



## Minutes of the Regular City Council Session – May 16, 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 16, 2022. MAYOR HAGLOCH called the meeting to order at 6:33 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 JAROD DALE, City Clerk.

The media was represented by John Hoscheidt, WRMJ.

### **COMMITTEE OF THE WHOLE**

**Public Comment:** John Hoscheidt, reported a street repair is needed on Oakview Drive near his residence. Public Works to be notified.

**Communication & Correspondence:** No Report.

**Requests & Petitions:** Special Event / Parade: Fallers American Legion Post 121 Memorial Day Parade – May 30th at 10:45 AM.

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

- *Streets:* Daily checks, tasks, JULIES, and work orders continue. Pothole repairs have begun; installed rock floor in the new storage building; weed spraying; installed dirt in flower planters; installed new decorative banners; shoulder work.
- *Gas:* JULIE's; read meters; USDI performed the annual leak survey; Don read meters 5/3; Don had a CEU class in Bloomington for plumbing license; Tanner attended a three-day class in Olney for Operator Qualification.
- *Water:* JULIE's; the new sewer camera was delivered; master meter and sump pit at the WTP was completed; assisted with the rock at the storage building; multiple sewer inspections; CJ continues lead and copper survey; researching chemical prices with different vendors
- *Cemetery:* Mowing, weed-eating, and grounds maintenance continues in preparation of Memorial Day.
- *DPW:* City Staff is working with the Village of Seaton in a water purchase contract, Miller Hall & Triggs is working with the Village's attorney on finalizing a draft agreement. Seasonal employee applications are done, we will be picking the summer hires this week. I attended the 353 meeting to meet the new main street director; attended the Cemetery, TIF, and Park District Meeting on 5/11. DPW is working on the correct wording for the apron policy with the Sexton, and assisting



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with the OSLAD grant process for the Park District. I met with an electrician at Central Park for the replacement of all outdoor receptacles, we will also remove the light fixtures on the decorative rock columns. Four out of the eight do not function or are missing globes and are a safety hazard, so we will remove the fixture and conduit down to the junction box for the short term. We can decide at some point to whether or not Council would like them to be replaced.

**Aledo Police Department Activity Report:** Newly hired Officer Marcus Harris began his academy training on Wednesday, May 4, 2022. He is scheduled to graduate in early August. Harris filled the last remaining full-time officer position. Officer Dallas Wakeland completed his third week of field training on Friday, May 13, 2022.

Officer Steve McGuire, who serves as a full-time officer for the Quad City International Airport and a part-time officer for the Aledo Police Department, had a serious medical issue. He was off work for almost eight (8) weeks. He has returned to work at the airport and will be able to perform some limited duty for Aledo in the near future.

Officer Phil Pieper completed a brief acclimation period and some limited field training. He will be working shifts assigned to patrol duties on his own in the immediate future. Pieper is a part-time officer for Aledo and is retired from a full-time officer position with the City of Galesburg, Illinois. He assisted in the training process for newly hired officers for the Galesburg Police Department for many years.

The Department is still working toward compliance with the expungement requirements for all reports related to cannabis enforcement. State statutes enacted at the time cannabis restrictions under state law were lifted require all law enforcement records related to cannabis enforcement and charges to be destroyed. The Department has reviewed every report, one at a time, and identified all of the reports related to cannabis in all of the active and historical files maintained by the Department. This included the individual review of tens of thousands of police reports. The Department is beginning the process of working with City Attorney Mark Walton's office to determine which of those reports must be destroyed, and separate out the ones that may need to be redacted in part and maintained in part.

The annual Drug Take Back Day was held on Saturday, May 14, 2022, from 9:00 a.m. to 1:00 p.m., at the Aledo Police Department. The Department continues to accept unused medications during business hours every weekday. The medications are stored securely at the Department facility and held for proper disposal. This is an important service to the community. It keeps unused medication from ending up being improperly used or stolen. It also helps keep medications from being flushed into the water system and potentially helping to contaminate the watershed.



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**Administrative Report:** City Staff are working with Bi-State to conduct a salary study. ADMINISTRATOR/CHIEF Sullivan received a copy of the 2021 salary survey they conducted last year. An updated survey, with more accurate information will be released over the summer of 2022. It will have the latest available information. City Staff will then work toward gathering additional data to put together a more complete comparison of the salary and benefits of competitor government bodies in the region.

