



Minutes of the Regular City Council Session – September 07, 2021

The City Council of the City of Aledo met in Regular Session in the Council Chambers at the Aledo City Hall building on September 07, 2021. MAYOR HAGLOCH called the meeting to order at 6:44 P.M. The roll was called, whereupon the following answered present:

Aldermen MICHAEL CHAUSSE, BARRY COOPER, DENNIS DIXON, JAY DOHERTY, ZACH FRICK, JIM HOLMES, CHRIS KOPP, and LINDA SARABASA. Mayor CHRISTOPHER HAGLOCH.

Also present was JUSTIN BLASER, Director of Public Works & Utilities, and JAROD DALE, City Clerk.

The media was represented by Jim Taylor, WRMJ.

COMMITTEE OF THE WHOLE

The meeting was opened in prayer by Pastor Daren Dietmeier, Trinity Presbyterian Church.

Public Comment: No Report.

Presentation: Jon Davidshofer, Vice President, Rock Island Economic Growth Corp. appeared before the Committee of the Whole to present their interest in redeveloping the property located at 205 N College Avenue, Aledo, Il., commonly known as the “old Jr. High building”. Economic Growth Corp. is a 501(c)3 nonprofit organization created to increase and enhance the tax base through its housing and commercial development efforts. Efforts for the redevelopment described as: an adaptive-reuse; historic redevelopment; and incorporating new construction on building’s west end. Looking to create 30 units of workforce housing (3 designated market, 27 designated to households earning at or below 60% AMI). Unit mix to include: studio, 1 and 2 bedrooms. Total developer project estimate noted in the amount of 11.7 million.

TIF Assistance is being requested from the City in the amount of \$250,000. Requested TIF assistance items would include: architecture fees, environmental phase I and II, appraisal, and market study. Mr. Davidshofer did note the construction is estimated at 8.3 million. Current property owners are William (W.J.) & Crista Albertson.

MAYOR Hagloch reported with a City Council consensus, a development agreement would be prepared by the City Attorney and brought back to City Council at the next meeting.



Minutes of the Regular City Council Session – September 07, 2021

Lou Powell noted for High Tech Small Town there is no suitable housing in Aledo and if the company is going to succeed, we would need this project to move forward. Erik Reader, 353 Court, LLC, reported downtown revitalization continues with great progress in the downtown area and the economic development group definitely supports this project. Todd Thompson, 353 Court, LLC, noted with a project this size, and the ability to attract a project like this in Aledo, that the economic development advisory firm is, "All in". W.J. Albertson highlighted to the City Council with the building being repurposed, this project is great and to have first class housing to attract folks in the downtown area, is also great.

Renderings/visuals are being completed at this time and hope to have those finalized in October.

Communication & Correspondence: No Report.

Requests & Petitions:

Cemetery Transfer: AJ & Bette Gerard (deceased), executors of the state, Pamala Long & Gina Gerard, convey & quit-claim Grave Space Five (5), Lot 241, in the 6th Addition of the Aledo Cemetery to Gina Gerard, 115 Running Brian Rd., Fletcher, NC. 28732.

Cemetery Transfer: AJ & Bette Gerard (deceased), executors of the state, Pamala Long & Gina Gerard, convey & quit-claim Grave Space(s) Six (6), Seven (7) and Eight (8), Lot 241, in the 6th Addition of the Aledo Cemetery to Pamala Long, 1821 Ponderosa Dr., Aledo, IL. 61231

Cemetery Transfer: Estate of Audrey Marie Patterson, executor Michael Patterson, convey & quit-claim Grave Space(s) One (1), Five (5), and Six (6), Lot 158, in the 5th Addition of the Aledo Cemetery to Nancy Rocha and Alex Rocha.

Special Event / Parade: Mercer County High School Homecoming Parade – October 7th, 2021 from 6:00 p.m. – 8:00 p.m.

Public Works Activity Report:

- *Streets:* Antique Days prep; clean up tree stumps; multiple work orders; mowed; install new flagpole at Central Park; Senior Center sewer; sprayed treatment plant
- *Gas:* JULIE's; re-locate two services; assist the water/sewer division with various tasks; SE 3rd Ave gas main project discussion; coordinate SCADA options for gas system.



