

The City Council of the City of Aledo met in Regular Session in the Council Chambers at the Aledo City Hall building on April 05, 2021. MAYOR HAGLOCH called the meeting to order at 6:37 P.M. The roll was called, whereupon the following answered present:

Aldermen ILA BERTRAND, TERRY BEWLEY, MICHAEL CHAUSSE, BARRY COOPER, DENNIS DIXON, 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, JOSHUA HERMAN, Assistant City Attorney, Miller Hall & Triggs, and JAROD DALE, City Clerk.

The media was represented by Jim Taylor, WRMJ and Cala Smoldt, Mercer Co. News.

### **COMMITTEE OF THE WHOLE**

**Public Comment:** No Report.

**Communication & Correspondence:** No Report.

### **Requests & Petitions:**

Cemetery Transfer: Phyllis McCaw to transfer Grave Space(s) Five (5), Six (6), Seven (7), and Eight (8), Lot 198, in the First (1<sup>st</sup>) Addition of the Aledo Cemetery to Daryl & Rose Ann Bodeen, 1644 – 80<sup>th</sup> Avenue, Aledo, Il.

Cemetery Transfer: Diana Rader (on behalf of Georgia A. Rader) to transfer Grave Space(s) Four (4) and Five (5), Lot 235, in the Third (3<sup>rd</sup>) Addition of the Aledo Cemetery to Delores Spring, 7150 Harrison Rd, Rockford, Il.

Special Event / Race/Walk: Champions 4 Children Walk – May 1, 2021 at 9:00 o'clock a.m.

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

- *Streets:* Installed spring banners; Division completed pesticide applicator license exams; swept streets and cleaned the downtown business district; cleaned PW building; relocated decorative light power and timer from the gas house to Central Park; and trash pick-up at Central Park and the Water Towers.
- *Gas:* JULIE's; USDI performed the GPS locate of the SW 3<sup>rd</sup> Avenue gas relocate project; log service cards into iPad; organize shop area; replace one gas meter; coordinate utility relocates at Farmer's Grain & Coal property; clean-up gas service installation at YMCA.

- *Water:* JULIE's; Assist Hutchison Engineering with NE 6<sup>th</sup> Avenue sewer investigation; prepare and advertise for the lagoon fencing project; investigate sink hole at the Brookstone lift station; investigate two sewer backups; and three sewer lateral inspections.
- *Cemetery:* Five (5) Funerals occurred. Trim trees; put out new trash cans; dirt work.
- *DPW:* prepare Park District pool house repair project scope of work; met with Farmer's Grain & Coal to discuss demolition; met with Zenk Excavating to review four demolition permits; met with Ameren to discuss Farmer's Grain & Coal demolition and temporary power at Monument Park for the traveling wall memorial; organize CIP projects in the W/S Division; completed C/O at the Aledo Technology Center and the YMCA; met with the fisheries biologist at Sponsler's pond.

**Aledo Police Department Activity Report:** ADMINISTRATOR/CHIEF Sullivan reported

Officer Waldrup completed his 12th week out of 14 on Friday, April 2nd. He is almost done with his academy training. He is scheduled to graduate on Friday, April 16, 2021. Waldrup is attending the Macon County Law Enforcement Training Center's Basic Police Officer course. Waldrup has begun his field training program on weekends, on his days off, between weeks of academy training.

The Department is experiencing issues with vehicle maintenance. The Department's newest vehicles are 2016 Chevrolet Impalas. Squad No. 3, one of the Impalas, was down for approximately two weeks getting repair work done. It cost over \$2,000 for those repairs and within a week it was back out of service. The City ordered a squad car last year (2020), but there were none available. The vehicle is on back order and we still do not have even a tentative delivery date.

Due to the long-term difficulty in obtaining squad cars, and the length of the back-order we are experiencing, other makes and models of vehicles are being explored. There is a very limited number of vehicles which are designed to serve as squad cars and which are authorized under the Illinois State bid process. The Chevrolet Tahoe is not going to be produced until at least September, at the earliest, and there is at least a five- to six-month anticipated wait time from production to delivery to police departments. The Chevrolet Silverado squad vehicles have sold out statewide. There will be no production of those vehicles until early 2022. They will be completely manufactured in Mexico and imported to the U.S.

