

Public Property, Streets & Sidewalks Committee – May 25, 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 May 25, 2023. ALD. BARRY COOPER called the Committee meeting to order at 6:34 P.M. The roll was called, whereupon the following committee members answered present:

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

Also, present JAY DOHERTY, Alderman, MARK FRIESE, 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 April 10, 2023 as presented. A Unanimous voice vote followed in agreement.

Public Comment: No Report.

Old Business:

Discussion regarding NE 2nd Avenue Improvements Sidewalk and Parking Area Reconstruction (E. Main Street to NE 2nd Street) Project: DPW Blaser reported the tentative start date for this project is scheduled for Monday, June 19. A pre-construction meeting was held two weeks and DPW anticipates this project will take three weeks. City Staff have met both with Cheer's on Main, LLC and General Grind & Machine to brief both businesses on the upcoming project and available parking during that time.

Discussion regarding a Neighborhood Vehicle Path to access the East-end Business District of Aledo – Status Update: MAYOR Hagloch reported he has received verbal permission to utilize a portion of property owned by Bieri Properties, LLC (parcel No. 10-10-16-302-019).

- The parcel owned by Advanced Properties, LLC (Parcel No. 10-10-16-302-017) will need to be negotiated and surveyed. Estimates are noted in the amount of \$10,000 for a purchase price with a private donor noting to pay this portion of the costs. A request was also made for the City to cover the cost of the survey & lawyer fees.

- The City to purchase Lot 2, Eagle-Point Subdivision (Parcel No. 10-10-16-319-002) in the amount of \$10,000.

The Mayor to negotiate a purchase with both property owners and bring back before the City Council for approval. The Committee also requested the Mayor to request Advanced Properties, LLC split the cost of the survey and fees.

Discussion regarding Sponsler Manor Third Addition – Status Update: MAYOR Hagloch reported Matthew Dowis purchased Sponsler Manor Third Addition a couple years ago and the Developer is no longer interested in the property due to inflation and rising costs. Mr. Dowis has offered the property to the City in the amount of \$229,860.00.

Current budget for capital improvements acquisitions (General Fund: Acct 01-5-111-603) has a budgetary number of \$200,000.00 in the F/Y 2023 city budget.

MAYOR noted original purchase price by Mr. Dowis was in the range of \$185,000.00 - \$190,000.00 with closing costs. Engineering costs Dowis had around a total of \$250,000.00 but noted by the Mayor that \$229,000.00 was the developer's hard costs.

MAYOR reported Sponsler Manor Third Addition is located in the new tax increment financing district established last year. If the City is to develop the property, the City can then get a reimbursement of TIF eligible costs of the project through the TIF District. As each house that is built, when the new home owner pays their property taxes, every dollar of that above the base EAV would go back into the TIF district and able to reimburse the city.

The City would be looking to create housing to incentivize and provide families with the opportunity to move to Aledo and attend our school district.

MAYOR also highlighted the 10-foot easement around Sponsler Subdivision pond. It was suggested the easement be increased to 20-feet on east-portion of the pond and a multi-use pathway could be established along the dam and easement through the subdivision. A lot off of 100th to also be made into a parking lot for public access to Sponsler's Subdivision pond. This was noted as another advantage to purchasing the property, per MAYOR.

Mark Bieri has offered and willing to build a spec home in the development to incentivize building.

The City could also consider an incentive where if a new property owner built a new home within one year from purchase of a lot, then the homeowner would qualify for a rebate of some sort out of the TIF District.

The Committee noted the asking price was not feasible for the City Council to consider. The Mayor to negotiate a price and bring back before the Council. MAYOR noted he will inquire with Mr. Dowis if a purchase price of \$215,000.00 would be acceptable.

Motion was made by ALD. Chausse and seconded by ALD. Weeks to allow Mayor Hagloch to negotiate a purchase price of Sponsler Manor Third Addition. A Roll call vote was recorded as follows:

YES: Chausse, Cooper, Sarabasa, and Weeks. NO: None. Motion carried. 4 yeas, 0 nays.

New Business:

Discussion regarding SE 2nd Avenue Reconstruction Project – Preliminary Plan Review:

DPW Blaser reported as part of the F/Y 2023 CIP Budget, the City Council approved the SE 2nd Avenue Reconstruction Design in the amount of \$255,000.00 out of the General Fund. A copy of the preliminary plan sheets and construction cost estimate were provided to the Committee as informational.

