



Minutes of the Regular City Council Session – August 07, 2023

The City Council of the City of Aledo met in Regular Session in the Council Chambers at the Aledo City Hall building on August 07, 2023. MAYOR HAGLOCH called the meeting to order at 6:30 P.M. The roll was called, whereupon the following answered present:

Aldermen MICHAEL CHAUSSE, DENNIS DIXON, JAY DOHERTY, MARK FRIESE, LINDA SARABASA, and ANDREW WEEKS. Mayor CHRISTOPHER HAGLOCH. Alderman BARRY COOPER was excused.

Also present was TREVOR FISK, Interim Chief of Police, JUSTIN BLASER, Director of Public Works & Utilities, LINDSEY DUNN, Aledo Main Street, JOSHUA HERMAN, Labor Attorney, and JAROD DALE, City Clerk.

The media was represented by Jim Taylor, WRMJ.

COMMITTEE OF THE WHOLE

Public Comment: No Public Comment.

Communication & Correspondence: No Report.

Requests & Petitions: Special Event / Street Closure: Antique Day's & Car Show – August 26, 2023 from 9:00 a.m. – 4:00 p.m. in Downtown Aledo.

Public Works Activity Report:

- *Streets:* Daily checks, tasks, JULIE's, and work orders continue. Tree trimming and removals, removed weeds from dirt pile for Antique Days tractor pull, scraped and painted Welcome to Aledo Signs, assisted the Gas Division with the Knox Alley cleanup, started repair of a sink hole at Blessed by Nature.
- *Gas:* Daily checks, tasks, JULIE's, inspections and finals continue. Work consisted mostly of completing the gas install at Knox Alley, JULIE locates for Viola Telephone, and the annual review of the equipment lists. The Gas Division worker attended the ICC conference in Mt. Vernon for a majority of the week.
- *Water:* Daily checks, tasks, JULIE's and work orders continue. Camera sewers in the Knox Alley, annual review of equipment lists, spray well sites, three sewer inspections, and repair water leak in the Baugher Addition.
- *Cemetery:* Weed eat and mowing.
- *DPW:* the art teacher at Mercer County High School, on installing canvas art décor around the trees at Central Park. During the summer, the MCHS Art Club has been working on a project to bring interest to the Art Gala that will take place on Saturday, September 23rd. They would like to do the art install on Wednesday, August 9th. Sponsler Manor 3rd addition site plan coordination; Knox Alley and



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NE 2nd Avenue inspections and coordination; Knox Alley is 90% complete, just minor items are let to finish and the NE 2nd Ave project is planned to be completed by the 11th of August.

Aledo Police Department Activity Report: Chief Fisk reported a progress report was received by the Southwestern Illinois College Police Academy for Recruit Officer Christian Williams. He has maintained a grade point average of 94.95 through 11 exams. He has completed 11 weeks of training.

Officers (Fisk and Wakeland) worked at the Central Park Grooves (Class of 1982 Band) event at Central Park on July 22, 2023. The event was well attended. There were no issues during the event.

Officer Pieper worked at the Extreme Tour Concert at Central Park on August 02, 2023. There were no issues during the event.

Manpower continues to be at minimum staffing levels requiring assistance from the Mercer County Sheriff's Department to cover open shifts. Creative scheduling and the officers' willingness to work varied hours/shifts has been instrumental in covering as many hours as possible.

Two front/rear partitions were ordered from Dana Safety Supply for the new squad cars that did not have them. The cost of this was \$4,654.00. This was brought up as an officer safety concern during a staff meeting. The partitions will be installed by Steve McGuire.

Administrative Report: No Report.

Mayor's Report: MAYOR Hagloch reported the fall / winter bulletin articles are due on August 8 to the City Clerk's office. If any Council member should have an article idea or event that they would like promoted to please contact the City Clerk's office as soon as possible.

MAYOR highlighted a rendition of the "Welcome to Aledo" mural from Lou Powell was provided to the City. MAYOR reported Lou & Sonia Powell selected the submission by Michael Clark after receiving dozens of thoughtful and creative submissions. This version is a refreshed version of the previous welcome brand that had adorned the building the last 20 years. Powell noted in his communication to the City, that the rendering will allow the design to coexist with the newly opened windows and presented a fresh rendering of the beloved image and message.

Committee Report: A Public Property, Streets & Sidewalks Committee meeting was held on Monday, July 31 at 6:00 o'clock p.m. in the City Council Chambers. MAYOR



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Hagloch reported the Committee discussed the purchase of property for a neighborhood vehicle pathway on the east-end business district; potential development plans for Sponsler Manor Third Addition; and a Tree City USA application along with the city landscape waste site.

