

Public Property, Streets & Sidewalks Committee – February 08, 2021

A Public Property, Streets & Sidewalk Committee of the City of Aledo met in Open Session via video communications on February 08, 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, MARK WALTON, City Attorney, and JAROD DALE, City Clerk.

Others present include Brad Krstic, Jen Miller, Zach Frick and Michael Sponsler.

The following was discussed:

Approval of Committee Minutes: Motion was made by ALD. CHAUSSE and seconded by ALD. BEWLEY to approve the minutes of the Public Property, Streets & Sidewalks Committee minutes of January 11, 2021. A Unanimous voice vote followed in agreement.

Public Comment: No Report.

Old Business: No Report.

New Business:

Discussion on Breezy Acres Subdivision – Brad Krstic:

DPW Blaser met with Brad Krstic in January, 2020 to review possible interest by Mr. Krstic to develop a new subdivision near the city limits of Aledo. Marty Herman is the engineer for the project and a preliminary plat is being generated for the developer.

Krstic is requesting the City provide installation of mains regarding gas, water & sewer with the intent Breezy Acres Subdivision would be annexed into the City. The developer would install the entrance to the subdivision and streets. Intent would be to build fifteen (15) lots. A copy of the preliminary subdivision was reviewed via screen share during the committee meeting.

Early estimates provided by DPW Blaser related to the install of gas, water & sewer was reported in the amount range of \$460,000 to \$500,000. Krstic would also pay for power with the roads blacktopped by the developer. A request was also to relieve the requirement for sidewalk installation per the subdivision ordinance as well.

CITY ATTORNEY Walton reported the Developer would need to provide a formal request to the Zoning Board of Appeals regarding the request of no installation of sidewalks and curb/gutter. The variance would be required to be approved by the ZBA and then forwarded to the Aledo City Council for final approval.

ALD. Bertrand reported Hidden Valley Subdivision has a roll-over curb instead of the full curb & gutter as required by ordinance.

CITY ATTORNEY reported an agreement would need to be established. This would include a developer's agreement, annexation and variance approved by the ZBA.

CITY ADMINISTRATOR/CHIEF Sullivan reported between the two (2) developments (Sponsler's Manor 3rd Addition & Breezy Acres Subdivision) that these would be dollars into both enterprise funds. Borrowing between both enterprise funds could be done. MAYOR Hagloch noted he was encouraged by both opportunities and the City should investigate how to support both.

Consensus by the Committee to continue discussions and to generate an Annexation / Development Agreement with a Plat. CITY ATTORNEY to prepare the paperwork with a percentage of phase I required within a certain timeframe to be completed for the annexation agreement as well. Krstic inquired if his investment that has already been made to date would be applicable to these requirements. CITY ATTORNEY reported the lots would need to be sold and houses built to help secure the City's investment.

Discussion on the Potential Sale of Property located at 204 NE 2nd Avenue, Aledo, Il.:

CITY ADMINISTRATOR/CHIEF Sullivan reported the City purchased the property at 204 NE 2nd Avenue in 2011 for an amount of \$17,000 plus closing costs. City is looking to generate an RFP for the sale of property. Depending on interest, the city could have this turned around by mid-march.

Motion was made by ALD. Chausse and seconded by ALD. Sarabasa to advertise and publish an RFP for the Sale of Property at 204 NE 2nd Avenue, Aledo, Il. A Unanimous voice vote followed in agreement.

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 6:49 P.M.

Jarod Dale, City Clerk