Minutes of the Regular City Council Session – September 07, 2021

- *Water*: JULIE's; flushing hydrants; Senior Center sewer repair; assist the Gas Division with two services; sewer inspections; north lagoon fence nearly complete; start 2022 budget work.
- *Cemetery*: One (1) Funeral occurred. Fix stones & foundations; mowing.
- *DPW*: Coordinate title search, easement research, and plat development for Industrial park signage, title search should be completed the week of 9/6, then we will move on to identifying property pins and size of easement needed for the sign. Prep for Antique Days; property maintenance code inspections; building inspections; coordinate sewer repair at the Senior Center; coordinate baseball diamond spraying, seeding, and backstop pole installation (all will be completed by the end of this month); finalize all projects listed on the current agenda; start 2022 budget work.

Aledo Police Department Activity Report: ADMINISTRATOR/CHIEF Sullivan reported the Antique Days event went very smoothly. There was a good crowd of people present. There were no police issues or incidents during the event. Although the numbers were down somewhat from 2019, we were in a restart and recovery year. Due to the uncertainty of even being able to hold events and functions this year, advertising for the event did not start in January, as it has in past years. Additionally, we did not send out pre-registration forms in the spring, as it was still unknown if we would be allowed to hold the event.

The Department's two newest officers will be present at the second meeting in September to meet the Mayor and Council. Officer Brian Evins has been hired as part-time officer and Officer Quasham "Q" Ford has come to the Department as a volunteer auxiliary officer. Brian has well over three decades of law enforcement experience and recently retired from the Mercer County Sheriff's Department where he served as Chief Deputy. Officer Ford works for the Mercer County Sheriff's Department as a bailiff in Mercer County Circuit Court and a corrections officer at the jail.

The status of our squad car orders is still unknown.

The Department will be assisting Mercer County High School with its annual Homecoming Parade again this year. The parade is currently planned to be held on Thursday, October 7, 2021. The Council will have the street closure for the parade as an action item on the agenda for this meeting.

Administrative Report: CITY CLERK Dale provided the utility billing and payroll information for the month of August, 2021. CITY CLERK updated the Council regarding the September schedule related to the city's social media. Highlights for the month of September will include: NV permits & MerCo Stickers; volunteerism; mask mandate;



Minutes of the Regular City Council Session – September 07, 2021

photo contest; monthly email newsletter; city employment hiring notice; and fall clean-up days.

The City of Aledo is holding a photo contest to find the best photo of our city. We are asking community members send us their favorite building façade, view of main street or any other scene around town. The winner will get their photo posted on Aledo's brand-new website (coming this winter) and hung in City Hall.

Entrants must be 18 years or older (16 or older with written permission from a parent/guardian) and acknowledge that, by entering a photo, entrants agree to release the rights of the photo to Aledo to be used for official city business. Entries must be submitted in .jpeg or .png format to be considered for the contest.

The City Clerk's office & Haven Creative have finalized the fall/winter Aledo Bulletin as of 9/2. City Clerk's office has sent the item off to the printer's and hope to have those mailed soon.

Mayor's Report: MAYOR Hagloch reported Antique Day's went well on August 28th. The crowd was down from prior years but multiple events going on this year in the QC area, which may have played a factor in lower numbers this year. Covid-19 and the heat were also potential factors as well. Overall, the event went very well.

Committee Report: No Report.

REGULAR COUNCIL SESSION

Following the Pledge of Allegiance to the Flag,

CONSENT AGENDA

ALD. Chausse requested the Finance: Invoice listing be removed from the Consent Agenda.

Motion was made by ALDERMAN FRICK and seconded by ALDERMAN KOPP to approve the following consent agenda items:

- Approval of Minutes of the Regular Meeting of August 16, 2021
- Approval of Cemetery Transfer: Grave Space 5, Lot 241, 6th Addition, in the Aledo Cemetery to Gina Gerard.
- Approval of Cemetery Transfer: Grave Space(s) 6, 7, & 8, Lot 241, 6th Addition, in the Aledo Cemetery to Pamala Long.



