



Minutes of the Regular City Council Session – May 02, 2022

The City Council of the City of Aledo met in Regular Session in the Council Chambers at the Aledo City Hall building on May 02, 2022. MAYOR HAGLOCH called the meeting to order at 6:31 P.M. The roll was called, whereupon the following answered present:

Aldermen ILA BERTRAND, MICHAEL CHAUSSE, BARRY COOPER, DENNIS DIXON, JAY DOHERTY, JIM HOLMES, CHRIS KOPP and LINDA SARABASA. Mayor CHRISTOPHER HAGLOCH.

Also present was CHRISTOPHER SULLIVAN, City Administrator / Chief of Police; JUSTIN BLASER, Director of Public Works & Utilities; and JAROD DALE, City Clerk.

The media was represented by John Hoscheidt, WRMJ.

COMMITTEE OF THE WHOLE

Public Comment: No Report.

Communication & Correspondence: No Report.

Requests & Petitions: Special Event: Rhubarb Festival – June 3rd & June 4th – Street Closure Request(s).

Public Works Activity Report:

- *Streets:* Daily checks, tasks, JULIES, and work orders continue. Manhole repair work; mowing in full swing.
- *Gas:* JULIE's; read meters; Update Cathodic Protection survey list for 2022; repair and install water boxes at Central Park; continue digital mapping; deliver shutoff notices.
- *Water:* JULIE's; Lead and copper surveys continue; camera storm sewers at Central Park; clean sanitary sewer in Knox Heating & Cooling alley and South College Avenue; jetter repair; finish flowmeter and pit work at the WTP; hydrant flushing will begin within the next two weeks.
- *Cemetery:* Grounds cleanup has begun, mowing and weed eating are in full swing.
- *DPW:* Met with Hutchison Engineering to review scopes of work for engineering services in regards to NW 9th Avenue, East Main Street Extension, and SE 2nd Ave projects. Ne 6th Ave Sewer Project is nearing completion, staff is working with the engineer to determine the scope of work for the street resurfacing. The Public Works Building is progressing, masonry repairs are complete, windows and EIFS will be starting in the coming days. Staff is working with Paul Baele with HDR on an agreement for topographic engineering services for the 100 Block of NE 2nd Ave. This will provide the information needed to complete a design for



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sidewalk and street repairs to that area. The PW uniforms were delivered last week. The sidewalk was repaired on front of Know Heating and Cooling. The next few weeks will be focused on Memorial Day and Rhubarb Fest Preparations.

Aledo Police Department Activity Report: CHIEF Sullivan reported Officer Dallas Wakeland graduated from the Southwestern Illinois College Police Academy on Friday, April 22nd. He began his field training with the Department on Monday, April 25th.

The Police Academy is working to accommodate classes from 100 to 200 candidates for future Academies.

Officer Marcus Harris has begun his Academy training and will graduate this coming August.

The ELECTED OFFICIALS and CITY STAFF observed a moment of silence for Deputy Nicholas Weist of the Knox County Sheriff's Department. Mr. Weist was employed with the City of Aledo beginning June, 2015 to May, 2018.

Administrative Report: No Report.

Mayor's Report: MAYOR Hagloch reported Mercer County High School Agriculture Department has flowers available for potential potting in the downtown area. CITY STAFF noted flowers have been ordered for the downtown baskets but there may be available room with flower boxes that are in storage. MAYOR to notify MCHS downtown flowers have been ordered.

Committee Report: ALD. Chausse requested a Cemetery & Cable TV Committee convene to discuss flat grave markers in the 7th Addition of the Aledo Cemetery. The Committee meeting was scheduled for Monday, May 9th at 6:00 PM.

ALD. Sarabasa to attend the meeting with 353 Court, LLC on Wednesday, May 4th at City Hall. New TIF Applications to be reviewed by 353 Court and City Staff. A potential TIF Committee meeting to be scheduled after the Cemetery & Cable TV Committee meeting on May 4th.