Numerous items of equipment which are either no longer functional, or have become obsolete, are being removed from the Department's inventory. These include old radios and outdated computer equipment, which had been kept as a possible source for spare parts. Previously worn equipment and old uniform clothing items returned by officers leaving the Department, and which are no longer in usable condition, will also be

removed from the Department's storage area. Some of the items may be usable to a department which still utilizes the same or similar equipment. Other items will have no value and this Department should dispose of them.

**Administration Report:** CITY CLERK Dale reported the Finance Director; City Clerk & AP Clerk have been reviewing the current PO Process for the City. Staff is taking steps to strengthen the current PO process. Going forward, contracts will be set-up for the full contract amount within the PO module once approved by the City Council. Therefore, budget amounts will be reserved rather than when invoices are paid. Any encumbered funds will now show on Council's monthly treasurer's reports.

The City Clerk's office received a very generous donation from a very special Aledo resident. Verla Thompson donated to the Aledo Cemetery endowment fund in the amount of \$7,000. The City Clerk has penned a letter to Verla thanking her for all of her very thoughtful donations she has given the City over these past few years. Verla has donated money in-past to go towards the new downtown benches, historic preservation projects, and the cemetery endowment fund.

On March 23rd, the City Clerk and the Assessor's office were notified by Eagleview that all flight plans had been captured for Mercer County. The scheduled flight plans were completed and received on the 25th and progressing through the image QC process. Coverage checks will be performed and touch-up flights may be needed, pending the results of the QC coverage check. Once the QC team is satisfied, the project will be declared "done flying". Once officially done flying there is around a 30 – 60-day window before the imagery is delivered.

After three to four weeks of trouble-shooting and swapping out of various parts, the VM system was placed back online the week of March 21st. IWATSU completely reprogrammed the entire system with Russell Communications assisting.

Conference Technologies, Inc. has been assisting the City Clerk's office in trouble-shooting and identifying the technical problems in the Chambers, related to the mic system. After CTI was onsite to look at the issues, they suspect that the City may have been the victim of a lightning strike due, to the variety of types of failures to our system we are experiencing. The projector does still work, but the VGA output that feeds the flat panel display no longer works. The cable that connects the projector to the display was tested and it is fine and so is the display. Due to the age of the projector CTI is not sure if it can be repaired. Hitachi was purchased by Maxell, and they recently announced they will no longer sell projectors. CTI recommends replacing the projector and Starboard with a flat panel display. Also, the Biamp Amplifier has a blown channel. Repairs are being made regarding this particular issue and options are being reviewed at this time.

FINANCE DIRECTOR Parchert provided a memorandum related to funding for 2021 Capital Improvement Projects (CIP). FD reported the 2021 budget included funding of

any excess general funds to be transferred at the end of 2021. This amount was not to exceed \$164,252. Though the City's 2020 financials have not been audited yet, and therefore the amount may change, the general fund currently shows an excess of revenues over expenditures of \$368,373. The transfer has been made.

**Mayor's Report:** City staff is currently working on the Spring – Summer bulletin. Spring clean-up will be held the week of April 26<sup>th</sup> with all items out at curbside by 4:00 a.m. that morning. The development agreement regarding Sponsler's Manor is on the agenda this evening as a first reading. Plans would be for the developer to close at the end of April. If the City Council prefers the item be sent to a committee first for review, staff can organize a meeting before the next council meeting on 4/19.

**Committee Report:** ALD. Chausse reported the Ordinance & Police and Personnel Committee met on March 29<sup>th</sup> to review the part-time police officer hourly wage rates. Request was made to raise the rate from \$16.25/hour to \$18.00/hour; review of the part-time police academy; and the hiring of a part-time police records clerk.

## **REGULAR COUNCIL SESSION**

Following the Pledge of Allegiance to the Flag,

### **ACTION ITEMS**

#### **APPROVAL OF MINUTES:**

Motion was made by ALDERMAN CHAUSSE and seconded by ALDERMAN HOLMES to approve the meeting minutes of March 15, 2021 as presented. A Roll call vote was recorded as follows:

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

**PUBLIC COMMENT:** No Report.

#### **FINANCE: INVOICE LIST:**

Motion was made by ALDERMAN BERTRAND and seconded by ALDERMAN DIXON that the Invoice Listing, which has been marked Exhibit "B", attached hereto and made a part of these minutes, be authorized and checks issued. A Roll call vote was recorded as follows:

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

**ORDINANCE NO. 06, SERIES OF 2021; AMENDING TITLE 1, CHAPTER 10, SECTION 1 OF THE CITY CODE REGARDING THE OFFICIAL SEAL OF THE CITY OF ALEDO: (SECOND READING)**

Motion was made by ALDERMAN SARABASA and seconded by ALDERMAN CHAUSSE to adopt Ordinance No. 06, Series of 2021; Amending Title 1, Chapter 10, Section 1 of the City Code regarding the Official Seal of the City of Aledo. A Roll call vote was recorded as follows:

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

**ORDINANCE NO. 07, SERIES OF 2021; PROVIDING FOR ANNEXATION OF PROPERTY OWNED BY ERIC M. BAKER: (FIRST READING)**

The following described tract of land, to-wit:

Lot 1 of Ryan Subdivision No. 1, of Lot 2 of the Subdivision of the West Half of the Northeast Quarter of Section 17, Township 14 North, Range 3 West of the Fourth Principal Meridian, Mercer County, Illinois.

981 175<sup>th</sup> Street, Aledo, IL 61231  
PIN 10-10-17-200-031

The second reading to be held on Monday, April 19<sup>th</sup>, 2021 at 6:30 o'clock p.m. in the City Council chambers.

**ORDINANCE NO. 08, SERIES OF 2021; APPROVING A DEVELOPMENT AGREEMENT FOR PROPERTY LOCATED IN SPONSLER MANOR, THIRD ADDITION: (FIRST READING)**

**Developer Obligations:**

The Developer shall develop residential lots on the Property in three phases, as follows:

Phase 1: Phase 1 shall consist of the development of the lots fronting on N.E. 7th Avenue and N.E. 12th Street, consisting of Lots 15 through 25 as shown on the Plat.

Phase 2: Phase 2 shall consist of the development of the lots fronting on N.E. 13th Street, consisting of Lots 26 through 40 as shown on the Plat.

Phase 3: Phase 3 shall consist of the development of the lots fronting on N.E. 7th Avenue, N.E. 13th Street and N.E. 6th Avenue, consisting of Lots 41 through 55 as shown on the Plat.

As consideration for the City's agreement to perform the City Obligations set forth below, the Developer has agreed to diligently pursue the contemplated development. Within 12 months after the date that the City approves the development plan for Phase 1, the Developer shall commence the installation of the public streets and electric and communication utility improvements in Phase 1, and the Developer shall sell at least four (4) lots in Phase 1 of the Development and include a covenant in each deed of conveyance that construction of a home must be completed within one (1) year from the date that the deed was filed with the Mercer County Recorder. If the Developer fails to commence the installation of the public streets and electric/communication utility improvements in Phase 1, or if the Developer fails to sell at least four (4) lots in Phase 1 during the time frame set forth herein, then the City's obligations under this Agreement shall terminate. Notwithstanding the preceding, the Developer shall receive a six-month extension of the twelve-month deadline if requested in writing to the City by the Developer at least ten (10) days prior to the expiration of the initial twelve-month period. For purposes hereof, the lot sales required in this Paragraph shall be bona-fide sales to third-party buyers, and any transfers by the Developer to any of the Developer's subsidiaries or related entities shall not count toward the minimum lot sales requirements. In the event this Agreement is terminated as provided in this Paragraph, the City will re-convey the Lake Parcel (as described below) and the Developer shall accept such re-conveyance.

**City Obligations:**

The City shall, at its sole cost and expense, install water, sewer and natural gas mains sufficient to provide water, sewer and natural gas service for the Project, in accordance with design plans provided by the Developer. The City's obligations hereunder shall be limited to the installation of water, sewer and gas mains located in the dedicated right of way and/or public utility easements, with sewer laterals from the main to the lot line for each platted lot. The Developer shall be solely responsible for the cost of installing laterals from the water and sewer mains to the lots. The Developer shall, at its sole cost and expense, deliver plans to the City for all of the City's utility work pursuant to this Paragraph, signed and stamped by a licensed engineer. The City shall have the right to review and approve the plans, and, if requested by the City's engineer, the Developer shall make reasonable modifications to the plans; provided, however, that any request for modifications to the plans shall be made by the City within thirty (30) days following delivery of such plans by the Developer to the City. Once the plans are approved by the City, the City shall be obligated to accept dedication of the water, sewer and gas mains and the City shall be responsible for any additional costs for any subsequent changes required by the City to the system of water, sewer and gas mains serving the Development.

