

Public Property, Streets & Sidewalks Committee – February 09, 2022

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 February 09, 2022. ALD. BARRY COOPER called the Committee meeting to order at 6:01 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 CHRIS KOPP was excused.

Also, present JIM HOLMES, Alderman, CHRIS SULLIVAN, Administrator / Chief of Police, 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 a Joint Tax Increment Financing (TIF) & Public Property, Streets & Sidewalks Committee minutes of November 29, 2021. A Unanimous voice vote followed in agreement.

Public Comment: No Report.

Old Business: No Report.

New Business:

Discussion on a Request by Third Arrow Properties, LLC to receive a Three (3) Month Extension regarding a Real Estate Purchase Agreement for property located at 109 SW 2nd Street, Aledo, IL., 61231:

The City of Aledo, Illinois and Third Arrow Properties, LLC, entered into a Real Estate Purchase Agreement dated on or around April 17, 2021. The City agreed to sell and the Developer agreed to purchase the former Aledo Gas Building, which is located at 109 SW 2nd Street, Aledo, Illinois. The original agreement held the developer to a one (1) year time frame for completion of the renovations of the property. It also allowed for an extension of three (3) months, upon request of the developer.

Legal Description: The West 112 Feet of Lot 7, less the East 36 Feet, in Block 75 of the Original Town, now City of Aledo, Mercer County, Illinois

Property ID#: 10-10-17-452-012

The developer, Jordan Clark, owner of Third Arrow Properties, has been in contact with City Staff about the property. He requested, in writing, an extension allowing him until just prior to Antique Days in 2022. Antique Days is held on the fourth Saturday in August every year. It will fall on August 27, 2022.

Motion was made by ALD. COOPER and seconded by ALD. CHAUSSE to recommend approval of a 3-month extension submitted by Third Arrow Properties, LLC and move to the full City Council for final approval. A Unanimous voice vote followed in agreement.

Discussion on the Lease of Lots 11, 12, & 13 all in Progress Park 2nd Addition to the City of Aledo, Mercer County, Illinois:

Eric Skinner of Skinner Landscaping, Inc., approached the Mayor and City Staff about the possibility of leasing three vacant lots in the Industrial Park. The vacant lots are Lot Eleven (11), Twelve (12), and Thirteen (13), and the undeveloped SE 8th Street right-of-way lying east of the east right-of-way line of SE 22nd Avenue. They are all located adjacent to the property he purchased and developed in Progress Park.

Skinner plans to build an attraction and sales area similar to an orchard attraction revolving around a fall and Halloween theme. He intends to have things like a pumpkin patch, kids' activities, and related items for sale. It would be similar to an orchard venue, only smaller. Skinner currently operates greenhouses in conjunction with the sale of plants, shrubs and trees. The planned fall activity area would expand the current business significantly.

The lots are currently leased to Rick Gillespie. Gillespie farms the lots and several other properties belonging to the City. The lots have been planted with hay for the last couple of years. I spoke to Gillespie and he related that he was willing to give up his lease. He had previously spoken to Skinner, and Gillespie stated he thought it was good idea and he would like to see it succeed.

If approved by the CITY COUNCIL, the Tenant would agree to pay Landlord the sum of One Thousand Dollars (\$1,000.00) per annum due on the first day of every Lease Year, with payment for the first Lease Year due upon execution of Lease. The term of this Lease shall be a five (5) year period commencing on the date first written above and expiring on the last day of the fifth (5th) consecutive Lease Year thereafter. "Lease Year" shall mean a period of twelve (12) consecutive calendar months, commencing on the first day of the Term hereof.

Motion was made by ALD. CHAUSSE and seconded by ALD. SARABASA to recommend approval of a ground lease agreement between the City of Aledo and Skinner Landscaping, Inc., as presented and move to the City Council for final approval. A Unanimous voice vote followed in agreement.

Discussion regarding the Cash Farm Lease for Property Located at the Aledo Cemetery & South Lagoon:

CITY STAFF reported the cash farm lease agreements are past due and need to be renewed.

Cemetery Property:

- A. Description of Land. The Lessor rents and leases to Lessee, to occupy and to use for agricultural purposes only, the following real estate located in the County of Mercer and the State of Illinois: the City of Aledo cemetery property consisting of approximately 4 tillable acres (“Property”).
- B. Length of Tenure. The term of this Agreement shall be one year, commencing on March 1, 2020 and ending on February 28, 2021 (“Term”).
- C. Fixed Rent: Lessee will pay Lessor as “Fixed Rent” for the Property the sum of Three Hundred Dollars (\$300.00).
- D. Rent Installments: Lessee shall pay one-half of the annual fixed rent described in Section 2 (A) above to Lessor on or before April 1, 2020, and shall pay the remaining one-half of the fixed rent to Lessor on or before November 1, 2020.

Lagoon Property:

- A. The Lessor rents and leases to Lessee, to occupy and to use for agricultural purposes only, the following real estate located in the County of Mercer and the State of Illinois: the City of Aledo lagoon property consisting of approximately 12 tillable acres (“Property”).
- B. Length of Tenure. The term of this Agreement shall be one year, commencing on March 1, 2020 and ending on February 28, 2021 (“Term”).
- C. Fixed Rent: Lessee will pay Lessor as “Fixed Rent” for the Property the sum of Seven Hundred Dollars (\$700.00).
- D. Rent Installments: Lessee shall pay one-half of the annual fixed rent described in Section 2 (A) above to Lessor on or before April 1, 2020, and shall pay the remaining one-half of the fixed rent to Lessor on or before November 1, 2020.

Consensus by the Committee to approve a renewal agreement with Rick Gillespie for properties located at the Aledo Cemetery & the South Lagoon for a 2-year period and bring before the CITY COUNCIL for final approval.

Items not originally provided for listing on the Agenda but were brought before the Committee include:

Discussion on 2022 Motor Fuel Tax (MFT) Street Resurfacing Project:

DPW Blaser reported as part of the F/Y 2022 CIP Budget, the City Council approved the Street Resurfacing Project (NW Quadrant) in the amount of \$300,000.00.

Luke Salmon and DPW have been working with Hutchison Engineering on identifying streets to include for this years' program. DPW provided a copy of the proposed streets that the Street Division have identified, and anticipated cost estimates for the resurfacing.

In 2020, the CITY re-surfaced 19 blocks at \$444,000. Six blocks on SW 5th Street, and 13 blocks on the NW Quadrant. A majority of the 13 on the NW were 4th & 5th Avenue.

The intent of the 2022 project would be to move over to NW 6th Ave., and tie the street sections back to 5th Ave. NW 6th Ave is the worst avenue left in this quadrant. Staff wanted to keep the construction limits as tight as possible to keep mobilizations cost as minimal as possible. We could also add the four street sections on the west side of 6th Avenue as an alternate in hopes we get a good price.

The two big factors in the amount of blocks we can do is the price of asphalt, along with construction design and engineering costs. For instance, in 2020 the asphalt price was \$85/ton. Hutchison Engineering is seeing asphalt prices projected at \$120/ton for 2022. The design and construction engineering costs have typically been 10% of the construction cost, but IDOT has increased ADA design requirements for sidewalks, which has also increased cost. We are projecting anywhere from \$40,000-\$50,000 for engineering the 10 blocks.

ADJOURNMENT: There being no further business, motion was made by ALDERMAN KOPP and seconded by ALDERMAN SARABASA that the meeting be adjourned. Unanimous voice vote followed in agreement. Meeting was adjourned at 6:29 P.M.

Jarod Dale, City Clerk