The City Council of the City of Aledo met in Regular Session in the Council Chambers of the City Hall building on July 16, 2012. MAYOR PRO-TEM HAGLOCH called the meeting to order at 6:47 P.M. The roll was called, whereupon the following answered present:

Aldermen TAB BALMER, JR., MICHAEL BAUGHER, TERRY BEWLEY, MICHAEL CHAUSSE, BARRY COOPER, JAY DOHERTY, CHRIS HAGLOCH, and PAT RENTFRO. Mayor WILLIAM BREEDEN was excused.

Also present were TERRY DOVE, City Administrator, STEPHEN MOLLER, Director of Public Works & Utilities, J. MICHAEL SPONSLER, Chief of Police, CYNTHIA DOVE, Economic Development Director, MARK WALTON, City Attorney, and JAROD DALE, City Clerk.

An attendance sheet has been marked Exhibit "A", attached hereto and made a part of these minutes. The media was represented by Pam Berenger of Rock Island Argus, and Jim Taylor of WRMJ.

COMMITTEE OF THE WHOLE

The meeting was opened in prayer by Pastor Kevin Pauley, Community Bible Fellowship.

Appearances: No Appearances.

Communications & Correspondence: No Report.

Requests & Petitions: No Report.

Administrative Report:

Administration Report: ADMINISTRATOR Dove reported the City of Aledo will be meeting with the Village of Joy, Illinois on Wednesday, July 18, 2012 to discuss possible options for water service. Water Superintendent Mark Blythe will be in-attendance as well to answer any technical questions the village board may have. ADMNISTRATOR Dove noted a report will be supplied to the Council at a later date.

Public Works: DPW Moller reported the following:

- *Street:* Clay fill was brought in to level the new columbarium site at the Cemetery with two (2) pine trees removed. Summer workers are currently working on ditch clean outs, grass cutting, sign replacement, and equipment repair.
- *Water & Sewer:* Have provided Joy with approximately 1.3 million gallons of water to date. Until Joy has received approved chlorination tests and approval by EPA that the village would remain on the City's water system. Also, two (2)

out of town residents were notified of possible water leaks on NW 3rd Avenue. The painting of the City's 180 fire hydrants in Aledo has begun as well.

- *Gas:* Potential gas leak on SW 3rd Avenue was reported with a quick response averting a potential dangerous situation as a coupling broke at the meter set from a collapsed excavation. A call was received from the V.F.W. regarding a potential gas leak, which turned out to be an uncovered dumpster, in the sun, next to an air handler, bringing those fumes into the building.
- *Cemetery:* Two (2) funerals occurred. Daily grass cutting continues and have been notified by the State of Illinois of rule changes under the Cemetery Oversight Act.
- *Code Compliance:* ZBA meeting was held on 7/12/12 with an overview to be brought before a future ordinance committee meeting or City Council meeting as directed.

DPW reported the declaration of surplus property with sale of one (1) salt truck to the Village of Viola, Illinois and the other sale by bid is being worked on. ALD. Chausse inquired if an ordinance committee meeting would need to be scheduled. CITY ATTORNEY Walton reported the current ordinance reads to sell to the highest bidder. ALD. Cooper inquired as to why one truck being sold to Viola was good enough for Viola but not Aledo. DPW reported the sale would be sold "as is" and no guarantees. Consensus after quick discussion to direct CITY ATTORNEY Walton to redraft the ordinance and be brought before Council and no ordinance committee meeting would need to be scheduled.

DPW reported the compressor purchased by the City in 1975 has reached the end of its useful life and looking to purchase one (1) being sold by a private owner. The asking price was noted at $6,500 and requested a consensus from the Council to look at the item and see if it would fit the City's criteria. After quick discussion, the Council provided a consensus to move forward and directed DPW Moller to negotiate a price for a compressor.

Aledo Police Department Activity Report: CHIEF Sponsler reported the department provided additional security at the Mercer County Fairgrounds for the fireworks display of the 4th of July. ALD. Chausse inquired on the status in hiring a new police officer. CHIEF Sponsler reported the City was currently working on moving forward.

Economic Development Report: EDC Dove reported the Physical therapy building located next to the Dollar General Store would be opening soon, as well as, a new tenant for the Krstic property next to City Hall. Also, a potential restaurant in the downtown area was a possibility and would know more at a later date. EDC reported the MAYOR directed EDC Dove to work on a idea and potential project and would report more at a later date.

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: No Report.

Committee Report: ALD. Doherty reported the Tax Increment Financing (TIF) Committee met on Monday, July 16th, 2012 at 5:30 o'clock p.m. in the Council Chambers. The Committee recommended approval of the following:

- Review of Redevelopment Agreement with Button Building Development. No action, decision, or recommendation was given at this time.

REGULAR COUNCIL SESSION

Following the Pledge of Allegiance to the Flag,

ACTION ITEMS

APROVAL OF MINUTES:

Motion was made by ALDERMAN DOHERTY and seconded by ALDERMAN BAUGHER to approve the meeting minutes of July 02, 2012 as presented. A roll call vote was recorded as follows:

YES: Balmer, Baugher, Bewley, Chausse, Cooper, Doherty, Hagloch, and Rentfro. NO: None. Motion carried. 8 yeas, 0 nays.

FINANCE: INVOICE LIST:

ALD. Doherty requested the Illinois Tax Increment Association item be paid from the Tax Increment Financing (TIF) Fund and not from the General Fund.

Motion was made by ALDERMAN DOHERTY and seconded by ALDERMAN CHAUSSE that the Invoice Listing, less the Blick & Blick Oil, Inc. item on page(s) one (1) and three (3), the GoldStarFS, Inc. item on page two (2), the Tax Increment Financing (TIF) item(s) on page three (3), which has been marked Exhibit "C", attached hereto and made a part of these minutes, be authorized and checks issued. A Roll call vote was recorded as follows:

YES: Baugher, Bewley, Chausse, Cooper, Doherty, Hagloch, Rentfro, and Balmer. NO: None. Motion carried. 8 yeas, 0 nays.