REGULAR COUNCIL SESSION

Following the Pledge of Allegiance to the Flag,

CONSENT AGENDA

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

- Approval of Minutes of the Regular Meeting of July 17, 2023.
- Approval of Finance: Invoice Listing – AP14.
- Approval of the Sale of City Property located at 709-713 SW 3rd Street, Aledo, IL to R and S Land Company, LLC by Ronald F. Moffitt in the amount of \$12,000.00.
- Approval of the Sale of City Property located at 706 NW 5th Avenue, Aledo, IL to Derrwood Ruggles in the amount of \$12,000.00.
- Approval of City Sponsorship – Mercer County Better Together in the amount of \$4,541.25.
- Approval of Special Event / Street Closure: Antique Day’s & Car Show to be held August 26, 2023 from 9:00 a.m. – 4:00 p.m. in Downtown Aledo.

A Roll Call vote was recorded as follows:

YES: Chausse, Dixon, Doherty, Friese, Sarabasa, and Weeks. NO: None. Motion carried. 6 yeas, 0 nays.

PUBLIC COMMENT: No Report.

ACTION ITEMS:

ORDINANCE NO. 19, SERIES OF 2023; AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ALEDO AND 309 HOMES, LLC: (FIRST READING)

On May 16, 2022, the City established Aledo Downtown-2022 Tax Increment Financing (TIF) District (the “TIF District”), pursuant to the TIF Act by approving a Tax Increment Financing Plan and Projects (Ordinance No. 12 of Series 2022), designating a



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Redevelopment Project Area (Ordinance No. 13 of Series 2022), and adopting Tax Increment Financing (Ordinance No. 14 of Series 2022).

Included within the TIF District are two (2) vacant commercial lots (PIN 10-10-16-319-004 at 212 SE 13th Ave. Ct., and PIN 10-10-16-319-005 at 206 SE 13th Ave. Ct.) which the Developer intends to acquire and construct a new commercial/general merchandise retail facility on the Property, based in part on the availability of certain TIF incentives offered by the City to the Developer.

The Developer requested that incentives for the Project be provided by the City from incremental increases in real estate taxes of the City that are generated by the Property and the City agreed to such incentives. The Parties have agreed that the City shall reimburse the Developer by segregating within the Aledo Downtown-2022 TIF District Special Tax Allocation Fund: Seventy-Five Percent (75%) of the annual incremental increase in real estate tax revenues derived from the Developer's Project for reimbursement of the Developer's Estimated TIF Eligible Project Costs as set forth in Exhibit "2" attached hereto. Such reimbursement shall commence with the tax year 2024 payable 2025 real estate tax increment generated by the Project, and shall continue for the remaining life of the TIF District, tax year 2045 payable 2046, or upon the Developer receiving the maximum reimbursement amount of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00).

A second reading to be held on Monday, August 21, 2023 at 6:30 o'clock p.m. in the City Council Chambers.

RESOLUTION NO. 15R, SERIES OF 2023; APPROVING AN ENGAGEMENT AGREEMENT BETWEEN THE CITY OF ALEDO AND BERNARDI SECURITIES, INC. FOR BOND UNDERWRITER SERVICES:

The City of Aledo (the "City") is undertaking the reconstruction of SE 2nd Avenue and related improvements, including replacement of water and sewer mains and gas utility lines within the project area, and the costs for completing these improvements are estimated to be approximately \$4,500,000 (the "Project").

Bernardi Securities, Inc., acting as Underwriter (the "Underwriter") or Placement Agent (the "Placement Agent"), anticipates structuring and underwriting/placing General Obligation Bonds (ARS), Series 2024 (the "Bonds") on behalf of the City of Aledo (the "Issuer") for the purpose of capital related projects and paying for the costs of issuance associated with the Bonds.

All costs of issuance are to be paid from Bond proceeds and, as applicable, other funds. These costs include but are not limited to: legal fees (Issuer's Counsel, Bond Counsel,



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Disclosure Counsel and Underwriter’s Counsel), trustee fees, if any, paying agent/bond registrar fees, book-entry setup charges, closing costs, escrow verification fees, if any, escrow agent fees, if any, CUSIP costs, and any rating and bond insurance fees. Bernardi’s underwriting fee will also be paid from a percentage of Bond proceeds, which is the combination of the par amount of the Bonds and premium, if applicable. Based on this understanding, our fee shall not exceed 1.50% of the proceeds of the Bonds.

