



## Minutes of the Regular City Council Session – January 17, 2023

The City Council of the City of Aledo met in Regular Session in the Council Chambers at the Aledo City Hall building on January 17, 2023. MAYOR HAGLOCH called the meeting to order at 6:36 P.M. The roll was called, whereupon the following answered present:

Aldermen ILA BERTRAND, MICHAEL CHAUSSE, BARRY COOPER, DENNIS DIXON, JIM HOLMES, CHRIS KOPP and LINDA SARABASA. Alderman JAY DOHERTY was excused.

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

The media was represented by Jim Taylor, WRMJ.

### **COMMITTEE OF THE WHOLE**

**Public Comment:** No Report.

**Communication & Correspondence:** No Report.

**Requests & Petitions:** No Report.

### **Public Works Activity Report:**

- *Streets:* Daily checks, tasks, JULIE's, and work orders continue. Shop cleaning and organizing, assist with the water main break on SE 2nd Ave, removed Christmas decorations, install the new strands of café lights, wash equipment and tricks, cleaned out the #2 building, serviced small generators.
- *Gas:* Daily checks, tasks, JULIE's, inspections and finals continue. Shop organizing & inventory, read meters, install 2023 Survey 123 apps, replace defective radios after reading meters, wash trucks.
- *Water:* Daily checks, tasks, JULIE's and work orders continue. Manual meter reads, repair a small water main break on SE 2nd Ave, vacuumed various problem manholes, jet sewer at NE 4th Ave, work on leak report, two emergency shut offs for broken water pipes in homes, wash trucks, clean and organize the Water Treatment Plant and review emergency generator procedure.
- *Cemetery:* One (1) funeral occurred. Pick up winter decorations, pick up Christmas trees, assist the street division with removing garland, inventory, 2022 burial permits, and stone work.
- *DPW:* The Department continues to clean and organize all PW buildings. PW have been through them all once and are now performing final inventory and placement of equipment and materials. DPW has been in contact with Strand & Associates in regard to a pipe leak at the WTP. The repair is a budgeted item on the CIP, and



## Minutes of the Regular City Council Session – January 17, 2023

currently planning and coordinating the repair process as the plant will need to be shut down to remove and replace the leaking section of pipe. The Village of Joy is interested in the wreaths if the Council approved the surplus. They would take all of them. The Industrial Park sign frame was installed Tuesday 1/10. They are planning on being back Friday 1/13 to complete the sign. Met with Aledo Main Street to review 2023 goals and ideas.

**Aledo Police Department Activity Report:** LT. Seefeld reported Officer Nathan Davis continues to be on desk duty until released by a physician related to workman's comp.

Officer Clifford Adam was re-hired as a part-time police officer for the Department on January 7<sup>th</sup>.

**Administrative Report:** CITY CLERK Dale reported a tour was conducted at the Button Building, Wallen Building, and the old Cooper building on January 16<sup>th</sup>. Those attendees were provided a tour by property owner WJ Albertson to view the revitalization efforts made in those downtown buildings.

CITY CLERK reported City Staff and the Mayor met with Rock Island Growth Corp to review the current status of the project at the old Jr. High site regarding the Northside Lofts project. Nic Nelson with Jacob & Klein also attended to determine next steps regarding their development agreement which expired on 12/31/22. The amendment to be brought to the City Council at a later date for review and further discussion.

Front Office staff have been working diligently to close out F/Y 2022. Year-end reports were generated on December 29<sup>th</sup> regarding payroll and utility billing. The City Clerk and AP Clerk had until January 4<sup>th</sup>, 2022 to generate W-2 and 1099 reports to be sent off to Tyler Technologies for preparations regarding those official documents.

CITY CLERK reported a copy of the digital marketing report for 2022 by Haven Creative was submitted to City Council as informational. The report highlights the data related to the Aledo Monthly Memo emails that are sent out; the newsletter sign-ups; Small Business spotlight; and Aledo's social media data for last year.

- 2022 emails sent 3,251
- Aledo had 106 new sign-ups in 2022 regarding the newsletter
- 6 businesses were highlighted and launched a small business spotlight form with 14 responses.
- Social media audience grew by 45% in 2022 (48% on Facebook). Overall social media reach is up nearly 70% over 2021. Engagement rates on Facebook and Instagram averaged 4% and were slightly lower than 2021.



