

Public Property, Streets & Sidewalks Committee – January 11, 2021

A Public Property, Streets & Sidewalk Committee of the City of Aledo met in Open Session in the Council Chambers of the City Hall building on January 11, 2021. ALD. BARRY COOPER called the Committee meeting to order at 6:00 P.M. The roll was called, whereupon the following committee members answered present:

Aldermen TERRY BEWLEY, MICHAEL CHAUSSE, BARRY COOPER, and LINDA SARABASA. Mayor CHRIS HAGLOCH.

Also, present ILA BERTRAND, Alderman, DENNIS DIXON, Alderman, JIM HOLMES, Alderman, CHRIS KOPP, Alderman, CHRIS SULLIVAN, Administrator / Chief of Police, 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. SARABASA and seconded by ALD. CHAUSSE to approve the minutes of the Public Property, Streets & Sidewalks Committee minutes of November 23, 2020. A Unanimous voice vote followed in agreement.

**Public Comment:** CITY CLERK Dale read aloud a letter submitted by J. Michael Sponsler via email on January 11<sup>th</sup>. The letter provided history on the vision of what his father planned for Sponsler Subdivision in the 1960's. Highlights included the developer and the City worked together with the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Additions of the entire Subdivision and were annexed into the City. The Sponsler's families hope is that the developer will be able to continue on his fathers dream of providing quality housing in Aledo and that the City would be able to assist in any way with the developer as possible.

**Old Business:** No Report.

**New Business:**

*Discussion on Sponsler Manor Third Addition:* DPW Blaser reported on the background of meetings held in late December, 2020 and early January, 2021 with Matthew Dowis. Mr. Dowis is interested in purchasing and developing Sponsler Manor Third Addition.

The potential developer had several questions that included the following:

- Does the City accept covenants? *The City does not accept covenants.*
- Would the City require the streets would require curb & gutter? *The City did waive requirements of curb & gutter to the current owner of the subdivision.*

- Would the City accept ownership of the lake? *To be addressed by the City Attorney later in the meeting.*
- Does the City offer incentive packages? *Item to be addressed by Mayor Hagloch.*
- What are the utility tap fees and if they could be waived? *Fees for Gas: \$500; Water - \$100; & Sewer - \$100.*
- Does the City have a developer agreement? And, if there are development fees?

ALD. Bertrand noted there is drainage issues in the subdivision and those need to be addressed.

DPW reported a formal request would need to be submitted to the City regarding several inquires listed above.

CITY ATTORNEY Walton reported the City would be able to accept ownership of the lake if the Council should approve. This was noted as a possible liability but would also not be an issue if accepted. A path would need to be generated to access the lake. Maintenance of the lake would need to be addressed. Also, noted during discussion that a 10-15 wide-strip would need established out to the road for public access. Illinois Department of Conservation would need to be contacted by the City to inquire what would need to be done with the lake.

MAYOR Hagloch reported on utility estimates provided to the Committee. A quote from USDI regarding gas main and service installation was reported in the amount of \$172,394.50. An estimate from Hutchison Engineering related to Water totaled \$4923,860.00 and Sewer at \$664,920.00. Total utilities estimated in the amount of \$1,331,174.50. MAYOR suggested \$7,000 could be budgeted to assist with utilities if desired. DPW noted the City would put the mains in but would wait to put in the laterals until a home was built.

MAYOR reported early discussions included property tax abatement as well but was reported that would not be a possibility. If the City of Aledo was considered "Home Rule" then that could be a possibility but since Aledo is "Non-Home Rule" that item is off the table.

MAYOR reported the project would be done in phases with the 1<sup>st</sup> phase establishing 10 – 12 lots. The developer has also been in communication with Illinois Power as well to verify what requirements would need to be completed for electrical.

Zach Frick, local relator, spoke before the Committee noting the housing market in Aledo needed additional housing opportunities. There has been a 36% decrease in houses available for sale.

Sidewalks were also discussed. DPW Blaser reported that sidewalks were not in the current plans at this time. Concerns were voiced during discussions regarding no sidewalks.

MAYOR reported there has been an offer made from the Developer to the property owner. There is a period of time to decide if the Developer would be moving forward or not. DOWIS inquired if the Committee is willing to work with him as the Developer and if the City would be able to afford the utilities. ADMINISTRATOR Sullivan reported there is ability in the enterprise fund to assist in phases. Early estimates were voiced in the amount of \$400,000 a year.

DOWIS to purchase the cul-de-sacs for NE 12<sup>th</sup> Street; NE 13<sup>th</sup> Street; and NE 6<sup>th</sup> Avenue.

MAYOR voiced that he would like to do one (1) agreement.

The Committee provided a consensus to continue discussions and a possible development agreement. DOWIS to finalize his numbers and present those to the Mayor. CITY ATTORNEY Walton to draft a development agreement as a first (1st) draft.

MAYOR recognized Tyson Dillavou who was also present at the meeting. Dillavou voiced concerns regarding sidewalks not being apart of the development. Dillavou also suggested the City research drainage for the development and that DNR should be contacted regarding the lake. The dam needs to be re-done and pond dredged.

*Discussion on the Public Works Garage Building Upgrades:* DPW Blaser reported the Public Works garage, City Hall, has had a lack of maintenance for several years. Klingner & Associates completed a building evaluation in December, 2017. As part of the FY2021 CIP, the City budgeted \$100,000 for building upgrades. Klingner & Associates has submitted a proposal to perform the work associated to design of the exterior and interior remodel. The drain issue was addressed previously and the oil separator was also installed at that time. DPW providing the item to the Committee as informational only and to discuss further at a later date.

ADMINISTRATOR Sullivan reported the agreement between the City and Homefield Energy is coming due in February, 2021. It was inquired if the item would need to go before the Finance Committee or the City Council. ADMINISTRATOR noted this item is an extension of the current contract. Item to be sent to the City Council for 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 7:10 P.M.

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Jarod Dale, City Clerk