Minutes of the Regular City Council Session – September 07, 2021

- Approval of Cemetery Transfer: Grave Space(s) 1, 5, & 6, Lot 158, 5th Addition, in the Aledo Cemetery to Alex & Nancy Rocha.
- Approval of Special Event / Parade: 2021 Mercer County High School Homecoming Parade to be held October 7th, between the hours of 6:00 p.m. & 8:00 p.m.
- Approval of Design Engineering Services by Hutchison Engineering, Inc. for NE 6th Avenue Sanitary Sewer Main Replacement in the amount of \$5,500.00.
- Approval of the Purchase of Tires for the John Deere 524K End Loader in the amount of \$6,000.00.
- Approval of the Installation of Chain Link Fencing at the South Lagoon in the amount of \$7,500.00.
- Resolution No. 23R, Series of 2021; Approving Proposal for Performance of Sealcoating of Paved Surfaces in the Aledo Cemetery in the amount of \$14,700.00.
- Approval Authorizing City Staff to Issue an RFQ for Signage for the Industrial Park.
- Approval Authorizing City Staff to Issue an RFP for the Sale of the Button Building.

A Roll Call vote was recorded as follows:

YES: Chausse, Cooper, Dixon, Doherty, Frick, Holmes, Kopp and Sarabasa. NO: None.
Motion carried. 8 yeas, 0 nays.

ALD. Chausse requested the Gilmour Construction, LLC, item be pulled under Tax Increment Financing (TIF), on page 3 of the Invoice Listing, in the amount of \$6,750.00. This item is for replacement of sidewalk at the Mercer County Senior Citizens Center. It was reported, there are issues with the new sidewalk and not meeting current city code regulations. The City and the contractor are discussing on how best to correct the issues at this time.

Motion was made by ALDERMAN FRICK and seconded by ALDERMAN SARABASA to approve the following agenda items:

- Approval of Finance: Invoice Listing – AP16, marked as Exhibit “B”, less the Gilmour Construction, LLC item on page 3.

A Roll call vote was recorded as follows:

YES: Cooper, Dixon, Doherty, Frick, Holmes, Kopp Sarabasa, and Chausse. NO: None.
Motion carried. 8 yeas, 0 nays.



Minutes of the Regular City Council Session – September 07, 2021

PUBLIC COMMENT: No Report.

ACTION ITEMS:

ORDINANCE NO. 17, SERIES OF 2021; AN ORDINANCE AUTHORIZING THE SALE OF SURPLUS PROPERTY. (FIRST READING)

Items for Surplus include:

1. 1998 Freightliner (Street Division)
 - a. Vin No: 1fv6hjbaowh962540
 - b. Mileage: 37,181 miles
2. 1998 Chevy 1 ton with Western snow plow and dump box (Street Division)
 - a. Vin: 1gchk34r2wfo13362
 - b. Mileage: 55,108 miles
3. 1986 John Deere 2350 tractor with loader (Water/Sewer Division)
 - a. Vin No: lo2350g582181
 - b. Mileage: 3,286 hours
4. 1999 John Deere 425 lawn tractor mower (Street Division)
 - a. Vin No: moo425ao31365
 - b. Hours: 1,498 hours
5. 1996 John Deere 425 lawn tractor mower (Street Division)
 - a. Vin No: moo425a032676
 - b. Hours: 2,765 hours
6. 2004 John Deere x475 lawn tractor mower (Street Division)
 - a. Vin No: mox475a022505
 - b. Hours: 2,222 hours
7. John Deere x720 mower (Cemetery Division)
 - a. Vin No: mox720ao31396
 - b. Hours: 1,674 hours
8. 1976 John Deere 570-a grader (Street Division)
 - a. Vin No: 004695t
9. Cub Cadet tm4 weed trimmer
10. Cub Cadet tm4 weed trimmer

The second reading to be held on Monday, September 20, 2021 at 6:30 o'clock p.m. in the City Council chambers.



Minutes of the Regular City Council Session – September 07, 2021

ORDINANCE NO. 18, SERIES OF 2021; AN ORDINANCE PERTAINING TO THE CORONAVIRUS LOCAL FISCAL RECOVERY FUND: (FIRST READING)

The City of Aledo has been allocated a total of \$466,560.53 in Coronavirus Local Recovery Funds through the American Rescue Plan Act. The City will receive 50% of the total funds in two disbursements. City Staff have been working to take all of the steps necessary to receive the deposits.

Municipal government bodies our size may request the available funding by submitting required documentation to the DCEO by September 30, 2021 via an online portal. There are various requirements for receipt of the funding, and use of the funds is limited. The Finance Director has already taken the steps necessary to register through the online portal.

