



## Minutes of the Regular City Council Session – February 06, 2023

The City Council of the City of Aledo met in Regular Session in the Council Chambers at the Aledo City Hall building on February 06, 2023. MAYOR HAGLOCH called the meeting to order at 6:40 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. Mayor CHRISTOPHER HAGLOCH. Alderman JAY DOHERTY was excused.

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

The media was represented by Ty Taylor, WRMJ.

### **COMMITTEE OF THE WHOLE**

**Public Comment:** Charlotte Flickinger & Andrew Fisher, Economic Growth Corporation, appeared before the Committee of the Whole to provide an update to the Northside Lofts project at 205 N College Avenue, Aledo, IL. A new application to be submitted to the Illinois Housing Development Authority on February 16, 2023. The building has been rid of all asbestos and the electrical has been prepped to come into the building.

- The project will include adaptive-reuse plus new construction on the west-end of the property.
- 30 rental apartments (studio, one and two bedrooms)
- Total cost of project estimated at sixteen million dollars.

A first-floor community space was presented to the Council. The former gymnasium will include bike sharing and storage; game room; office space; exercise room; and internet café. Other planned amenities (exterior) include: basketball court; bike rack; play-ground; and community garden.

Highlights to planned amenities (interior) include: in-unit washer and dryers; full appliance package, including dishwashers; smoke & vape-free; pet friendly; complimentary parking; and broadband capability.

#### Total project Costs:

- Acquisition - \$35,000 (discounted sale procured Illinois Donation Tax Credit)
- Construction & Contingency - \$12 million (10% contingency)
- Soft Costs - \$2.6 million (professional studies and services)
- Financing, Interim Costs, Syndication, and Reserves - \$1.8 million (multiple (4) tax credit increases syndication costs)



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### Timeline:

- Tax Credit Determination – May, 2023
- Close on Construction Financing – December, 2023
- Complete Construction – December, 2024
- Tenants move in – February, 2025

**Communication & Correspondence:** No Report.

**Requests & Petitions:** No Report.

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

- *Streets:* Daily checks, tasks, JULIE's, and work orders continue. Equipment servicing, salting and plowing, one tree removal, shop organizing.
- *Gas:* Daily checks, tasks, JULIE's, inspections and finals continue. Lost gas reports, update inventory pricing, build shelves and organize meters and fittings, OQ testing for Gas Worker position and Utility position, and weld testing.
- *Water:* Daily checks, tasks, JULIE's and work orders continue. Clean and organize at the WTP, work on pesticide applicators license tests, order new pipeline marker posts, assist with snowplowing, update inventory pricing, attended JULIE training in Moline on 2/2.
- *Cemetery:* Two (2) funerals occurred. Assist with snowplowing, equipment repair, shop and office work.
- *DPW:* Attended a conference call with MHT concerning the property at 104 SW 3rd Ave with notice of abatement sent from the MHT Office to the property owner and resident. Job advertisements for summer seasonal, 6-month mow positions, and the Code Enforcement Deputy Inspector position have been posted. City staff will be meeting with Ameren representatives on Wednesday for a meet and greet. They have a new lineman and PR rep for our area. DPW has been in discussion with IDNR Office of Forestry concerning making application to become a "Tree City USA" member. This will be a great opportunity to get some assistance in forestry management for the City. DPW currently working on the application and will present more information at a later date. DPW has volunteered to be the next treasurer for our ILLOWA (Illinois/Iowa Building Officials Association) group.

**Aledo Police Department Activity Report:** LT. Seefeld reported all annual reports for 2022 that the Aledo Police Department is required to complete have now been submitted within the required time frame:

1. NIBRS (National Incident-Based Reporting System) Crime Statistics
2. ISP (Illinois State Police) Illinois Seizure and Awarded Assets Annual Report



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3. IDNR (Illinois Department of Natural Resources) Report of Nuisance Wildlife Control Activities
4. IDOT (Illinois Department of Transportation) Traffic/Pedestrian Stop Data Sheets
5. ILETSB (Illinois Law Enforcement Training and Standards Bureau) Agency Body Camera Report
6. ILETSB (Illinois Law Enforcement Training and Standards Bureau) Agency Roster

LT reported notification was received on January 24, 2023 from Investigator Jan Noble, ILETSB, that as of December 31, 2022, all officers of the Aledo Police Department were in full compliance with the required mandates for 2022.

LT reported Clifford Adam has accepted full-time employment with the Aledo Police Department effective January 27, 2023.

LT reported officer Phil Pieper is assisting the Department with training related to DUI's. Pieper is a certified DUI trainer and working with the newer officers.