## Minutes of the Regular City Council Session – January 17, 2023

**City Treasurer’s Report:** The Treasurer’s Reports has been marked exhibit “B”, attached hereto and made a part of these minutes.

**Mayor’s Report:** MAYOR Hagloch reported Rock Island Growth Corp to submit a new application on February 16, 2023 for Northside Lofts. Cleaning up of the property continues at the old Jr. High site and ready to begin demolition portion of the project. It was highlighted, if approved in May, the project would begin in December with a 11-month turnaround for completion.

MAYOR reported the current redevelopment agreement with Growth Corp expired on 12/31/22 and Nic Nelson, Jacob & Klein has advised the City that the agreement can be extended into 2023. Plans are to have a new agreement on the 2/6 City Council meeting for approval.

MAYOR reported AMS met at the Mercer County Family Y.M.C.A. this evening to discuss a strategic plan within their organization. AMS has also recently brought on four new board members to the AMS board.

**Committee Report:** ALD. Chausse reported the Ordinance & Police Committee met on January 9<sup>th</sup> to discuss amendments to the Liquor Ordinance within the City Code that are listed on the agenda for first reading this evening. Also, the Committee recommended the downtown decorative wreaths be declared city surplus and moved to the City Council for approval.

A Public Property, Streets & Sidewalks Committee meeting to be scheduled for Monday, January 23<sup>rd</sup>, 2023 at 6:00 o’clock p.m. in the City Council Chambers.

## REGULAR COUNCIL SESSION

Following the Pledge of Allegiance to the Flag,

## CONSENT AGENDA

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

- Approval of Minutes of the Regular Meeting of January 03, 2023.
- Approval of Finance Invoice Listing – AP01.
- Approval of the Hiring of Clifford L. Adam as a Part-time Aledo Police Officer.



Minutes of the Regular City Council Session – January 17, 2023

- Approval of Ordinance No. 01, Series of 2023; Reducing the Number of Class “B” Liquor Licenses and Class “D” Liquor Licenses within the Corporate Limits of the City of Aledo. (Second Reading)

A Roll Call vote was recorded as follows:

YES: Bertrand, Chausse, Cooper, Dixon, Holmes, Kopp, and Sarabasa. NO: None.  
Motion carried. 7 yeas, 0 nays.

**PUBLIC COMMENT:** No Report.

**ACTION ITEMS:**

**ORDINANCE NO. 02, SERIES OF 2023; AUTHORIZING THE SALE OF A SURPLUS CITY PROPERTY: (FIRST READING)**

The Director of Public Works & Utilities has recommended that the foregoing decorative wreaths are no longer necessary or useful to the best interests of the City and the City would be best served by the sale of the described personal property

The Village of Joy is desirous of the said wreaths and City officials desire to sell said wreaths to the Village of Joy at nominal cost, provided that the City retains the bows adorning said wreaths.

Motion was made by ALDERMAN CHAUSSE and seconded by ALDERMAN SARABASA to waive the 2<sup>nd</sup> reading for Ordinance No. 02, Series of 2023; Authorizing the Sale of a Surplus City Property. A Roll Call vote was recorded as follows:

YES: Chausse, Cooper, Dixon, Holmes, Kopp, Sarabasa, and Bertrand. NO: None.  
Motion carried. 7 yeas, 0 nays.

Motion was made by ALDERMAN CHAUSSE and seconded by ALDERMAN BERTRAND to adopt Ordinance No. 02, Series of 2023; Authorizing the Sale of a Surplus City Property; Pursuant to 65 ILCS 5/11-76-4, the City of Aledo hereby authorizes the City Clerk and Director of Public Works & Utilities to sell the following property to the Village of Joy at a price of One Dollar (\$1.00). Any bows adorning said property shall remain property of the City. A Roll Call vote was recorded as follows:

YES: Cooper, Dixon, Holmes, Kopp, Sarabasa, Bertrand, and Chausse. NO: None.  
Motion carried. 7 yeas, 0 nays.