Motion was made by ALD. CHAUSSE and seconded by ALD. WEEKS to approve Resolution No. 15R, Series of 2023; Approving an Engagement Agreement between the City of Aledo and Bernardi Securities, Inc. for Bond Underwriter Services. A Roll call vote was recorded as follows:

YEAS: Dixon, Doherty, Friese, Sarabasa, Weeks, and Chausse. NAYS: None. Motion carried. 6 yeas, 0 nays.

RESOLUTION NO. 16R, SERIES OF 2023; MAKING DECLARATION OF OFFICIAL INTENT REGARDING CERTAIN CAPITAL EXPENDITURES TO BE REIMBURSED FROM PROCEEDS OF AN OBLIGATION:

The City of Aledo, Mercer County, Illinois, (the "Issuer"), is undertaking the reconstruction of SE 2nd Avenue in the City of Aledo and related improvements, including replacement of water and sewer mains and gas utility lines located within the project area (the “Project”). The maximum principal amount of the obligations expected to be issued for the Project is not in excess of \$4,000,000.00.

Motion was made by ALD. WEEKS and seconded by ALD. FRIESE to approve Resolution No. 16R, Series of 2023; Making Declaration of Official Intent regarding certain Capital Expenditures to be Reimbursed from Proceeds of an Obligation. A Roll call vote was recorded as follows:

YEAS: Doherty, Friese, Sarabasa, Weeks, Chausse, and Dixon. NAYS: None. Motion carried. 6 yeas, 0 nays.

RESOLUTION NO. 17R, SERIES OF 2023; APPROVING A PHASE II DESIGN ENGINEERING SERVICES AGREEMENT WITH HUTCHISON ENGINEERING FOR THE SE 2ND AVENUE RECONSTRUCTION PROJECT IN THE AMOUNT OF \$180,750.00:

The City Council of the City of Aledo has determined as part of the FY 2023 capital improvement plan that it is in the best interests of the City and its citizens to reconstruct the street and sidewalk on SE 2nd Avenue between SE 3rd Street and SE 15th Street (the “Project”).



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Hutchison Engineering, Inc. (“Hutchison”) previously provided Phase 1 Preliminary Engineering services for the Project and the Public Property, Streets & Sidewalks Committee has recommended moving forward with Phase II Design Engineering Services for the Project. Hutchison has submitted an IDOT approved agreement (the “Agreement”) for Phase II Design Engineering Services (the “Work”) for a cost not to exceed \$180,750.00. The work will be completed using \$126,080.00 in Motor Fuel Tax Funds (Illinois Rebuild Funds) and the Resolution for Improvement under the Illinois Highway Code. To also utilize \$54,670.00 in the Capital Improvement Project fund.

Motion was made by ALD. FRIESE and seconded by ALD. WEEKS to approve Resolution No. 17R, Series of 2023; Approving a Phase II Design Engineering Services Agreement with Hutchison Engineering for the SE 2nd Avenue Reconstruction Project in the amount of \$180,750.00. A Roll call vote was recorded as follows:

YEAS: Friese, Sarabasa, Weeks, Chausse, Dixon, and Doherty. NAYS: None. Motion carried. 6 yeas, 0 nays.

RESOLUTION NO. 18R, SERIES OF 2023; APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH HUTCHISON ENGINEERING, INC. FOR PRELIMINARY ENGINEERING SERVICES FOR SPONSLER MANOR THIRD ADDITION:

1. Field survey to verify exterior property lines, lake water elevation, and spot check existing elevations.
2. Re-evaluate grading plan and adjust as necessary.
3. Re-evaluate drainage plan including the elimination of open ditches and the addition of curb and gutter and storm sewer system.
4. Re-evaluate sanitary sewer grades and depths.
5. Re-evaluate roadway profiles.
6. Re-evaluate roadway typical section including width, pavement type and inclusion of sidewalk.
7. Re-evaluate ROW, easement widths, and lot layout.

Motion was made by ALD. WEEKS and seconded by ALD. SARABASA to approve Resolution No. 18R, Series of 2023; Approving a Professional Services Agreement with Hutchison Engineering, Inc. for Preliminary Engineering Services for Sponsler Manor Third Addition in the amount not to exceed \$20,000.00 and are TIF eligible expenses within the Aledo Downtown-2022 TIF District. A Roll call vote was recorded as follows:

YEAS: Sarabasa, Weeks, Chausse, Dixon, Doherty, and Friese. NAYS: None. Motion carried. 6 yeas, 0 nays.