Motion was made by ALDERMAN DOHERTY and seconded by ALDERMAN COOPER that the Invoice Listing, the Blick & Blick Oil, Inc. item on page(s) one (1) and three (3), the GoldStarFS, Inc. item on page two (2), the Tax Increment Financing (TIF) item(s) on

page three (3), which has been marked Exhibit "C", 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, Doherty, Balmer, and Baugher. NO: None. ABSTAIN: Hagloch, and Rentfro. Motion carried. 6 yeas, 0 nays, 2 abstentions.

TIF: RESOLUTION NO.16R, SERIES OF 2012; APPROVING AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF ALEDO, ILLINOIS AND ALEDO MEAT MARKET, INC.:

CITY ATTORNEY Walton reported the Developer requested the City amend the Redevelopment Agreement by forgiving portions of the loan provided by the City to the Developer and a Tax Increment Financing (TIF) committee meeting was held in June, 2012. The committee recommended the approval of the amendment which was a loan requiring a payment to a forgivable loan to the extent that if the business closes would trigger an obligation that the balance shall become immediately due and owing by the Developer.

CITY ATTORNEY Walton reported one (1) item not included within the amendment would be for the business to not contest the taxes. After quick discussion, the Council recommended the additional language be included regarding the obligation to not contest the taxes during the remaining term of the agreement.

Motion was made by ALDERMAN BALMER and seconded by ALDERMAN BAUGHER to approve Resolution No. 16R, Series of 2012; A Resolution approving an amendment to the Redevelopment Agreement between the City of Aledo, Illinois and Justin Hartman, Aledo Meat Market, Inc., 122 E. Main Street, Aledo, Illinois, and to include the additional language that the business not reassess the property taxes. A Roll call vote was recorded as follows:

YES: Chausse, Cooper, Doherty, Rentfro, Balmer, Baugher, and Bewley. NO: None. ABSTAIN: Hagloch. Motion carried. 7 yeas, 0 nays, 1 abstention.

ADMINISTRATION: 2012 MFT ENGINEERING AGREEMENT & 2012 TIF ENGINEERING AGREEMENT:

Motion was made by ALDERMAN CHAUSSE and seconded by ALDERMAN COOPER to approve both the MFT Engineering Agreement ($23,157) and the Tax Increment Financing (TIF) Engineering Agreement ($10,831) for the 2012 Road Improvement Project in an amount of Thirty-three Thousand Nine Hundred Eight-eight ($33,988). A Roll call vote was recorded as follows:

YES: Cooper, Doherty, Rentfro, Balmer, Baugher, Bewley, and Chausse. NO: None. ABSTAIN: Hagloch. Motion carried. 7 yeas, 0 nays, 1 abstention.

PUBLIC PROPERTY: TEMPORARY ACCESSIBLE RAMP REQUEST; 118 N. COLLEGE AVENUE, ALEDO, IL., KRSTIC REALTY:

DPW Moller reported a request was received by property owner, Brad Krstic, requesting to construct a concrete temporary ramp for accessibility at the site. DPW noted the proposed ramp would meet the Illinois Accessibility code for height, width, and be considered temporary. DPW also noted should the ITEP grant be approved by the State that the ramp can be removed. CITY ATTORNEY Walton suggested something be in writing and have a license agreement in place to be clear from the beginning.

Motion was made by ALDERMAN CHAUSSE and seconded by ALDERMAN DOHERTY to approve the request submitted by Brad Krstic, Krstic Realty, for a temporary accessible ramp to be constructed at 118 N. College Avenue, Aledo, Illinois, pending the execution and overview of a license agreement executed by City Attorney Walton. A Roll call vote was recorded as follows:

YES: Doherty, Hagloch, Rentfro, Bewley, Chausse, and Cooper. NO: Balmer and Baugher. Motion carried. 6 yeas, 2 nays.

STANDING COMMITTEE REPORTS – No Report.

OLD BUSINESS – ALD. Bewley inquired on the status of the low to moderate income housing project. DPW Moller reported the Developer is looking to close very soon and currently contractors are registering. A berm detail has been provided as well as the submitted and approved housing plans. The offer of dedication would need to be completed.

NEW BUSINESS – No Report.

Motion was made BY ALDERMAN BAUGHER and seconded by ALDERMAN BEWLEY to adjourn to closed session to discuss:

A. **Personnel (Section 2(c)(1) Open Meetings Act; and**
B. **Purchase of Real Estate (Section 2(c)(5) Open Meetings Act.**

Roll call vote was recorded as follows:

YES: Hagloch, Rentfro, Balmer, Baugher, Chausse, Cooper, and Doherty. NO: None. Motion carried. 8 yeas, 0 nays. The meeting was recessed to closed session at 7:14 P.M.

Council reconvened in open session at 8:28 P.M. Roll call was taken with the following answering present: ALDERMEN BALMER, BAUGHER, BEWLEY, CHAUSSE, COOPER, DOHERTY, HAGLOCH, and RENTFRO, as well as, CITY ADMINISTRATOR DOVE, DPW MOLLER, CHIEF SPONSLER, and CITY CLERK DALE.

ADJOURNMENT: There being no further business, motion was made by ALDERMAN BEWLEY and seconded by ALDERMAN BALMER that the meeting be adjourned. Unanimous voice vote followed in agreement. Meeting was adjourned at 8:29 P.M.

_____
Jarod Dale, City Clerk

Minutes approved by Council action August 06, 2012.

_____
Jarod Dale, City Clerk