

The City Council of the City of Aledo met in Regular Session in the Council Chambers of the City Hall building on June 03, 2019. MAYOR HAGLOCH called the meeting to order at 6:55 P.M. The roll was called, whereupon the following answered present:

Aldermen ILA BERTRAND, TERRY BEWLEY, BARRY COOPER, DENNIS DIXON, JIM HOLMES, CHRIS KOPP, and LINDA SARABASA. Mayor CHRISTOPHER HAGLOCH. Alderman MICHAEL CHAUSSE was excused.

Also present were CHRIS SULLIVAN, Interim Administrator / Chief of Police, JUSTIN BLASER, Director of Public Works & Utilities, CYNTHIA PARCHERT, Finance Director, 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 Cala Smoldt, Rock Island Argus and Aledo Times Record, and Jim Taylor, WRMJ.

COMMITTEE OF THE WHOLE

The meeting was opened in prayer by Pastor Paul Karsten, Community Bible Fellowship Aledo.

Appearances: Ed Vickrey, 408 SW 11th Avenue, Aledo, IL – appeared before the Committee of the Whole to address dilapidated properties and vehicles. Mr. Vickrey encouraged the City to address the vehicles parked on or around the property at 1008 SW 3rd Street, Aledo. It was also encouraged that something be done at the old farmer’s grain & coal property located at 110 SE 3rd Avenue, Aledo. A concern was expressed that the grain bins are a safety risk and stated the structures need to be torn down.

Cynthia Parchert, Finance Director, appeared before the Committee of the Whole to present F/Y 2018 Financial Audit Report. Brad Thiesen, Eide Bailly, LLP was also present via telecommunications to provide additional overview of the audit as well. Mr. Thiesen reviewed the financial statement audit, government auditing standards audit, and TIF compliance audit.

FINANCE DIRECTOR reviewed the governmental activities revenues for F/Y18. Increases were seen from the prior year regarding “charges and services”, “property tax”, and “other local tax”. Governmental activities expenses saw a decrease for “general and administrative”, “police”, “cemetery maintenance”, and “retirement and unemployment”. Increases in governmental expenses were in “street and alley” and “community development”.

Communication & Correspondence: No Report.

Requests & Petitions: No Report.

Public Works Activity Report:

- *Streets:* mowing; assisting the Cemetery Division & Water/Wastewater Division; preparation for Rhubarb Festival; and, all road salt has been delivered and the storage building is full.
- *Water:* JULIE's; continue to work on communication failures at the WTP.
- *Gas:* Assist the Water/Wastewater Division with multiple tasks; work on meter sets at General Grind & Machine.
- *Cemetery:* mowing and weed eating with preparation for Memorial Day.
- *DPW:* property maintenance code violations; (17 tall grass notices) multiple building inspections; City Hall progress meeting; WTP failures continue; experienced a lightning strike at the Telemetry building and well sites last week. New communication equipment was ordered and is currently being installed.

Aledo Police Department Activity Report: CHIEF Sullivan reported the department is preparing for the Rhubarb Festival and has been coordinating with the Mercer County Health Department and other area agencies that will be providing support during the event. Genesis Ambulance will be at or near the Aledo Fire Department both days to provide any medical assistance that may be needed.

CHIEF reported Officer Jackie Brown is continuing to attend weekend sessions of the Basic Police Academy in Belleville, Illinois. He is well into his field training and should be ready for solo patrol duties sometime in July. CHIEF also noted, Lt. Nick Seefeld will likely remain off work, due to a back injury, for a number of weeks as he undergoes therapy.

The department will be transitioning to electronic filing of traffic crash reports. Approval of the agreement authorizing the Department to begin the process to install the software and training officers on the new system to be reviewed further at a later date.

Administration Report: CITY CLERK Dale provided utility billing and payroll information for the month of May, 2019. CITY CLERK reported a total of 478 cemetery donation request cards were mailed out in early spring, 2019. To date, a total of 98 donations have been received, in the amount of \$7,299.00, and deposited into the cemetery endowment fund.

CITY CLERK reported the job announcement for the position of City Administrator was re-posted in May. The job notice to be published until June 28, 2019 at 4:30 o'clock p.m.

CITY CLERK reported the loan modification agreement with Bank Orion was reviewed by Sarah Bohnsack and Cindy Parchert the end of May. After review, the Finance Director requested a draw of monies in the amount of \$900,000 on May 29th. City staff presented the request letter to Rex Johnson of Bank Orion and provided the supporting documentation regarding payments of the exterior & interior project to date. The City had until May 31, 2019 regarding the six-month extension to make a draw for the renovation project.

Mayor's Report: the City of Aledo, Illinois proposed to sell the real estate commonly known as Progress Park Lot 9 (approximately 2.7 acres) and Progress Park Lot 10 (approximately 3.5 acres). Both lots are currently vacant. Proposals were received until May 17, 2019 at Aledo City Hall, 120 N. College Avenue, Aledo, Il., until 1:00 p.m. An advertisement was published in the Aledo Times Record for three (3) weeks beginning April 17, 2019 and ending on May 1, 2019.

MAYOR Hagloch opened the only sealed bid received and was submitted by Twin State, Inc., by its undersigned attorney, Terry M. Giebelstein, regarding Lot 9 and 10 of Progress Park, 2nd Addition, City of Aledo, Mercer County, Illinois, Property ID# 10-10-21-204-019 (Lot 9) and 10-10-21-204-022 (Lot 10) , for the sum of \$100.00. Closing shall occur on or before August 1, 2019, following receipt of title insurance commitment.

MAYOR reported the City is in preparation for the Rhubarb Festival June 7 – 8, 2019 and hoping for great weather this upcoming weekend.

