted the RFP will provide the ability to obtain bids for sale at any amount.

ADMINISTRATOR Knackstedt also reported on the current poor status of the building roof. It was noted the roof is leaking and causing damage to the trusses. Photos of the damaged areas were included. ADMINISTRATOR re-highlighted her interest in obtaining stamped plans to repair the roof and separate the electrical. The Committee received the assessment for costs to receive plans and make the necessary repairs from Klinger & Associates. Estimate noted in the amount of \$14,000. After review, the Committee denied Administrator Knackstedt’s request to move forward with the stamped plans and encouraged the RFP be issued for sale of the property.

ALD. Doherty requested a consensus to move forward with the RFP to obtain a qualified development proposal. The Committee provided a consensus to solicit bids for the next three (3) months in the effort to receive a development proposal.

ALD. Doherty reported the Mercer County Senior Citizens Center is looking to possibly relocate to the Y.M.C.A. ADMINISTRATOR Knackstedt reported MCSCC has agreed to be a part of the feasibility study with the YMCA. It was noted the project would take some time with an estimate provided from one (1) to two (2) years.

ADJOURNMENT: There being no further business, motion was made by ALDERMAN KOPP and seconded by ALDERMAN COOPER that the meeting be adjourned. Unanimous voice vote followed in agreement. Meeting was adjourned at 7:54 P.M.

Jarod Dale, City Clerk