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RESOLUTION NO. 19R, SERIES OF 2023; APPROVING THE PURCHASE OF A CHEVROLET SILVERADO TRUCK FOR THE DEPARTMENT OF PUBLIC WORKS:

Motion was made by ALD. DOHERTY and seconded by ALD. FRIESE to approve Resolution No. 19R, Series of 2023; Approving the Purchase of a 2022 Chevrolet Silverado 2500HD 4WD Truck (Vin No. 1GC3YLE75NF347893) for the Department of Public Works in an amount not to exceed \$50,000.00 from Essig Motors, Inc. in Aledo, Illinois. A Roll call vote was recorded as follows:

YEAS: Weeks, Chausse, Dixon, Doherty, Friese, and Sarabasa. NAYS: None. Motion carried. 6 yeas, 0 nays.

MOTION APPROVING THE APPOINTMENT OF MICHAEL G. CHAUSSE AS CITY ADMINISTRATOR EFFECTIVE AUGUST 14, 2023:

Motion was made by ALD. DIXON and seconded by ALD. WEEKS to approve the Appointment of Michael G. Chausse as City Administrator effective August 14, 2023 and agrees to an hourly rate, up to a maximum of \$69,996.00 per 12-month period during the term with an expiration date of May, 2025. A Roll call vote was recorded as follows:

YEAS: Dixon, Doherty, Friese, Sarabasa, and Weeks. NAYS: None. Motion carried. 5 yeas, 0 nays.

(Clerks Note: Ald. Chausse was excused from the room and discussion during this action item. After a final roll call vote was taken, Ald. Chausse returned to the Chambers.)

ALD. Chausse thanked the Mayor, City Clerk, and Finance Director, as well as the City Council for his appointment to the position of City Administrator. The Alderman also thanked the constituents of the 3rd Ward in Aledo for allowing him to serve over the past 12 years on the City Council. Also, the Alderman thanked his wife and son for their support.

MOTION APPROVING THE RETIREMENT AGREEMENT OF NICHOLAS D. SEEFELD:

Motion was made by ALD. CHAUSSE and seconded by ALD. WEEKS to Approve with regret the Retirement Agreement and Release between the City of Aledo (“Employer”) and Nicholas Seefeld (“Employee”) effective December 31, 2023. A Roll call vote was recorded as follows:

YEAS: Dixon, Doherty, Friese, Sarabasa, Weeks, and Chausse. NAYS: None. Motion carried. 6 yeas, 0 nays.



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MOTION APPROVING ALEDO POLICE DEPARTMENT WAGE INCREASES:

Motion was made by ALD. WEEKS and seconded by ALD. SARABASA to Approve the Aledo Police Department Wage Increases effective August 14, 2023 as presented. A Roll call vote was recorded as follows:

YEAS: Doherty, Friese, Sarabasa, Weeks, Chausse, and Dixon. NAYS: None. Motion carried. 6 yeas, 0 nays.

OLD BUSINESS: MAYOR Hagloch reported he continues to communicate with the City Attorney related to the purchase of Lot 2 for the purpose of a neighborhood vehicle pathway to the east-end business district. MAYOR would like to have the closing of the purchase of property within the next 30 – 60 days. A title search to be completed and possibly a property survey. Once finalized, the item to be brought before the CITY COUNCIL for final approval.

NEW BUSINESS: No Report.

CLOSED SESSION:

Motion was made by ALDERMAN CHAUSSE and seconded by ALDERMAN FRIESE to adjourn to closed session to discuss:

- A. Collective Bargaining Section 2(c)(2) Open Meetings Act

A Roll call vote was recorded as follows:

YEAS: Friese, Sarabasa, Weeks, Chausse, Dixon, and Doherty. NO: None. Motion carried. 6 yeas, 0 nays. The meeting was recessed to closed session at 6:57 P.M.

RECONVENE IN OPEN SESSION:

Council reconvened in open session at 7:19 P.M. Roll call was taken with the following answering present: ALDERMEN CHAUSSE, DIXON, DOHERTY, FRIESE, SARABASA, and WEEKS, MAYOR HAGLOCH, as well as, ASST. CITY ATTORNEY JOSHUA HERMAN, and CITY CLERK DALE.

ADJOURNMENT: There being no further business, motion was made by ALDERMAN SARABASA and seconded by ALDERMAN CHAUSSE that the meeting be adjourned. A Unanimous voice vote followed in agreement. Meeting was adjourned at 7:20 P.M.



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Jarod Dale, City Clerk

Minutes approved by Council action August 21, 2023.

Jarod Dale, City Clerk