REGULAR COUNCIL SESSION

Following the Pledge of Allegiance to the Flag,



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CONSENT AGENDA

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

- Approval of Minutes of the Regular Meeting of April 18, 2022.
- Approval of Finance Invoice Listing – AP08.
- Approval of Resolution No. 23R, Series of 2022; Approving Purchase of Sanitary Sewer Camera in the amount of \$10,800.00.
- Approval of the Resignation of Larry Thompson as Utility Worker effective April 22, 2022.
- Approval of the Hiring of Jordan Shreffler as a Utility Worker in the Department of Public Works & Utilities effective May 13, 2022.
- Special Event: Rhubarb Festival – June 3 & June 4 Street Closure Request(s).

A Roll Call vote was recorded as follows:

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

PUBLIC COMMENT: No Report.

ACTION ITEMS:

ORDINANCE NO. 12, SERIES OF 2022; APPROVING THE REDEVELOPMENT PLAN AND PROJECTS FOR THE ALEDO DOWNTOWN – 2022 TAX INCREMENT FINANCING DISTRICT: (FIRST READING)

The City of Aledo, Mercer County, Illinois, (the “City”) desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended, hereinafter referred to as the “Act”, for the Redevelopment Plan and Projects for the proposed Aledo Downtown-2022 Tax Increment Financing (“TIF”) District within the municipal boundaries of the City of Aledo and within the Redevelopment Project Area (the “Area”) as described in Section 1(a) of this Ordinance, which Area constitutes in the aggregate more than 1 ½ acres.

On February 4, 2022 due notice in respect to a Public Meeting for the proposed Aledo Downtown-2022 TIF District was given pursuant to Section 11-74.4-6(e) of the Act, such notice being given to taxing districts having real property in the Area, interested parties,



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taxpayers who own property in the Redevelopment Project Area and residents in the Area.

Pursuant to Section 11-74.4-6(e) of the Act, on February 22, 2022, the City held a Public Meeting for the proposed Aledo Downtown-2022 TIF District to advise the public, taxing districts having real property in the Redevelopment Project Area, taxpayers who own property in the Redevelopment Project Area, and residents of the Area as to the City's possible intent to prepare a Redevelopment Plan and designate a Redevelopment Project Area and to receive public comment.

Pursuant to Section 11-74.4-5 of the Act, on March 31, 2022, the City convened a Joint Review Board to consider the proposal and the Joint Review Board met on said date and recommended that the City Council approve the Aledo Downtown-2022 TIF District Redevelopment Project Area, Plan and Projects.

Pursuant to Section 11-74.4-5 of the Act, on April 25, 2022 the City Council caused a Public Hearing to be held relative to the Redevelopment Plan and Projects and the designation of a Redevelopment Project Area at the Aledo City Hall, 120 N College Ave., Aledo, Illinois.

Due notice in respect to such Public Hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, with notice being given on March 9, 2022 by certified mail to Taxing Districts and to the State of Illinois Department of Commerce and Economic Opportunity; on March 18, 2022 by certified mail to Taxpayers in the Area, and to Residents in the Area by regular U.S. Mail; on April 1, 2022 by regular U.S. mail to all residences within 750 feet of the Redevelopment Project Area and all registrants on the Interested Parties Registry; and by publication in The Aledo Times Record on April 6, 2022 and April 13, 2022.

The Redevelopment Plan and Projects set forth the factors constituting the need for the redevelopment of blighted and conservation areas in the proposed Redevelopment Project Area and the City Council has reviewed testimony concerning such needs presented at the Public Hearing and has reviewed other studies and is generally informed of the conditions in the proposed Redevelopment Project Area as said terms "Blighted Area, Conservation Area and Combination of Blighted and Conservation Areas" are used in the Act.

The City Council has reviewed the conditions pertaining to lack of private investment within the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefitted by the proposed redevelopment project improvements.



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The City Council has further determined that the implementation of the Redevelopment Plan will increase the City's population, increase employment opportunities, increase the overall value and quality of life of the community for its residents, and by completing the Redevelopment Project, enhance the tax base of the taxing districts that extend into the Redevelopment Project Area; and the City Council has reviewed the proposed Redevelopment Plan and Projects, Land Use and Zoning Map and Ordinances for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Projects conform to the Ordinances of the municipality.