The City applied for and was awarded an Illinois Safe Routes to School (SRTS) grant in the amount of \$250,000. The grant is for the extension of the sidewalk on the south side of SE 6th Street, from the ending point of the multiuse path to College Avenue. Two other grants, an ITEP grant for the multiuse path and smaller grant of \$20,000, will take the multiuse path from the intersection of SE 3rd Street at 8th Avenue to SE 6th Street, and then east to the starting point of the SRTS grant sidewalk. Additionally, the City budgeted for repair and upgrades to the sidewalk on the south side of SW 6th Street, west all the way to the Intermediate school.

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

**Mayor’s Report:** MAYOR Hagloch reported repairs at the Bandshell have already begun due to availability of the contractor. The item is listed on the agenda for approval this evening. Repairs will include lighting and painting at the bandshell.

**Committee Report:** ALD. Bertrand reported a Cemetery & Cable TV Committee was held on May 9<sup>th</sup> to discuss flat grave markers in the 7<sup>th</sup> Addition of the Aledo Cemetery. A final recommendation was made by the Committee to allow both flat grave markers and headstones with aprons in the 7<sup>th</sup> Addition of the Aledo Cemetery. A policy to be brought before the City Council for final approval.

ALD. Sarabasa reported a Tax Increment Financing (TIF) Committee meeting was held on May 9<sup>th</sup> to discuss four TIF applications submitted by Windborn Initiative, LLC & Windborn Group, LLC. Those property locations include 136 W Main Street, Aledo; 125-127 S College Avenue, Aledo; 122 E Main Street, Aledo; and 114 E Main Street, Aledo.

**Funding Requests:**

- Project #1 – 134 W Main St ((True Audio) = \$13,000
  - Project #2 – 125-127 S College Ave (Hardware Store) = \$27,355
  - Project #3 – 122 E Main St (Meat Market) = \$43,630
  - Project #4 – 114 E Main St (Pink Door – Art Studio) = \$50,000
  - Project #5 – 114 E Main St (Pink Door – Upper Story) = \$50,000
- \$183,985 Total City Project Contribution**



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The TIF Committee did make a recommendation to the City Council for approval.

MAYOR Hagloch requested a Public Property, Streets & Sidewalks Committee be scheduled to discuss a request by Skinner Landscaping to purchase Lot 11 of Progress Park. The Committee to also discuss vacating a portion of SE 4<sup>th</sup> Avenue & SE 13<sup>th</sup> Street. Also, to discuss the subdivide of the old RMA property currently owned by the city of Aledo. A Joint Property & TIF Committee meeting to be scheduled for May 23<sup>rd</sup> and 6:00 o'clock pm.

### **REGULAR COUNCIL SESSION**

Following the Pledge of Allegiance to the Flag,

### **CONSENT AGENDA**

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

- Approval of Minutes of the Regular Meeting of May 02, 2022.
- Approval of Finance Invoice Listing – AP09.
- Approval of Special Event / Parade: Fallerans American Legion Post 121 Memorial Day Parade at 10:45 am.
- Approval of Ordinance No. 12, Series of 2022; Approving the Redevelopment Plan and Projects for the Aledo Downtown-2022 Tax Increment Financing District (Second Reading).
- Approval of Ordinance No. 13, Series of 2022; Designating the Redevelopment Project Area for the Aledo Downtown-2022 Tax Increment Financing District (Second Reading).
- Approval of Ordinance No. 14, Series of 2022; Adopting Tax Increment Financing for the Aledo Downtown-2022 Tax Increment Financing District (Second Reading).

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.



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**ACTION ITEMS:**

**APPROVING DOWNTOWN REVITALIZATION PROGRAM LOAN AGREEMENT(S)  
FOR PERRYTON, LLC / WILLIAM J. ALBERTSON:**

WJ Albertson, owner of several properties in downtown Aledo is seeking to do necessary stabilization work throughout numerous properties and some additional interior work. The work will range from roofing, masonry, plumbing, flooring, painting, and interior work. After continued discussions with the property owner and review of the project scope along with complementing documentation we are in favor of moving forward with the following 4 applications spanning 5 projects. Those Resolutions are as follows:

**Resolution No. 25R, Series of 2022; Approving Downtown Revitalization Program Loan Agreement for Perryton, LLC / William J. Albertson 134 West Main Street.**

The City shall reimburse the Property Owner one-half of the actual costs incurred by the Property Owner for replacement of the roof in the form of a loan in an amount not to exceed \$13,000.00.

