

Public Property, Streets & Sidewalks Committee – April 26, 2021

A Public Property, Streets & Sidewalk Committee of the City of Aledo met in Open Session via video communications on April 26, 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 MICHAEL CHAUSSE, BARRY COOPER, and LINDA SARABASA. Mayor CHRIS HAGLOCH. Alderman TERRY BEWLEY was excused.

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.

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 February 08, 2021. A Unanimous voice vote followed in agreement.

Public Comment: No Report.

Old Business: No Report.

New Business:

Discussion on Approving the Ordinance for Annexation of Property owned by the City of Aledo – Property Adjacent to Aledo Cemetery:

The City of Aledo purchased property from the Hyett family in 2019. There were three (3) parcels purchased, two (2) of which were already within the corporate boundary of the City. The largest parcel is outside the current boundary limits of the City. It consists of 7.43 acres of undeveloped farm land that sits directly south of the south end of SE 8th Avenue, along the east edge of the cemetery property. The properties, both to the east and west of the 7.43 acres, are already within the current City limits.

The property belongs to the City of Aledo and is contiguous with the City's boundary limits. ALD. Cooper suggested the City consider adding an additional gate/entrance on SE Avenue.

Discussion on Approving the Ordinance for Annexation of Property owned by Steve Kenney – 604 SE 8th Avenue:

The City of Aledo purchased property from the Hyett family in 2019. There were three (3) parcels purchased, two (2) of which were already within the corporate boundary of the City. The largest parcel was outside the current boundary limits of the City. It consists of 7.43 acres of undeveloped farm land that sits directly south of the south end of SW 8th Avenue, along the east edge of the cemetery property. The properties both to the east and west of the 7.43 acres are already within the current City limits.

One of two properties already within the City limits consisted of the land beneath the current pavement of SE 8th Avenue, which was private property. There was an easement for access to 604 SE 8th Avenue across the property. The City, at some time in the past, paved a City street over that private property/easement. The second property already in the City limits consisted of a narrow strip of land extending along the north edge of the City cemetery property from the area of the easement.

The Council is being asked to consider annexation of the portion of the former Hyett property that was outside the boundary of the City.

The property at 604 SE 8th Avenue will be completely surrounded by the City of Aledo, and would be outside the City limits if not annexed. The following facts would then exist:

1. The property would receive all services from the City, including police protection and street maintenance and services (and currently does so)
2. The property receives water and gas utility service from the City
3. The property would be one small parcel creating a hole in the boundary map
4. The property owner would pay significantly higher utility bills to the City if the property is not annexed than he would if it was annexed

The 2020 property tax bill for the property is \$2,838.00. If annexed into the City, the property tax bill would increase to \$3,162.00. That is an increase of \$324.00. The property owner received City utility bills in the amount of \$2,624.83 over the past twelve (12) months. If the property had been in the City limits and billed the City resident utility rate, the property owner would have been billed \$1,493.96 for City utility service. This would have been a savings of \$1,130.87. If you subtract the increase in the property tax

rate from the utility bill savings, the property owner would have saved \$806.87 by becoming a City resident.

Motion was made by ALD. CHAUSSE and seconded by ALD. SARABASA to move both annexation items discussed during Committee to the full City Council for final approval. A Roll call vote was recorded as follows:

YES: Chausse, Cooper, and Sarabasa. NO: None. Motion carried. 3 yeas, 0 nays.

DPW Blaser reported an individual had contacted the City to purchase the six (6) remaining lots of NE 10th Street, Sponslor's Manor and inquired if she would also need to put in the street, water, sewer, & gas. CITY ATTORNEY Walton advised the City to follow the Subdivision Ordinance. DPW provided rough estimates in the amount of \$50,000 for water and \$10,000 for gas (materials), but the sewer is already in-place. No further information was discussed at this time.

Motion was made by ALD. Chausse and seconded by ALD. SARABASA to table the item the requestor is able to attend a future Committee meeting. A Roll call vote was recorded as follows:

YES: Cooper, Sarabasa, and Chausse. NO: None. Motion carried. 3 yeas, 0 nays.

MAYOR Hagloch reported he was contacted by the property owner at 1402 SE 2nd Avenue and requested either rock be put in or patch for the shared roadway between the two (2) homes. This roadway is platted and the MAYOR suggested the City could possibly vacate this particular section to the property owners.

CITY ADMINISTRATOR to review with the CITY ATTORNEY in possibilities of vacating to property owners and would report back to the Committee at a later date.

ADJOURNMENT: There being no further business, motion was made by ALDERMAN SARABASA and seconded by ALDERMAN CHAUSSE that the meeting be adjourned. Unanimous voice vote followed in agreement. Meeting was adjourned at 6:24 P.M.

Jarod Dale, City Clerk