The City Council of the City of Aledo hereby makes the following findings:

- a. The area constituting the proposed Redevelopment Project Area for the Aledo Downtown-2022 TIF District in the City of Aledo, Illinois, is described in Exhibit A (Legal Description) and Exhibit B (Boundary Map) of this Ordinance.
- b. There exist conditions set forth herein and in the Qualifying Characteristics described in the Plan which cause the area to be designated as a "Combination of Blighted and Conservation Areas" as defined in Section 11-74.4-3 of the Act.
- c. The proposed Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan.
- d. The Redevelopment Plan and Projects conform to the Land Use and Zoning and Ordinances for the development of the municipality as a whole.
- e. The Redevelopment Plan and District shall be completed no later than December 31 of the year in which the payment is made to the municipal treasurer with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which this Ordinance approving the Redevelopment Plan and Projects is adopted.
- f. The estimated date for retirement of obligations, if any, incurred to finance the Redevelopment Projects costs shall be no later than twenty (20) years from the effective date of the Ordinance related to such obligations, or the end of the TIF District, whichever occurs first.
- g. Such incremental revenues will be exclusively used for the development of the Redevelopment Project Area.
- h. The Redevelopment Project Area would not reasonably be developed without the use of such incremental revenues.
- i. Such additional information pertaining to the Qualifying Characteristics is set forth in the Plan.
- j. In addition, the City has reviewed the following material: (i) Land Use Applicable Zoning Map and Ordinances; (ii) Impact on other Taxing Districts; and (iii) Findings and Recommendations of the Joint Review Board.



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The second reading to be held on Monday, May 16, 2022 at 6:30 o'clock pm in the City Council Chambers.

ORDINANCE NO. 13, SERIES OF 2022; DESIGNATING THE REDEVELOPMENT PROJECT AREA FOR THE ALEDO DOWNTOWN – 2022 TAX INCREMENT FINANCING DISTRICT: (FIRST READING)

The Boundary Map “Exhibit D” is attached hereof and made a part of these minutes. The second reading to be held on Monday, May 16, 2022 at 6:30 o'clock pm in the City Council Chambers.

ORDINANCE NO. 14, SERIES OF 2022; ADOPTING TAX INCREMENT FINANCING FOR THE ALEDO DOWNTOWN – 2022 TAX INCREMENT FINANCING DISTRICT: (FIRST READING)

1. The City of Aledo, Mercer County, Illinois, hereby adopts Tax Increment Financing for: (i) the Aledo Downtown-2022 TIF District Redevelopment Plan and Projects as approved by Ordinance No. 12, Series of 2022; and (ii) the Redevelopment Project Area as designated by Ordinance No. 13, Series of 2022.
2. After the equalized assessed valuation of each tract of taxable real property in the Redevelopment Project Area exceeds the initial equalized assessed value of each tract of taxable real property in the Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon real property in the Redevelopment Area by taxing districts and the rates determined in the manner provided in Section 11-74.4-9(b) of the Act each year after the effective date of this Ordinance until the Redevelopment Project costs and obligations issued in respect thereto have been paid shall be divided as follows:
 - a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
 - b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the lower of the current equalized assessed value or the initial equalized assessed value of each parcel of property in the Redevelopment Project Area shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said funds in a special fund called the “Special Tax



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Allocation Fund” for the Redevelopment Project Area of the municipality for the purpose of paying the Redevelopment Project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

The second reading to be held on Monday, May 16, 2022 at 6:30 o'clock pm in the City Council Chambers.

ORDINANCE NO. 15, SERIES OF 2022; AUTHORIZING A SIGN EASEMENT: (FIRST READING)

The sign easement to be entered into between Henderson Family Limited Partnership (hereinafter “Grantor”) and the City of Aledo (hereinafter “Grantee”). Grantor hereby grants and conveys to Grantee and Grantee’s successors and assigns a perpetual easement for purpose of the construction, reconstruction, maintenance, operation, inspection, repair, removal, replacement, redesign, alteration and improvement of the Industrial Park Sign to be located in the area identified on the Site Plan.