Sheet 2: Preliminary Estimate. (PCC Road on the left, HMA Road on the right)
Sheet 4: Proposed Typical Sections. (31' road width; 8' sidewalk on west; 5' sidewalk on east)
Sheet 9-15: Plan & Profile sections from SE 15th Street to SE 3rd Street.

The preliminary plans include:

1. An 8' sidewalk on the entire west side and a 5' sidewalk on the entire east side.
2. Concrete replacement to ROW line at all existing driveways.
3. Concrete replacement at the museum and courthouse parking areas.
4. Complete tree removal. (due to utility relocates)

The preliminary plans do not include:

1. Water, sanitary sewer, or natural gas replacement. Staff's intent is to utilize ARPA funds for any water or sewer replacement, and coordinate with the project. Natural gas does not need to be replaced.

DPW Blaser to coordinate with Tree City USA an Arbor Day Foundation for replacement of trees after the project is completed. The bid, if approved is only for the removal of trees.

MAYOR Hagloch highlighted this project would be funded by bonding. The East Main Extension to be postponed for now to complete the SE 2nd Avenue Reconstruction Project. Due to costs, the City will not be able to bond for both projects. The City has also received an ITEP Grant Award for the 9th Avenue Multi-Use Pathway and once the bond is paid off for this project, the can hopefully bond for additional roadway.

The Committee voiced their preference for concrete roadway versus asphalt for this particular project. MAYOR also suggested eliminating the five-foot sidewalk on the east-side of SE 2nd Avenue, which is currently listed as replacement in the pre-construction exhibit document presented this evening. Or, the MAYOR noted to have as an alternate to review costs before approval.

Hutchison Engineering and DPW Blaser to possibly phase the project next year. DPW to review and discuss further in a few weeks to finalize a decision.

Discussion regarding Multi-Use Pathway 9th Avenue Shared Use Pathway – Preliminary Plan Review:

DPW Blaser reported on April 12, 2023, the City of Aledo was awarded it's third ITEP grant for the construction of a shared use path along SW/NW 9th Avenue in the amount of \$1,399,446.00. (80/20 split) A copy of the preliminary plan sheets was provided as informational to the Committee. Some of those highlights include:

Sheet 1: Overall Plan

Sheet 2-11: Plan Sections. Intermediate School to Genesis Hospital.

Sheet 12: Proposed Typical Section (curb and gutter, 5' grass buffer, & 8' concrete pathway)

Bidding to be completed in 2023 with construction for 2024. This grant is part of the Illinois Transportation Enhancement Program Grant awarded to the City through IDOT in the amount of \$1.39M. DPW reported a public hearing will not be required for this particular project but the City intends to hold a public hearing to provide the public the opportunity to ask questions regarding the plans. DPW to schedule a public hearing this summer.

Discussion regarding Safe Routes to School – Preliminary Plan Review:

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 five-foot sidewalk along the south side of SE 6th Street. from SE 8th Avenue to South College Avenue. A copy of the preliminary plan sheets was provided as informational to the Committee.

DPW to bid in 2023 and will hold a public hearing on June 8 at the Aledo Fire Station in the Community Room.

Discussion and Review of Community Improvements Project:

Morgan Mays & Paul Baele of HDR Engineering, Inc. have been assisting the City of Aledo these past several months regarding the planning of the Community Improvements project in Central Park. Aledo was awarded the Rebuild Illinois Downtown & Main Streets Capital Program grant on August 15, 2022. The DCEO Grant awarded Aledo with \$3M in grant funding. Aledo entered into a professional services agreement with HDR Engineering, Inc. on December 19, 2022.

Plans are to unveil the renderings during the Aledo Rhubarb Festival June 2 – 3, 2023 in the Aledo Main Street booth. Here the City will be able to collect community feedback on the site improvements by providing a survey that can be completed or directing those interested in completing the survey online can do so via the city website.

The survey questions will include:

1. How often are you likely to visit the improved Market Area?
2. Which of the following features from the renderings you would be excited to have included in the community improvements?
 - Public Art; Lighting; Benches; Picnic Tables; Trees/Landscaping; walkability of the area; outdoor dining area; opera house; social club; outdoor games/activities; parking; other.
3. What additional amenities would you like to see within these updates to the town center?
4. What type of events would you like to see use this new space?
5. Do you have any additional thoughts or considerations the city should know about this project?

Final plans are anticipated to be approved in November, 2023 with construction beginning in early 2024.

ADJOURNMENT: There being no further business, motion was made by ALDERMAN SARABASA and seconded by ALDERMAN WEEKS that the meeting be adjourned. Unanimous voice vote followed in agreement. Meeting was adjourned at 7:36 P.M.

Jarod Dale, City Clerk