**Resolution No. 26R, Series of 2022; Approving Downtown Revitalization Program Loan Agreement for Perryton, LLC / William J. Albertson 125-127 South College Avenue.**

The City shall reimburse the Property Owner one-half of the actual costs incurred by the Property Owner for masonry and roofing repairs and painting in the form of a loan in an amount not to exceed \$27,355.00.

**Resolution No. 27R, Series of 2022; Approving Downtown Revitalization Program Loan Agreement for Perryton, LLC / William J. Albertson 122 East Main Street.**

The City shall reimburse the Property Owner one-half of the actual costs incurred by the Property Owner for roofing replacement and masonry repairs, in the form of a loan in an amount not to exceed \$43,630.00.

**Resolution No. 28R, Series of 2022; Approving Downtown Revitalization Program Loan Agreement for Perryton, LLC / William J. Albertson 114 East Main Street.**

The City shall reimburse the Property Owner one-half of the actual costs incurred by the Property Owner for the work included in each such Phase in the form of a loan in an amount not to exceed \$50,000.00 per Phase (for a total loan amount not to exceed \$100,000).



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Note: Notwithstanding the foregoing, the parties expressly agree that the City’s obligation to reimburse the Property Owner is expressly contingent upon the availability of TIF funds to the City, and the City reserves the right to fund other TIF projects after the date of this Agreement.

Motion was made by ALDERMAN CHAUSSE and seconded by ALDERMAN DIXON to approve the four TIF Resolutions submitted by Perryton, LLC / William J. Albertson as presented. A Roll Call vote was recorded as follows:

YES: Chausse, Cooper, Dixon, Holmes, Kopp, Sarabasa, and Bertrand. NO: None. ABSTAIN: Doherty. Motion carried. 7 yeas, 0 nays, 1 abstention.

**MOTION APPROVING REPAIRS AND PAINTING TO CENTRAL PARK BANDSHELL IN THE AMOUNT OF \$8,861.00:**

The Central Park Bandshell needs repairs. DPW obtained an estimate from Clint Bigham to clean, repair and paint the sheetrock and wainscot inside the stage area, sand and paint all steel walk doors, and pressure wash the exterior siding and gutters, and repaint the speaker grills.

This is not a specifically budgeted item; however, staff has budgeted \$5,000 in the Bandshell Maintenance line item and \$3,500 in Park Maintenance line item in the General Fund to be able to cover almost all the cost.

Motion was made by ALDERMAN DOHERTY and seconded by ALDERMAN BERTRAND to approve the repairs and painting at Central Park Bandshell in the amount of \$8,861.00 by Clint Bigham. 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.

**OLD BUSINESS:** ALD. Cooper requested an Ordinance & Police Committee meeting be scheduled at a later date to discuss the current burn ordinance. Cooper noted he would like to review current language regarding fire pits. It was noted, the current burn ordinance is not being enforced and residents are burning on Sundays and after dark. ALD. Chausse reported DPW Blaser was to also provide the O&P Committee estimates related to vac trucks and was requested to be discussed at this future committee meeting.



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**NEW BUSINESS:**

ALD. Bertrand inquired on the status of the project at the former gas house. MAYOR Hagloch reported the project continues with the extension for completion until Antique Days this year.

MAYOR reported City Staff to meet with the Developer regarding the Sponsler Subdivision development on May 25<sup>th</sup>. Staff and the developer to review where he is currently on the project and what the developers next steps will be.

ALD. Chausse reported the special committee for downtown holiday decorations to meet on May 23<sup>rd</sup> at 5:15 pm in the City Council Chambers.

ALD. Doherty reported a complaint was received by Al Rocha for property located at 703 NW 2<sup>nd</sup> Avenue, Aledo. It was noted there are tires stacked by garage, unlicensed vehicles and rubbish in yard. City Staff noted the code complaint.

**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.

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Jarod Dale, City Clerk

Minutes approved by Council action June 06, 2022.

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Jarod Dale, City Clerk