**Administrative Report:** CITY CLERK Dale provided monthly utility billing and payroll information for the month of January, 2023.

CITY CLERK reported Vernon Johnson has submitted his resignation as a member of the Zoning Board of Appeals and Planning Commission effective January 19, 2023. Johnson was first appointed to the board in May of 1999. We thank Vernon for his service to the ZBA and the City of Aledo.

CITY CLERK reported a new hiring prospectus titled "Grow your Career with the City of Aledo" has been generated by City Staff & Haven Creative. Highlights of the prospectus include information about the City of Aledo related to the Historic Downtown, special events, education, and quick facts. Also, the document will highlight working for Aledo with highpoints of the salary and benefits for employees along with statements related to Equal Opportunity Employment and Substance use statement.

**Mayor's Report:** MAYOR Hagloch reported a thank you card was received from the village of Joy, Illinois providing them with Aledo's downtown ornamental wreaths.

MAYOR reported, he and City Staff met with State Senator Neil Anderson of the 47<sup>th</sup> District today at the senator's new district office at Button Building, 103 N College Avenue, Aledo. City Staff to provide a tour with the senator's Chief of Staff around Aledo sites and provide a visual for areas in Aledo that the City has concerns about. The City hopes to have those concerns hopefully addressed or assisted with by the Senator in the future.



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**Committee Report:** ALD. Cooper reported a Public Property, Streets & Sidewalks Committee meeting was held on Monday, January 23<sup>rd</sup>, 2023 at 6:00 o'clock p.m. in the City Council Chambers. The Committee discussed the multi-use pathway projects; the NE 2<sup>nd</sup> Avenue sidewalk; East Main Extension and SE 2<sup>nd</sup> Avenue reconstruction projects. Also, the Committee recommended the City Council reject the bid for sale of property and to be voted upon by Council this evening.

**REGULAR COUNCIL SESSION**

Following the Pledge of Allegiance to the Flag,

**CONSENT AGENDA**

Motion was made by ALDERMAN COOPER and seconded by ALDERMAN DIXON to approve the following consent agenda items:

- Approval of Minutes of the Regular Meeting of January 17, 2023.
- Approval of Finance Invoice Listing – AP02.
- Approval of the Hiring of Clifford L. Adam as a Full-time Aledo Police Officer effective January 27, 2023.
- Approval of Ordinance No. 04, Series of 2023; Amending Title 6, Chapter 4, Section 22 of the City Code regarding regulating liquor consumption. (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. 05, SERIES OF 2023; RESCINDING ORDINANCE NO. 03, SERIES OF 2023; AND AMENDING TITLE 3, CHAPTER 2, SECTION 6 OF THE CITY CODE REGULATING LIQUOR LICENSES: (FIRST READING)**

Ordinance No. 03, Series of 2023 improperly removed certain liquor licensee restrictions and the City Council finds that it is in the best interest of the City to rescind Ordinance No. 03, Series of 2023 and to adopt the amendments to the City Code set forth herein.



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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.

Motion was made by ALDERMAN CHAUSSE and seconded by ALDERMAN BERTRAND to waive the 2<sup>nd</sup> reading for Ordinance No. 05, Series of 2023; Rescinding Ordinance No. 03, Series of 2023; and Amending Title 3, Chapter 2, Section 6 of the City Code regulating Liquor Licenses. 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.



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Motion was made by ALDERMAN CHAUSSE and seconded by ALDERMAN KOPP to adopt Ordinance No. 05, Series of 2023; Rescinding Ordinance No. 03, Series of 2023; and Amending Title 3, Chapter 2, Section 6 of the City Code regulating Liquor Licensees. 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.

**ORDINANCE NO. 06, SERIES OF 2023; APPROVING THE PURCHASE OF LAWNMOWERS FOR THE CITY OF ALEDO DEPARTMENT OF PUBLIC WORKS AND DECLARING EXISTING LAWNMOWERS AS SURPLUS PROPERTY: (FIRST READING)**

That the Mayor of the City of Aledo and/or the Director of Public Works be and is hereby authorized and directed to purchase two new Hustler HyperDrive lawnmowers from Hank's Power & Equipment in Aledo, Illinois for a cost (after trade allowance) of \$17,503.00 for use by the Department of Public Works, and is further authorized to trade the City's two Hustler Super Z lawnmowers as surplus property pursuant to 65 ILCS, 5/11-76-4 for credit against the purchase, and to execute any necessary documents related to the trade and acquisition of the new lawnmowers.