Minutes of the Regular City Council Session – January 17, 2023

**ORDINANCE NO. 03, SERIES OF 2023; AMENDING TITLE 3, CHAPTER 2, SECTION 6 OF THE CITY CODE REGULATING LICENSEE RESTRICTIONS: (FIRST READING)**

Title 3, Chapter 2, Section 6 of the Aledo City Code entitled “Licensee Restrictions” is hereby amended as follows (additions are indicated by **bold/underline** and deletions by ~~strikeout~~):

**3-2-6: LICENSEE RESTRICTIONS:**

No such license shall be issued to:

- (A) ~~A person who is not a resident of the city.~~
- (B) A person who is not of a good character and reputation in the community in which he resides.
- (C) ~~A person who is not a citizen of the United States.~~
- (D) A person who has been convicted of a felony under the laws of the state of Illinois.
- (E) A person who has been convicted of being the keeper or is keeping a house of ill fame.
- (F) A person who has been convicted of pandering or other crime or misdemeanor opposed to decency and morality.
- (G) A person whose license issued under this chapter has been revoked for cause.
- (H) A person who at the time of application for renewal of any license issued hereunder would not be eligible for such license upon a first application.
- (I) A copartnership, unless all of the members of such copartnership shall be qualified to obtain a license.
- (J) A corporation, if any officer, manager or director thereof, or a stockholder or stockholders owning in the aggregate more than five percent (5%) of the stock of such corporation, would not be eligible to receive a license hereunder for any reason other than citizenship and residence within the political subdivision.
- (K) A person whose place of business is conducted by a manager or agent, unless said manager or agent possesses the same qualifications required of the licensee.
- (L) A person who has been convicted of a violation of any federal or state law concerning the manufacture, possession or sale of alcoholic liquor, subsequent to the passage of this chapter, or shall have forfeited his bond to appear in court to answer charges for any such violation.
- (M) A person who does not own the premises for which a license is sought, or does not have a lease thereon for the full period for which the license is to be issued.
- (N) Any law enforcing public official, any mayor, alderman, or member of the council or commission, or any president or member of a county board; and no such official shall be interested in any way, either directly, or indirectly, in the manufacture, sale or distribution of alcoholic liquor.
- (O) Any person not eligible for a state retail liquor dealer's license.



Minutes of the Regular City Council Session – January 17, 2023

Motion was made by ALDERMAN CHAUSSE and seconded by ALDERMAN DIXON to waive the 2<sup>nd</sup> reading for Ordinance No. 03, Series of 2023; Amending Title 3, Chapter 2, Section 6 of the City Code regarding Licensee Restrictions. A Roll Call vote was recorded as follows:

YES: Dixon, Holmes, Kopp, Sarabasa, Bertrand, Chausse, and Cooper. NO: None.  
Motion carried. 7 yeas, 0 nays.

Motion was made by ALDERMAN CHAUSSE and seconded by ALDERMAN SARABASA to adopt Ordinance No. 03, Series of 2023; Amending Title 3, Chapter 2, Section 6 of the City Code regarding Licensee Restrictions. A Roll Call vote was recorded as follows:

YES: Holmes, Kopp, Sarabasa, Bertrand, Chausse, Cooper, and Dixon. NO: None.  
Motion carried. 7 yeas, 0 nays.

**ORDINANCE NO. 04, SERIES OF 2023; AMENDING TITLE 6, CHAPTER 4, SECTION 22 OF THE CITY CODE REGULATING LIQUOR CONSUMPTION: (FIRST READING)**

Title 6, Chapter 4, Section 22 of the Aledo City Code entitled “Liquor Consumption or Possession on Public Property” is hereby amended as follows (additions are indicated by **bold/underline** and deletions by ~~strikeout~~):

6-4-22: LIQUOR CONSUMPTION OR POSSESSION ON PUBLIC PROPERTY: The consumption or the transportation and/or possession of alcoholic liquor by any person while on public property including, but not limited to, all public parks located within the City, is hereby forbidden except when the transportation and/or possession of alcoholic liquor is in the original package with the seal unbroken; provided, however, that no person shall be guilty of a violation of this section if at the time he is in possession or the transportation of alcoholic liquor he is located on public property operating under a valid special events liquor license as provided under section 3-2-19 of this Code, **or during a public event in locations as designated by the Chief of Police or City Administrator.**

The second reading to be held on Monday, February 6<sup>th</sup>, 2023 at 6:30 o'clock p.m. in the City Council Chambers.