Phase 1: The City shall commence and diligently proceed with the installation of water, sewer and gas mains as required to provide utility service for the lots located in Phase 1 of the Project upon receipt from the Developer of (a) an executed copy of this Agreement, (b) satisfactory evidence that the Developer owns fee simple title to the Project, and (c) approval of the construction/development plans as set forth in Paragraph 6 of this Agreement.

Phase 2: The City shall not be obligated to commence construction on the installation of water, sewer and gas mains as required to provide utility service for the lots located in Phase 2 of the Project until such time as the Developer has sold at least nine (9) lots in Phase 1 of the Development and commenced construction of residential structures on at least three (3) of the lots in Phase 1. For purposes hereof, the Developer will be deemed to have satisfied the lot sales and residential construction requirements in this Paragraph so long as no more than two of the lots and structures under construction in Phase 1 of the Project are owned by the Developer or any of the Developer's subsidiaries or related entities, and a residential structure shall be deemed to be under construction if the footings are installed and the foundation is at least partially under construction with at least some block or concrete installed.

Phase 3: The City shall not be obligated to commence construction on the installation of water, sewer and gas mains as required to provide utility service for the lots located in Phase 3 of the Project until such time as the Developer has sold at least ten (10) lots in Phase 2 of the Development and commenced construction of residential structures on at least five (5) of the lots in Phase 2. For purposes hereof, the Developer will be deemed to have satisfied the lot sales and residential construction requirements in this Paragraph so long as no more than two of the lots and structures under construction in Phase 2 of the Project are owned by the Developer or any of the Developer's subsidiaries or related entities, and a residential structure shall be deemed to be under construction if the footings are installed and the foundation is at least partially under construction with at least some block or concrete installed.

The City will accept conveyance from the Developer of the lake shown on the Plat as Lot 58 ("Lake"); provided, however, that prior to the City accepting such conveyance, the Developer shall remove all trees from the dam on the north side of the lake, and the Developer shall remove all brush and any dead trees from the shoreline of the Lake on all lots located within the Project. The City shall have the obligation to maintain the Lake in substantially its current form for a period of twenty-five (25) years after the effective date of this Agreement.

The second reading to be held on Monday, April 19<sup>th</sup> at 6:30 o'clock p.m. in the City Council chambers.

**RESOLUTION NO. 10R, SERIES OF 2021; APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR PRELIMINARY ENGINEERING SERVICES FOR THE INSTALLATION OF A SANITARY SEWER MAIN ON S.E. 8<sup>TH</sup> AVENUE:**

Motion was made by ALDERMAN COOPER and seconded by ALDERMAN KOPP to approve Resolution No. 10R, Series of 2021; Approving a Professional Services Agreement for Preliminary Engineering Services for the Installation of a Sanitary Sewer Main on S.E. 8<sup>th</sup> Avenue; to provide surveys, plans, permits, project specifications, bid administration, and preconstruction management for the project for a cost not to exceed \$20,000. A Roll call vote was recorded as follows:

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

**RESOLUTION NO. 11R, SERIES OF 2021; APPROVING CAHOY PUMP SERVICE PROPOSAL FOR INSPECTION AND MAINTENANCE OF HIGH SERVICE PUMP NO. 02:**

Motion was made by ALDERMAN HOLMES and seconded by ALDERMAN DIXON to approve Resolution No. 11R, Series of 2021; Approving Cahoy Pump Service proposal for Inspection and Maintenance of High Service Pump No. 02 for a cost of \$19,655. A Roll call vote was recorded as follows:

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

**RESOLUTION NO. 12R; SERIES OF 2021; APPROVING PURCHASE OF LAGOON EFFLUENT FLOW METER AND RADIO SYSTEM FROM BRITTON ELECTRONICS AUTOMATION:**

Motion was made by ALDERMAN BERTRAND and seconded by ALDERMAN HOLMES to approve Resolution No. 12R, Series of 2021; Approving Purchase of Lagoon Effluent Flow Meter and Radio System from Britton Electronics Automation; at the City's water tower and at the north and south lagoons that will provide alarming and flow measurement capability, for a total price not to exceed \$26,000. A Roll call vote was recorded as follows:

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

**MOTION APPROVING CITY SPONSORSHIP TO THE MERCER COUNTY FAMILY CRISIS CENTER IN THE AMOUNT OF \$5,000:**

Motion was made by ALDERMAN CHAUSSE and seconded by ALDERMAN SARABASA to approve the city sponsorship as presented. A Roll call vote was recorded as follows:

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

**CEMETERY TRANSFER: PHYLLIS MCCAOW TO TRANSFER GRAVE SPACE(S) FIVE (5), SIX (6), SEVEN (7), AND EIGHT (8), LOT 198, IN THE FIRST (1<sup>ST</sup>) ADDITION OF THE ALEDO CEMETERY TO DARYL AND ROSE ANN BODEEN, 1644 – 80<sup>TH</sup> AVENUE, ALEDO, IL; AND**

**CEMETERY TRANSFER: DIANA RADER (ON BEHALF OF GEORGIA A. RADER) TO TRANSFER GRAVE SPACE(S) FOUR (4) AND FIVE (5), LOT 235, IN THE THIRD (3<sup>RD</sup>) ADDITION OF THE ALEDO CEMETERY TO DELORES SPRING, 7150 HARRISON RD, ROCKFORD, IL; AND**

**SPECIAL EVENT / RACE/WALK: CHAMPION'S 4 CHILDREN WALK – MAY 1, 2021 AT 9:00 O'CLOCK AM:**

Motion was made by ALDERMAN DIXON and seconded by ALDERMAN HOLMES to approve the cemetery transfers and special event application as presented. A Roll call vote was recorded as follows:

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

**STANDING COMMITTEE REPORTS:** None.

**OLD BUSINESS:** ALD. Chausse inquired on the status of constructing a pathway to Walmart for neighborhood vehicles and golf carts. MAYOR Hagloch invited Ald. Chausse and DPW Blaser to meet in the next week to review the aerial maps and establish a proposed route.

**NEW BUSINESS:**

Discussion regarding the Request for Proposals for property located at 204 NE 2<sup>nd</sup> Avenue, Aledo, IL:

An RFP was advertised with one (1) proposal received on March 26<sup>th</sup>. Lou Powell, 110 S College LLC, provided a proposal to purchase property located at 204 NE 2<sup>nd</sup> Avenue, Aledo, in the amount of \$10,000. Powell has also requested TIF funding to assist in the construction of modern upscale apartments to coincide with the technology recruiting efforts of High-Tech Small Town (HTST). HTST is recruiting 6 people with the intent that they would relocate to Aledo. This will be dependent upon availability of suitable housing options.

Powell noted with the assistance of the City of Aledo and TIF funding, this project can be accomplished successfully. Total requested amount for assistance/matching requested at \$100,000 with a 5-year tax abatement.

The item to be sent to the Public Property, Streets & Sidewalks and TIF Committee for further review. No further discussion followed.

City staff reported the Aledo Fireworks display is scheduled for Sunday, July 4<sup>th</sup> at dusk. The fireworks to be handled by Central States Fireworks, Inc., Athens, IL., with contact made by the City Clerk's office to the Mercer County Agricultural Society for confirmation regarding permission to hold the event at the fairgrounds.

**CLOSED SESSION:**

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

- A. Personnel Section 2(c)(1) Open Meetings Act

A Roll call vote was recorded as follows:

YEAS: Bertrand, Bewley, Chausse, Cooper, Dixon, Holmes, Kopp, and Sarabasa. NO: None. Motion carried. 8 yeas, 0 nays. The meeting was recessed to closed session at 7:09 P.M.

**RECONVENE IN OPEN SESSION:**

Council reconvened in open session at 7:24 P.M. Roll call was taken with the following answering present: ALDERMEN BERTRAND, BEWLEY, CHAUSSE, COOPER, DIXON, HOLMES, KOPP, and SARABASA, MAYOR HAGLOCH, as well as, CHIEF SULLIVAN, ASST. CITY ATTORNEY HERMAN, and CITY CLERK DALE.

**ADJOURNMENT:** There being no further business, motion was made by ALDERMAN SARABASA and seconded by ALDERMAN DIXON that the meeting be adjourned. A Unanimous voice vote followed in agreement. Meeting was adjourned at 7:25 P.M.

City of Aledo  
Minutes of the Regular City Council Session – April 05, 2021

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Jarod Dale, City Clerk

Minutes approved by Council action April 19, 2021.

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Jarod Dale, City Clerk