Motion was made by ALDERMAN CHAUSSE and seconded by ALDERMAN DIXON to waive the 2<sup>nd</sup> reading for Ordinance No. 06, Series of 2023; Approving the Purchase of Lawnmowers for the City of Aledo Department of Public Works and Declaring existing Lawnmowers as Surplus Property. 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 HOLMES to adopt Ordinance No. 06, Series of 2023; Approving the Purchase of Lawnmowers for the City of Aledo Department of Public Works and Declaring existing Lawnmowers as Surplus Property as presented. 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.



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**ORDINANCE NO. 07, SERIES OF 2023; APPROVING AND AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE TAX INCREMENT FINANCING (TIF) DISTRICT REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ALEDO, MERCER COUNTY, ILLINOIS AND ROCK ISLAND GROWTH CORPORATION: (FIRST READING)**

On December 13, 2021, the City and Developer entered into a Redevelopment Agreement (the “Original Agreement”), wherein the City agreed to extend incentives to provide reimbursement of certain TIF eligible project costs for property located at 205 North College Ave., Aledo, Illinois (the “Property”). The Parties agree that the Original Agreement provided for total cumulative reimbursements to be paid from the City to the Developer in the amount of \$250,000.00. The Parties further agree that the City has, to date, reimbursed the Developer the total cumulative amount of \$205,275, which leaves a balance that has yet to be reimbursed from the City to the Developer of \$44,725

Section C of the Original Agreement is hereby amended by replacing the last paragraph thereof with the following:

*Notwithstanding the foregoing, the City shall have no obligation to reimburse the Developer for the expenses set forth in Paragraph C-3 and C-4 hereof in the event the Developer (i) fails to secure approval of the Project by the Illinois Housing Development Authority for low-income housing tax credits, (ii) fails to acquire the property on or before December 31, 2023, or (iii) fails to commence and diligently pursue construction of the Project on or before December 31, 2023.*

*Furthermore, the Parties agree that of the \$44,725.00 amount remaining to be reimbursed by the City to the Developer hereunder, \$35,000.00 shall be used to reimburse the Developer for its cost to acquire the Property, and the remaining \$9,725.00 shall be used to reimburse the Developer for its hard construction costs to rehabilitate and renovate the Property.*

Motion was made by ALDERMAN BERTRAND and seconded by ALDERMAN SARABASA to waive the 2<sup>nd</sup> reading for Ordinance No. 07, Series of 2023; Approving and Authorizing the Execution of a First Amendment to the Tax Increment Financing (TIF) District Redevelopment Agreement by and between the City of Aledo, Mercer County, Illinois and Rock Island Economic Growth Corporation. A Roll Call vote was recorded as follows:

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



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Motion was made by ALDERMAN BERTRAND and seconded by ALDERMAN CHAUSSE to adopt Ordinance No. 07, Series of 2023; Approving and Authorizing the Execution of a First Amendment to the Tax Increment Financing (TIF) District Redevelopment Agreement by and between the City of Aledo, Mercer County, Illinois and Rock Island Economic Growth Corporation as presented. A Roll Call vote was recorded as follows:

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

**ORDINANCE NO. 08, SERIES OF 2023; AMENDING THE MUNICIPAL BUDGET FOR THE CITY OF ALEDO FISCAL YEAR 2023: (FIRST READING)**

The City Council of the City of Aledo adopted Ordinance Number 23, Series of 2022 on December 6, 2022, approving the annual budget for the fiscal year beginning January 1, 2023 and ending December 31, 2023 (the “2023 Budget”).

The City of Aledo Finance Director has recommended that the 2023 Budget be amended to move a Safe Routes to School grant income and associated expense from the General Fund and Capital Improvements Plan Fund to the Motor Fuel Tax Fund because the Safe Routes to School project is a Motor Fuel Tax project.

A second reading to be held on Tuesday, February 21, 2023 at 6:30 o'clock p.m. in the City Council Chamber.

**RESOLUTION NO. 03R, SERIES OF 2023; APPROVING ENGINEERING SERVICES AGREEMENT WITH HUTCHISON ENGINEERING FOR THE SE 2<sup>ND</sup> AVENUE RECONSTRUCTION PROJECT IN THE AMOUNT OF \$73,748.00:**

The City Council of the City of Aledo has determined as part of the FY 2023 capital improvement plan that it is in the best interests of the City and its citizens to reconstruct the street and sidewalk on SE 2nd Avenue between SE 3rd Street and SE 15th Street.

Hutchison Engineering has submitted a Phase I Engineering Agreement in the amount of \$73,748.00. This agreement is to perform survey, develop cross sections at existing entrances, develop typical sections, perform a drainage analysis, develop preliminary plan and profile sheets, and develop a preliminary construction cost estimate.