The City is required to sign Terms and Conditions and Assurances contract documents, and must also approve a conflict-of-interest policy with respect to use of the funds. The Illinois Municipal League has suggested a proposed ordinance for approval of the Terms and Conditions contract documents and the conflict-of-interest policy. Our City attorneys reviewed IML's proposed ordinance and agreed the City should adopt the ordinance.

A second reading to be held on Monday, September 20, 2021 at 6:30 o'clock p.m. in the City Council Chambers.

RESOLUTION NO. 24R, SERIES OF 2021; AUTHORIZING AN AGREEMENT BETWEEN THE CITY OF ALEDO, ILLINOIS AND ALEDO MAIN STREET FOR SERVICES INVOLVING IMPLEMENTATION OF TIF REDEVELOPMENT PLAN IN THE AMOUNT OF \$20,000.00:

Motion was made by ALD. DOHERTY and seconded by ALD. FRICK to approve Resolution No. 24R, Series of 2021; Authorizing an Agreement between the City of Aledo, Illinois and Aledo Main Street for Services involving Implementation of TIF Redevelopment Plan in the amount of \$20,000.00. A Roll call vote was recorded as follows:

YES: Dixon, Doherty, Frick, Holmes, Kopp, Sarabasa, Chausse, and Cooper. NO: None. Motion carried. 8 yeas, 0 nays.



Minutes of the Regular City Council Session – September 07, 2021

RESOLUTION NO. 25R, SERIES OF 2021; ACCEPTING BID AND AWARDING A CONTRACT FOR CONSTRUCTION OF PUBLIC WORKS STORAGE BUILDING IN THE AMOUNT OF \$40,846.00:

Motion was made by ALD. KOPP and seconded by ALD. DOHERTY to approve Resolution No. 25R, Series of 2021; Accepting Bid and Awarding a Contract for Construction of Public Works Storage Building in the amount of \$40,846.00, by Indian Bluff Supply, 1776 300th St, Sherrard, IL., 61281. A Roll call vote was recorded as follows:

YES: Doherty, Frick, Holmes, Kopp, Sarabasa, Chausse, Cooper, and Dixon. NO: None. Motion carried. 8 yeas, 0 nays.

MOTION TO REJECT BIDS FOR THE SW 3RD AVENUE NATURAL GAS REPLACEMENT PROJECT:

On July 12, 2021, a bid opening was held at 10:00 o'clock a.m. in the City Council Chambers. Two (2) bids were received and are as follows:

- KS Energy Services \$435,735.00
- Meade, Inc. \$258,990.51

DPW Blaser reported both bids are significantly over budget. USDI reported all bids complied with all aspects of the bidding process, including bid bond, non-collusion affidavit and contractors' qualifications. Due to the bids being well over the estimate, it was recommended all bids be rejected and rebid the project at a date to be determined.

Motion was made by ALD. CHAUSSE and seconded by ALD. KOPP to reject all bids for the SW 3rd Avenue Natural Gas Replacement Project as presented. A Roll call vote was recorded as follows:

YES: Frick, Holmes, Kopp, Sarabasa, Chausse, Cooper, Dixon, and Doherty. NO: None. Motion carried. 8 yeas, 0 nays.

OLD BUSINESS:

ALD. Chausse reported the property located at 1009 SW 4th Street, Aledo, Il., has multiple vehicles parked on the property. The Alderman noted it was always his understanding if the vehicle had proper tags and licensing that those vehicles would be valid. The property is currently zoned "D – Heavy Industry". City Council requested the City Attorney review the current vehicle ordinance and advise what actions could be taken to resolve the issue, if any.



Minutes of the Regular City Council Session – September 07, 2021

ALD. Chausse reported there is a water-leak on North College Lane that is running across the roadway. DPW Blaser reported the leak is located on the property owner’s lateral and has had multiple leaks over the years. DPW and the W/WW Superintendent have discussed the matter, with the Superintendent to speak with the property owner soon. Advisement to be made that the lateral will need to be repaired within so many days. Options to also be considered to address the issue. This line is potentially a mutually-serviced water line for a few properties in this area.

NEW BUSINESS: No Report.

ADJOURNMENT: There being no further business, motion was made by ALDERMAN KOPP and seconded by ALDERMAN FRICK that the meeting be adjourned. A Unanimous voice vote followed in agreement. Meeting was adjourned at 7:23 P.M.

Jarod Dale, City Clerk

Minutes approved by Council action September 20, 2021.

Jarod Dale, City Clerk