

Public Property, Streets & Sidewalks Committee – May 23, 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 May 23, 2022. ALD. BARRY COOPER called the Committee meeting to order at 6:05 P.M. The roll was called, whereupon the following committee members answered present:

Aldermen MICHAEL CHAUSSE, BARRY COOPER, CHRIS KOPP and LINDA SARABASA. Mayor CHRIS HAGLOCH.

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 a Public Property, Streets & Sidewalks Committee minutes of February 09, 2022 and a Tax Increment Financing (TIF) Committee minutes of May 09, 2022. A Unanimous voice vote followed in agreement.

Public Comment: No Report.

Old Business:

Discussion regarding the Cash Farm Lease for property located at Aledo Cemetery and South Lagoon – Status Update:

Both leases to be brought back before the City Council with the corrections made to the Resolution and the two agreements.

****The Committee discussed an item not originally listed on the agenda regarding a side by side pathway to the business district located on the east-side of Aledo:***

Concerns were voiced of SXS vehicles crossing highway traffic near Walmart or Auto Zone. A question was posed should the City explore a potential pathway near the development area of Buttonwood. The pond was also voiced as a concern and also a portion of the land is owned by Jimmy Childs and would an issue. Also, it was noted there are two waterways south of the pond that is also owned by the City and Jimmy Childs.

The Committee conducted a poll to advise how to further investigate a potential pathway. After review, six council members noted to further investigate a path on the southside of

the waterway and two council members noted either options would be okay with exploring but would prefer a cost-estimate for the southside.

Discussion regarding 2022 Motor Fuel Tax (MFT) Street Resurfacing Project – Status Update:

DPW Blaser reported the plan sheets are still at Illinois Department of Transportation (IDOT) for the street-resurfacing on the NW Quadrant of Aledo for F/Y 2022. Those plans were submitted by Hutchison Engineering, Inc. along with the ADA crossings. DPW anticipates those plan sheets to be approved in June, 2022.

The Committee inquired on the status of the resurfacing of roadway on NE 6th Avenue to complete a prior sewer main project from F/Y 2021. DPW Blaser reported he had hoped to have the project finalized before Rhubarb Festival.

ALD. Chausse inquired on the status of SE 2nd Avenue, commonly known as swimming pool road. MAYOR Hagloch reported staff met with Hutchison Engineering and a cost estimate to be provided back to the City for both swimming pool road and the east main extension as well.

New Business:

Discussion regarding Subdivision of Property located at 706 NW 5th Avenue in the City of Aledo, Mercer County, Illinois:

DPW Blaser provided a plat of survey and a lot-line adjustment for the property located at:

Part of Lot 11 in McCoy's Addition to the Original Town, now City of Aledo, situated in the County of Mercer, State of Illinois.

Both the plat of survey & the lot-line adjustment was completed by James A. Faetanini, Xcel Consultants, Inc., 8300 42nd Street West, Rock Island, IL.

Derwood Ruggles, the owner of property at 706 NW 5th Avenue, is interested in purchasing a sliver of the parcel of Lot 11 in McCoy's Addition from the City. The lot-line adjustment document shows the area in which to adjusted for the sale to Ruggles. DPW Blaser noted the property would need to be subdivided.

The committee acknowledged their support of the subdivide. Parcel A and the lot-line adjustment (parcel is not a stand-alone parcel. Parcel cannot be served from parcel except to combine with adjoining owner.) to be separated out. The Committee requested DPW move forward with finalizing the plans. Future intent would be for the City to sell their portion of the property.

Discussion regarding the Vacation of Part of S.E. 4th Avenue in the City of Aledo, Mercer County, Illinois:

DPW Blaser reported the property at 309 SE 13th Street has a new owner and the purchaser has inquired if the City would be interested in vacating a portion of the right-of-way to the east of the property. DPW to retrieve an appraisal and to discuss further at a later date.

Discussion regarding the Sale of Property located within the Aledo Central Park Area Redevelopment Project Area – Lot 11 Progress Park 2nd Addition:

MAYOR Hagloch reported Skinner Landscaping, Inc. is interested in purchasing Lot 11 of Progress Park 2nd Addition and if we would sell the roughly six acres of land to the landscaping company. Previous cost estimates from 2018 in the Industrial Park were noted in the amount of \$12,500 per acre.

The Committee did note if a proposal was received and was too low that the City could reject that offer.

With no further discussion, the Committee did provide support for city staff to issue a request for proposal for the sale of:

LOT 11 of Progress Park, 2nd Addition, City of Aledo, Mercer County, Illinois.

Property ID#: 10-10-21-204-021

Property Address: Lot 11, Progress Park, Aledo, IL 61231

Discussion of Property located at 301 & 303 NW 2nd Street, Aledo, Illinois:

**(Clerks Note: The property address listed on the agenda should be listed as 309 NW 2nd Street.)*

MAYOR Hagloch reported Mohamed Rajput, MD is interested in selling the Rajput Medical Clinic building to a new owner in the amount of \$1.00. The Mercer County Family Crisis Center has voiced interest in purchasing the building. Rajput's attorney has reached out to the City for approval from the City to have the lease transferred.

The Committee voiced approval to move forward with the lease transfer and to move the item to the City Council for final approval.

Discussion of Possible Annexation of Property East of NE 7th Avenue, Aledo, Illinois:

MAYOR Hagloch reported First Baptist Church of Aledo has inquired on the annexation of a portion of newly purchased property. FBC has purchased +/- 38.12 acres of land previously owned by Lawson Trust with a parcel number 10-10-16-100-005 to be split by the Mercer County Accessors office. The short legal on the property: Sect. 16, T14N, R3W, Part of West half NW aka Tract 3 as described plat of survey 2022-404770.

It was noted, roughly 10 acres of land would be annexed with one acre of property for parking and the remainder cash farm rent. The Committee saw no issues with moving forward with an annexation petition.

MAYOR also noted there are roughly 30 properties still not annexed into the City that surround the area. MAYOR and CHIEF Sullivan to generate a new letter to send out to those properties and to also provide examples for those properties related to their property taxes.

ALD. Cooper inquired on the status of the flooding issue located at the property of 209 NW 8th Avenue, Aledo, IL. CHIEF Sullivan has contacted both the property owner and spoke with ALD. Cooper regarding the issue. The storm sewer was noted to be plugged underneath the road and a request was received to repair or replace the wing of the storm sewer drain to help protect the tube. DPW Blaser to investigate how best to repair the one corner. DPW noted it would be best to pour back the wing and make the repair at the intersection.

ALD. Holmes inquired on a suck-hole located on East Main Street. DPW noted PW Department is investigating the issue. ALD. Holmes voiced if the hole was created after a connection to a lateral. No further discussion followed.

ADJOURNMENT: There being no further business, motion was made by ALDERMAN KOPP and seconded by ALDERMAN CHAUSSE that the meeting be adjourned. Unanimous voice vote followed in agreement. Meeting was adjourned at 6:54 P.M.

Jarod Dale, City Clerk