Motion was made by ALDERMAN COOPER and seconded by ALDERMAN CHAUSSE to approve Resolution No. 03R, Series of 2023; Approving Engineering Services Agreement with Hutchison Engineering for the SE 2<sup>nd</sup> Avenue Reconstruction Project in the amount of \$73,748.00. A Roll Call vote was recorded as follows:





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YES: Bertrand, Chausse, Cooper, Dixon, Holmes, and Sarabasa. NO: Kopp. Motion carried. 6 yeas, 1 nay.

**RESOLUTION NO. 04R, SERIES OF 2023; APPROVING ENGINEERING SERVICES AGREEMENT WITH HUTCHISON ENGINEERING FOR THE EAST MAIN EXTENSION PROJECT IN THE AMOUNT OF \$78,936.00:**

The City Council of the City of Aledo has determined as part of the FY 2023 capital improvement plan that it is in the best interests of the City and its citizens to reconstruct East Main Street from SE 3rd Avenue to SE 11th Avenue and to construct a new roadway from SE 11th Avenue to IL 94 and turn lanes on IL 94.

Hutchison Engineering has submitted a Phase I Engineering Agreement in the amount of \$78,936.00. This agreement is to perform survey, develop cross sections at existing entrances, develop typical sections, perform a drainage analysis, develop preliminary plan and profile sheets, develop a preliminary construction cost estimate, and prepare and attend a coordination meeting with IDOT to determine if a turn lane will be needed at the IL 94 intersection.

Motion was made by ALDERMAN COOPER and seconded by ALDERMAN CHAUSSE to approve Resolution No. 04R, Series of 2023; Approving Engineering Services Agreement with Hutchison Engineering for the East Main Extension Project in the amount of \$78,936.00. A Roll Call vote was recorded as follows:

YES: Bertrand, Chausse, Cooper, Dixon, Holmes, and Sarabasa. NO: Kopp. Motion carried. 6 yeas, 1 nay.

**RESOLUTION NO. 05R, SERIES OF 2023; ACCEPTING BID AND AWARDING CONTRACT FOR COLLEGE AVENUE AND SW 2<sup>ND</sup> AVENUE ALLEY SANITARY SEWER REPLACEMENT IN THE AMOUNT OF \$155,190.00:**

The project location is located on the College Ave. & SW 2nd Ave Alley between Main St. and SW 2nd St. in the City of Aledo. Work consists of 198' of 8" sanitary sewer main, 135' of 4" sanitary sewer laterals, 2 manholes, pavement restoration, sidewalk, curb & gutter and additional appurtenances.

Following a bid opening on October 4, 2022 and review of the bids, Hutchison has recommended that the City award the contract for construction of the Project to the lowest bidder, Five Cities Construction Company, whose bid was \$155,190.00.

Motion was made by ALDERMAN KOPP and seconded by ALDERMAN COOPER to approve Resolution No. 05R, Series of 2023; Accepting Bid and Awarding Contract for



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College Avenue and SW 2<sup>nd</sup> Avenue Alley Sanitary Sewer Replacement in the amount of \$155,190.00 to Five Cities Construction Company, of Moline, IL. 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 TO REJECT A BID FOR PURCHASE OF A PORTION OF 706 NW 5<sup>TH</sup> AVENUE, ALEDO, IL:**

The Public Property, Streets & Sidewalks Committee met on Monday, January 23<sup>rd</sup> to review and discuss the sole bid submitted by Derwood Ruggles for 0.156 acres of real estate, commonly known as part of Lot 11 in McCoy's Addition to the Original Town, now City of Aledo, Illinois.

Parcel No: 10-10-17-100-029      Site Address: 706 NW 5th Ave, Aledo, IL

Motion was made by ALDERMAN COOPER and seconded by ALDERMAN DIXON to reject the bid submitted by Derwood Ruggles in the amount of \$25.00 and to reissue a Request for Proposal for Sale of Property. 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.

**OLD BUSINESS:** ALD. Sarabasa inquired on the status of the Employee Retirement Incentive program discussed at a prior Personnel Committee meeting held on November 28, 2022. CITY CLERK reported the FINANCE DIRECTOR is in review of the materials and hope to have that back before the Committee in late February or early March.

**NEW BUSINESS:** No Report.

**ADJOURNMENT:** There being no further business, motion was made by ALDERMAN KOPP and seconded by ALDERMAN SARABASA that the meeting be adjourned. A Unanimous voice vote followed in agreement. Meeting was adjourned at 7:01 P.M.

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Jarod M. Dale, City Clerk

Minutes approved by Council action February 21, 2023.

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Jarod M. Dale, City Clerk