**RESOLUTION NO. 01R, SERIES OF 2023; APPROVING A SECOND AMENDMENT TO NATURAL GAS MANAGEMENT AGREEMENT BETWEEN THE CITY OF ALEDO AND UTILITY GAS MANAGEMENT:**

1. Section 2.1 of the NGMA is amended and restated in its entirety as follows:

“2.1 Term. Subject to the other terms and provisions hereof, this



Minutes of the Regular City Council Session – January 17, 2023

Agreement shall be effective from April 1, 2023 and shall continue and remain in full force through March 31, 2025. In the event Manager and Client mutually agree to extend the terms of this Agreement beyond the primary term, such extended term shall coincide with the extended supply term specified in Exhibit “B” that shall be attached hereto and made a part of this Agreement.”

Motion was made by ALDERMAN DIXON and seconded by ALDERMAN KOPP to approve Resolution No. 01R, Series of 2023; Approving a Second Amendment to Natural Gas Management Agreement between the City of Aledo and Utility Gas Management. A Roll Call vote was recorded as follows:

YES: Kopp, Sarabasa, Bertrand, Chausse, Cooper, Dixon, and Holmes. NO: None. Motion carried. 7 yeas, 0 nays.

**RESOLUTION NO. 02R, SERIES OF 2023; APPROVING OPERATION AND MAINTENANCE SERVICE AGREEMENT AND CERTIFIED WATER SYSTEM OPERATOR CONTRACT FOR OPERATION OF WATER AND SEWER SYSTEMS:**

The City have determined that it is advisable, necessary and in the best interest of the municipality’s public health, safety, and welfare to continue to retain Ion Environmental Solutions, and its employee, Chad McCleary, who holds an EPA Class A certificate, to perform the work necessary to oversee operations of the City’s Water System by renewing the Operation and Maintenance Service Agreement.

Motion was made by ALDERMAN KOPP and seconded by ALDERMAN HOLMES to approve Resolution No. 02R, Series of 2023; Approving Operation and Maintenance Service Agreement and Certified Water System Operator Contract for Operation of Water and Sewer Systems to ION Environmental Solutions; term of this agreement shall commence on March 1, 2023 and shall end February 29, 2024; Payments of \$6,788.00 will be due at the beginning of each month. A Roll Call vote was recorded as follows:

YES: Sarabasa, Bertrand, Chausse, Cooper, Dixon, Holmes, and Kopp. NO: None. Motion carried. 7 yeas, 0 nays.

**OLD BUSINESS:** ALD. Sarabasa inquired on the status of hiring a new City Administrator for the City of Aledo. MAYOR Hagloch and CITY CLERK Dale reported city staff is working on a hiring prospectus and will provide to the CITY COUNCIL once complete.



Minutes of the Regular City Council Session – January 17, 2023

**NEW BUSINESS:**

**353 COURT, LLC ALEDO DOWNTOWN REVITALIZATION REVIEW:**

Initial discussions regarding a downtown revitalization strategy date back to the fall 2018. The 353 Court team began its work in February 2019 and concluded in December 2022. The approach the team took was to begin by surveying the downtown conditions, evaluating the building stock, and engaging community stakeholders.

Upon completion of the early discovery phase, a report entitled, “Downtown Report: Strategies For A Revitalized Business District” was presented to city council. Recommended annual funding amounts were suggested and approved to kickstart the implementation. A weekly workplan was established to create a presence in the community by the 353 Court team which included site visits, regular staff meetings, providing technical assistance, and offering consultations to entrepreneurs.

In order to stabilize structures that were significantly blighted and contained various levels of deferred maintenance, the City of Aledo Downtown Revitalization Program Guide was developed. This program would contribute a 50/50 funding match to projects within the downtown district utilizing Tax Increment Financing (TIF) funds. It would remain in place for the entire duration of the engagement and the below bullet points outline the number of projects submitted, city contribution to the project, and date submitted:

- 1 - \$7,194 6/19 Stuts Drug Store
- 1 - \$173,420 9/19 YMCA
- 2 - \$6,207 3/20 MC Family Eyecare & Ferg’s Public House
- 1 - \$50,000 5/20 Tech Center / former Carnegie Library
- 2 - \$57,493 6/20 Former Law Office & Krstic Reality buildings
- 1 - \$200,000 7/20 Will Hall Building
- 2 - \$50,712 8/20 MC Family Eyecare / Martin Herman – MJH Engineering
- 2 - \$161,642 10/20 Gun Report Building and Retherford Hair Salon
- 1 - \$80,000 3/21 Hanks Power & Equipment
- 3 - \$135,159 5/21 Doherty Bros, former Cooper building, & MC Eyecare
- 1 - \$17,516 7/21 MJH Engineering building
- 1 - \$50,000 11/21 Wallen building
- 1 - \$250,000 12/21 old Jr. High building
- 1 - \$79,974 1/22 old Fell Gas Station building
- 6 - \$218,941 4/22 Depot, McCreedy, Cooper TV, Slammer, Opera House, & Little Cooper buildings
- 4 - \$183,985 5/22 True Audio, Hardware store, former Meat Market, Wallen buildings
- 1 - \$50,000 7/22 Cheer’s on Main building





## Minutes of the Regular City Council Session – January 17, 2023

This accounted for a total of 30 projects and a city contribution of \$1,772,243. As this number only represents the match of funds, the entire project costs far exceeded twice the city contribution and has an estimated leverage of over \$3.4M in projects. An additional project to demo the grain silos adjacent to downtown is not included in this amount as it was a public project completed by the City of Aledo.

Including anticipated projects that are expected to be completed as a result of this work, the total dollar amount of downtown development projects is estimated at \$25M. This amount includes \$3M in funding received by the City through the Illinois DCEO Rebuild Downtown grant and downtown pool project costs.

Overall, 34 properties were acquired and transitioned into new ownership. Significant properties restored include the Carnegie Library, Hall Building, Button Building, Cooper Building, 114 E Main, and Fell's Station. Projects underway include the Opera House, 118 E Main, hardware store, old Junior High School. These properties were noted as "Catalytic Sites" within the Downtown Report.

While the repercussions of the Covid-19 pandemic could be felt during 2020-2021 and beyond, the approach adapted to the ever-changing environment. Challenges in stoppages in business, delays in materials, shortages in workforce, and increased construction costs didn't stop the revitalization occurring in downtown Aledo. The team remained optimistic about the community's resilience throughout.

A collaboration with Aledo Main Street led to the development of several business assistance programs. The Aledo Business Services Program Grant utilized \$30,000 of USDA Rural Business Development Grant funds received by the team. This program provided access to funding to pay for work done by service providers to assist downtown business owners. The Aledo Business Improvement Grant Program utilized TIF funding to provide business assistance to downtown business owners storefront experience and operations.

As 2021 drew to a close, it was imperative that the City of Aledo work out a new working partnership with Aledo Main Street. This expanded relationship would result in a new, 3-year Economic Development Services Agreement and the hiring of a new, full-time Executive Director in the spring of 2022. The 353 Court team provided its input in the hiring process and assisted the new director during the course of the final months of the engagement to offer insight and advisory services.

This summary represents a high-level overview of the many hours spent on-site and in-person with various parties. It is difficult to articulate the numerous positive changes that we have seen during our 4 years in the community. There is visible evidence we see that Aledo has come together to prioritize, focus, and invest in its downtown. The attitudes



Minutes of the Regular City Council Session – January 17, 2023

regarding where the downtown stands in public perception have changed for the better. Adversity and obstacles have been overcome and much progress has been made along the way.

ALD. Cooper inquired on SB 2226 which would ban the sale, manufacture, delivery and purchase of assault weapons in the state. It also would require those that already own any of the weapons listed to register them with the Illinois State Police within 300 days of the bill's effective date. The bill is an amended version of the original assault weapons proposal (HB 5855) which was introduced in December, 2022. The Alderman inquired if the City of Aledo should voice opposition for the passage of SB 2226.

CITY COUNCIL and City Staff discussed that the item is being handled through County law enforcement officials and State's Attorney's throughout Illinois. No further action to be taken by the City.

**ADJOURNMENT:** There being no further business, motion was made by ALDERMAN KOPP and seconded by ALDERMAN HOLMES that the meeting be adjourned. A Unanimous voice vote followed in agreement. Meeting was adjourned at 6:49 P.M.

---

Jarod M. Dale, City Clerk

Minutes approved by Council action February 06, 2023.

---

Jarod M. Dale, City Clerk