The term of this Easement shall be five (5) years commencing on June 1, 2022 and ending on May 31, 2027. Thereafter, the term of this Easement shall automatically renew for successive five (5) year periods unless either party delivers written notice of termination to the other party not less than six (6) months before the expiration of the then current term.

All costs of construction and maintenance of the easement area and the Industrial Park Sign shall be paid solely by Grantee.

Motion was made by ALDERMAN CHAUSSE and seconded by ALDERMAN BERTRAND to waive the 2nd reading for Ordinance No. 15, Series of 2022; Authorizing a Sign Easement. A Roll Call vote was recorded as follows:

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

Motion was made by ALDERMAN CHAUSSE and seconded by ALDERMAN BERTRAND to adopt Ordinance No. 15, Series of 2022; Authorizing a Sign Easement between Henderson Family Limited Partnership and the City of Aledo. A Roll Call vote was recorded as follows:

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



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RESOLUTION NO. 24R, SERIES OF 2022; APPROVING PURCHASE OF EMULSION OIL TANK FOR A PRICE NOT TO EXCEED \$34,759.00:

The Director of Public Works has recommended that the City purchase a 1,000-gallon trailer mounted portable emulsion oil tank with pumping system and has received a quote from Cimline, Inc. at a price of \$34,759.00, and the Director of Public Works has recommended purchase of the foregoing Oil Tank from Cimline, Inc.

Motion was made by ALDERMAN DIXON and seconded by ALDERMAN HOLMES to approve Resolution No. 24R, Series of 2022; Approving Purchase of Emulsion Oil Tank from Cimline, Inc., 2601 Niagara Lane, Minneapolis, MN 55447 in the amount of \$34,759.00. A Roll Call vote was recorded as follows:

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

OLD BUSINESS:

Discussion regarding Employee Salary Study: ADMINISTRATOR/CHIEF Sullivan reported he is now looking at different avenues to obtain a salary study. CHIEF to also receive Bi-State Regional Commissions regional salary study as well.

ALD. Doherty noted the current sign ordinance for Aledo was discussed the night previously with a resident. The sign ordinance has protected the City from accidents in past, per DOHERTY. CITY COUNCIL did report the “Blue Kids” that were placed in ROW by the Mercer County Family Crisis Center will need to be addressed next year. It was noted by CITY STAFF that contact will be made to MCFCS to provide a reminder on the current ordinance.

NEW BUSINESS:

The awards for the ***Safe Route to School grant program*** were announced on April 20th, and Aledo was awarded \$250,000.00 for the S 6th Street sidewalk project! The existing sidewalk on 6th Street provides a direct path to the elementary and intermediate schools in the City of Aledo, but the sidewalk is incomplete and in disrepair. The federal grant program is administered through the Illinois Department of Transportation.

Project location description begins at SE 6th Street and SE 8th Avenue, the project runs west on 6th Street seven blocks to SW 3rd Avenue. The City will complete the sidewalks to connect directly to Mercer County Intermediate and Apollo Elementary Schools. The total project length is 2,020 feet on the south side of S. 6th Street. A connection will be



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made to a programmed ITEP-funded project on SE 8th Avenue anticipated for construction in 2022. Grant funding is eligible for rescission after 4 years.

Hutchinson Engineering, Inc. provided a cost estimate for the construction and engineering of the Project, including construction in the amount of \$280,187.00 and preliminary engineering & engineering costs in the amount of \$82,655.00, with the total local match pledged by the City being \$112,843.00.

Lindsey Dunn, new Executive Director of Aledo Main Street will participate in a meeting with City Staff on May 4th and 353 Court, LLC. Dunn to also provide the CITY COUNCIL with monthly memorandum updates from AMS to the CITY on activity by the organization.

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 7:05 P.M.

Jarod Dale, City Clerk

Minutes approved by Council action May 16, 2022.

Jarod Dale, City Clerk