

Public Property, Streets & Sidewalks Committee – May 14, 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 May 14, 2018. ALD. BARRY COOPER called the Committee meeting to order at 6:15 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, CHRIS KOPP, Alderman, ERIN KNACKSTEDT, City Administrator, JUSTIN BLASER, Director of Public Works & Utilities, and JAROD DALE, City Clerk.

The following was discussed:

Approval of Committee Minutes: Motion was made by ALD. Doherty and seconded by ALD. Bewley to approve the Public Property, Streets & Sidewalks Committee meeting minutes of 04/30/18 as presented. A Roll call vote was recorded as follows:

YES: Bewley, Chausse, and Doherty. NO: None. ABSTAIN: Cooper. Motion carried.  
3 yeas, 0 nays, 1 abstention.

**Old Business:** *Discussion Regarding Entering into a Development Services Agreement with Bluestem Energy Solutions – Status Update:* ADMINISTRATOR Knackstedt reported Bluestem is proposing a development agreement between BES and the City to perform a feasibility study to determine if wind or solar is a viable option for the community. The development agreement will be performed at no cost to the City and should be completed in approximately nine (9) months. The development agreement does bind the City to work with Bluestem for the installation of a renewable energy product if the City should decide to move forward with information from the feasibility study. The City can choose not to pursue any outcomes of the feasibility study and there will be no charge incurred to the City.

ADMINISTRATOR explained the difference between kW and kWh. kW was explained as the demand (any given moment not over time / electric load) and kWh, as the usage (consumption; measure over time, not at a given moment.) It was also reported, to be careful of scaling factors where the kWh rates actually increase annually over the life of the 25-year power purchase agreement. Other items to consider being: The City would need to verify who is responsible for replacing the converters of DC to AC since they only last about ten (10) years; and, If the City is placing solar panels on the City Hall roof, to verify if those panels will need to be replaced before the 25-year lease is up.

City staff to verify the Renewable Energy Credits established by the Illinois Legislature as well.

Other items inquired upon by the Committee are as follows:

- The Illinois SREC – and verification of; and
- Verify if we would aggregate for the City residents or if they can do individually; and
- Federal Tax Credits.

ADMINISTRATOR provided a development obligation cap in the amount of \$75,000 regarding development activities. The Committee provided a suggestion to consider \$50,000. Under the term of the services agreement, ADMINISTRATOR suggested a one (1) year period to be listed for the term. This section provides detail that the City shall not engage, work with, contract, procure services from or otherwise do business with a developer of Energy Generation facilities for resale other than Developer, not to include other generation facilities, developers which were agreed to prior to the execution to this agreement.

Motion was made by ALD. Doherty and seconded by ALD. Chausse to enter into a feasibility study with Bluestem Energy Solutions, LLC, a Nebraska limited liability company, and to establish a cost cap in the amount of \$50,000 regarding development obligations under section 1 – Development Obligation, and to list a period of 120 days for the development period under section II – Term. A Roll call vote was recorded as follows:

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

CITY ATTORNEY Walton reported the confidentiality section on page 3 of the development services agreement to also be addressed as well and additions to be made.

ALD. Chausse reported the committee had discussed in-past meetings to consider a Residential Incentive Program. The Committee suggested EDC Sipes generate a program to incentivize a property that has been on the market more than 120 days.

***New Business:*** *Discussion on Approving Change Order No. 03 for City Hall Exterior Renovations:* DPW Blaser reported a change order request has been submitted to seal all exterior brick, stone, and mortar joints. By sealing these items, it will add weather

protection and extend the life of the finished product. A ten (10) year manufacture warranty is included. Costs to perform the work were noted in the amount of \$8,786.

A sample area was completed for Committee review. The Committee and staff took an outdoor tour to look at the sample area.

Motion was made by ALD. Doherty and seconded by ALD. Bewley to recommend approval and send to the City Council for final approval. A Unanimous voice vote followed in agreement.

*Discussion on the Southeast Quadrant Multi-Use Path Project:* ADMINISTRATOR Knackstedt reported the City submitted an ITEP Grant Application to continue the Multi-Use Path project along SE 8<sup>th</sup> Avenue and SE 3<sup>rd</sup> Street to SE 6<sup>th</sup> Street. The application was submitted in late November, 2017. On May 4<sup>th</sup>, 2018, the awarded projects were released. The City was one of the six (6) projects selected in District III, however, the City was only awarded \$34,270. This amount will cover IDOT's cost for the preliminary engineering phase I. The City's share of the preliminary engineering would be \$8,570. Preliminary engineering, which is basically all engineering minus the actual construction documents, needs to be completed and submitted to IDOT for review and approval before any further work can be completed or awarded.

Motion was made by ALD. Doherty and seconded by ALD. Cooper to accept the grant and to move forward with engineering. A Unanimous voice vote followed in agreement.

ALD. Chausse inquired on the status of property maintenance. City Staff reported a list of properties is being compiled. Also, a reminder to be sent to local relators regarding relator signage and backing the signs away from R.O.W.

**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 7:00 P.M.

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Jarod Dale, City Clerk