

Public Property, Streets & Sidewalks Committee – March 27, 2023

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 March 27, 2023. ALD. BARRY COOPER called the Committee meeting to order at 6:29 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 ILA BERTRAND, Alderman, DENNIS DIXON, Alderman, JAY DOHERTY, Alderman, JIM HOLMES, Alderman, JUSTIN BLASER, Director of Public Works & Utilities, 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 January 23, 2023 with an amendment to add Alderman Ila Bertrand to the 'Also, present' listing on page 1 of the committee meeting minutes. A Unanimous voice vote followed in agreement.

Public Comment: No Report.

The chairman reported new business discussion regarding an amendment to an annexation ordinance for property owned by Harold and Shirley Salmon to be discussed before old business due to attendee's present for the discussion item.

New Business:

Discussion on an Ordinance Amending the Ordinance for Annexation of Property owned by Harold and Shirley Salmon:

In March, 2019 the Aledo City Council adopted Ordinance No. 15, Series of 2019; Providing for Annexation of Property owned by Harold Salmon and Shirley Salmon. The property is located 709, 711, and 715 N. College Lane and 104, 106, and 108 NW 8th Street, PIN# (10-10-17-202-001).

Within the ordinance, Section 2 has the following stipulation to the annexation:

(iii) existing mobile homes must be removed in the event the Territory is sold by Petitioners to any third party. The City Council has requested the Public Property, Streets & Sidewalks Committee further review an amendment allowing the

current occupants to remain on the property should the children of the current property owner's sell the property.

CITY ATTORNEY Walton has provided the Committee with a draft amendment to begin discussions on how best to allow the mobile homes to remain on the property:

Section 2 of Ordinance Number 15, Series of 2019, is hereby amended as follows (additions are indicated by **bold italics** and deletions by):

Section 2. The annexation of the Territory is subject to the following conditions: (i) existing mobile homes may not be replaced, and (ii) existing mobile homes may be maintained only while continuously occupied by the same parties **who occupied such mobile homes on March 18, 2019,** and such mobile homes must be removed within sixty (60) days after the current such occupants move out,

The committee voiced concern of the current ordinance in its drafted form noting there are currently three mobile homes on the property. Two are occupied and one is unoccupied after the passing of both property owners (Harold & Shirley Salmon). The committee noted the removal of a mobile home should be on the condition of the unit not if the current owner moves out or is unoccupied.

The Committee voiced their opinion to allow the property to be sold with the mobile home to remain and allow the two other remaining mobile homes to also remain on the property after the transfer. MAYOR Hagloch to update the CITY ATTORNEY on additional language changes to the draft.

Attorney Karl Bredberg was present to represent the Salmon family. Bredberg noted to the Committee that the family does not want to own the property. Options would be to either sell the mobile home with the lot or sell the property with only two remaining occupied mobiles to remain. It was noted there are currently five lots on this one parcel.

The condition of the mobile home if dilapidated or unlivable would trigger the removal of a trailer. The City's code enforcement would determine that condition, per the Committee. ALD. Bertrand noted the new owner of the property could also determine if they would or would not want a trailer to remain on the property.

Motion was made by ALD. SARABASA and seconded by ALD. CHAUSSE to approve the amendment with the changes discussed during the Committee meeting & send to full council for final approval. A Roll call vote was recorded as follows with all council members who were present:

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

Old Business:

Discussion on Sale of Property pursuant to 65 ILCS 5/11-76-2 – 706 NW 5th Avenue, Aledo, IL:

DPW Blaser reported in July of 2021, Derwood Ruggles approached the City asking if the City would be interested in selling the northern 25 feet of the RMA parcel. DPW noted at that time, the City was not able to locate any property pins, and the measurements from existing plats really didn't help determine exactly where they would be. Staff had the property surveyed, and a lot line adjustment completed. A copy of the survey was provided to the Committee for review.

DPW reported on March 20, 2023, a bid opening was held with one bid being received from Derwood Ruggles in the amount of \$350.00.

Motion was made by ALD. COOPER and seconded by ALD. CHAUSSE to approve the bid as presented and move to the full City Council for final approval. A Unanimous voice vote followed in agreement.

Discussion on Property located at 706 NW 5th Avenue:

Mark Nelson, Nelson Valuations, Inc. d/b/a Roy R. Fischer of Davenport, IA completed an onsite visit on February 7th to walk-around the old RMA site located at 706 NW 5th Avenue.

The legal description is: Lot 11 (less 25.04' on W Side & Less N 149') McCoy's Addition.
Parcel ID No: 10-10-17-100-029

A summary appraisal report was provided showing an opinion of market value in the amount of \$12,000.

Discussion on Property located at 709-713 SW 3rd Street:

Mark Nelson, Nelson Valuations, Inc. d/b/a Roy R. Fischer of Davenport, IA completed an onsite visit on February 7th to walk-around the old RMA site located at 709-713 SW 3rd Street.

The legal description is: Lots 5 & 6 FRL Block 84 College Addition as well as S 50' RR ROW Between East & West Line of Block 84 of College Addition.

Parcel ID No: 10-10-17-354-005 & 10-10-17-354-010

A summary appraisal report was provided showing an opinion of market value in the amount of \$10,000.

City Staff to request the markers be moved to correct the variances on the google mapping provided on the appraisal and to correct the legal description to reflect Lots 5 & 6 and not Lot 7 as provided originally by the appraisal company.

Motion was made by ALD. CHAUSSE and seconded by ALD. SARABASA to obtain a relator by soliciting bids to sell the property located at 706 NW 5th Avenue & the property located at 709-713 SW 3rd Street for market value listed on each appraisal. A Unanimous voice vote followed in agreement.

The Committee requested the Mayor confirm with the City Attorney if the City can list the property higher than market value. The Mayor to report back to City Council.

Note: The Committee suggested the City not allow the property to be listed with a realtor longer than six months.

Discussion on SE 8th Avenue Multi-Use Pathway from SE 3rd Street to SE 6th Street – Status Update:

DPW Blaser reported on June 9, 2021 the City of Aledo was awarded an ITEP Grant in the amount of \$513,158.00 for the design and construction of a Multi-Use Pathway along SE 8th Avenue from SE 3rd Street to SE 6th Street. This pathway will be a continuance of the pathway along SE 3rd Street, per DPW.

Phase I Engineering was completed in early 2022, and approved by IDOT. The City submitted a Joint Agreement for the approval to utilize Hutchison Engineering for the

Phase II Design and Construction Observation back on October 14, 2022. Approval was received by the City in early February 2023.

Hutchison Engineering is currently working on design and specifications. DPW reported plans are to be ready for bid on the January or March 2024 IDOT letting so the project can be constructed in 2024.

Discussion on Safe Routes to School – SE 6th Street (Sidewalk) from SE 8th Avenue to S. College Avenue – Status Update:

DPW Blaser reported on April 20, 2022, the City of Aledo was awarded a Safe Routes to School Grant in the amount of \$250,000.00. The grant is for the construction of a 5-foot sidewalk along the south side of SE 6th Street from SE 8th Avenue to South College Avenue.

Hutchison Engineering is working on the Phase I engineering report for IDOT review. Hutchison and city staff have discussed pushing the schedule back to get the project on the same IDOT letting as the SE 8th pathway. DPW noted this is in hopes to have the same contractor get both projects and works them together.

Discussion on 9th Avenue Multi-Use Pathway from SW 6th Street to NW 6th Street – Status Update:

DPW Blaser reported on October 10, 2022, an ITEP Application was submitted for the design and construction of a Multi-Use Pathway along 9th Ave from SW 6th Street to NW 6th Street.

Total estimated cost is \$1,554,940.00
ITEP - \$1,243,952.00
Local Match - \$310,988.00

The award selection is anticipated to be announced from the Governor before July 1, 2023.

In other business, ALD. Chausse inquired the status of a neighborhood vehicle pathway to the east-end business district of Aledo. MAYOR Hagloch reported he has yet to hear back from Rex Johnson. Negotiations continue on a price.

The Mayor inquired if a price to purchase a lot in Green Development Group, LLC could not be agreed upon would the Committee consider an access easement as an

alternative. During comment by the Committee it was noted the property owner(s) would need to be consulted to see if an access easement would be agreeable to easement as an alternative to purchasing.

DPW Blaser reported Jamie White was served last week by the City regarding an abatement notice for his property located at 104-108 SW 3rd Street, Aledo. The property is in code violation related to property maintenance. DPW Blaser to attend court the week of April 2nd at the request of attorney Karl Bredberg. The property owner is Jon Sierer and he has filed a motion in circuit court to evict Mr. White from the property.

DPW Blaser reported the property address at 511 NE 3rd Avenue, Aledo, IL. Is in code violation of property maintenance. The daughter, Michelle McDaniel of the owner James Bartel (now deceased), has been sent a NOV and to appear at the April code hearing. McDaniel is attempting to clean-up the property and to list the property for sale.

DPW Blaser reported the survey on SE 2nd Avenue has been completed and East Main Street to be completed the week of 3/26. These two surveys will assist in determining the cost to resurface SE 2nd Avenue and to complete East Main extension to Rt. 94.

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 7:09 P.M.

Jarod Dale, City Clerk