Committee Report: ALD. Holmes reported a Joint Water, Sewer & Storm Drain and Personnel Committee meeting was held at the Aledo Fire Station on May 23, 2019. The joint committees discussed a short-term services agreement with Illinois-American Water Company to operate the water/wastewater system. Also, the Committee voiced its intent to advertise for the positions of Water/Wastewater Superintendent & Water/Wastewater Worker.

REGULAR COUNCIL SESSION

Following the Pledge of Allegiance to the Flag,

ACTION ITEMS

APPROVAL OF MINUTES:

Motion was made by ALDERMAN BERTRAND and seconded by ALDERMAN HOLMES to approve the meeting minutes of May 20, 2019 as presented. A Roll call vote was recorded as follows:

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

FINANCE: INVOICE LIST:

Motion was made by ALDERMAN HOLMES and seconded by ALDERMAN KOPP 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, Cooper, Dixon, Holmes, Kopp, Sarabasa, and Bertrand. NO: None.
Motion carried. 7 yeas, 0 nays.

ORDINANCE NO. 36, SERIES OF 2019; RESCINDING APPROVAL OF A REDEVELOPMENT AGREEMENT WITH TWIN STATE, INC. AND THE SALE OF PROPERTY TO TWIN STATE, INC.: (FIRST READING)

On March 4, 2019, the Mayor and City Council of the City of Aledo, in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as from time to time amended the TIF Act, adopted Ordinance No. 5, Series of 2019, which approved the sale of property and a Redevelopment Agreement with Twin State, Inc.

Twin State, Inc. subsequently decided against entering into the Redevelopment Agreement with the City.

A second reading to be held on Monday, June 17, 2019 at 6:30 o'clock p.m. in the City Council Chambers.

ORDINANCE NO. 37, SERIES OF 2019; APPROVING THE SALE OF PROPERTY TO TWIN STATE, INC.: (FIRST READING)

It is the intent of the City to encourage economic development, which will increase the real estate tax and/or sales tax generated within the City. The City established Progress Park as an industrial park located within the Redevelopment Project Area for the purpose of facilitating economic development. The City owns Lot 9 and 10 in Progress Park, 2nd Addition, City of Aledo, Mercer County, Illinois.

Twin State, Inc., an Iowa Corporation, has proposed to construct a fertilizer manufacturing facility on the Property if the City sells the Property to the Developer and provides certain TIF incentives to the Developer. The City published a request for purchase proposals for the property pursuant to both 65 ILCS 5/11-74.4-4 and 65 ILCS 5/11-76-2; and the City has received a proposal from Twin State, Inc. for the purchase of the property for \$100.00. The City received no alternative proposals.

A second reading to be held on Monday, June 17, 2019 at 6:30 o'clock p.m. in the City Council Chambers.

ORDINANCE NO. 38, SERIES OF 2019; ESTABLISHING AN EMPLOYEE REIMBURSEMENT POLICY FOR ALL NECESSARY EXPENDITURES: (FIRST READING)

The Illinois General Assembly enacted Public Act 100-1094, adding a new section titled Reimbursement of Employee Expenses to the Illinois Wage Payment and Collection Act (820 ILCS 115/9.5), which became effective January 1, 2019. All employers shall reimburse employees for all necessary expenditures or losses required of the employee

that are incurred by the employee's scope of employment and that directly relate to services performed for the employer.

A second reading to be held on Monday, June 17, 2019 at 6:30 o'clock p.m. in the City Council Chambers.

ORDINANCE NO. 39, SERIES OF 2019; AUTHORIZING THE ACQUISITION OF REAL PROPERTY BY THE CITY OF ALEDO, ILLINOIS FROM JUDITH A. LOWER: (FIRST READING)

Judith A. Lower ("**Seller**") owns property located in the City of Aledo, Mercer County, Illinois identified as follows:

The South 330 feet of the West 232.3 feet of Lot 2 and the South 330 feet of Lot 3 in McCoy Addition, in the City of Aledo, PIN: 10-10-17-100-020, and Lot 8 excluding the West 25.04 Feet in McCoy Addition, in the City of Aledo, PIN: 10-10-17-100-017 (the "**Property**").

The City Council of the City of Aledo, Illinois has determined that it will be beneficial to own the Property, which is located adjacent to a public park operated by the Aledo Park District, for the purpose of enabling the City's residents to enjoy expanded recreational opportunities.

(The "**Contract**"), which provides for the sale of the Property, consisting of approximately 6.07 acres, to the City of Aledo at a price of \$72,840.

A second reading to be held on Monday, June 17, 2019 at 6:30 o'clock p.m. in the City Council Chambers.

RESOLUTION NO. 20R, SERIES OF 2019; APPROVING SYSTEM OPERATIONS AGREEMENT FOR OPERATION OF WATER AND SEWER SYSTEMS:

Motion was made by ALDERMAN BERTRAND and seconded by ALDERMAN SARABASA to approve Resolution No. 20R, Series of 2019; Approving System Operations Agreement for Operation of Water and Sewer Systems with Illinois-American Water Company; 8400 N University Street, Peoria, IL., 61615, with an estimate per month, in the amount of \$6,950.91, regarding monthly operation services and a cost of \$2,412.78, in the event of estimated repair costs – water main break repair – straight time; the term of this agreement shall be three (3) months commencing on the effective date. A Roll call vote was recorded as follows:

YES: Cooper, Dixon, Holmes, Kopp, Sarabasa, and Bertrand. NO: Bewley. Motion carried. 6 yeas, 1 nay.

MOTION APPROVING CHANGE ORDER NO. TWO (002), THREE (003). & FOUR (004) REGARDING CITY HALL INTERIOR RENOVATION PROJECT – PHASE I:

Motion was made by ALDERMAN KOPP and seconded by ALDERMAN HOLMES to approve **Changer Order #2:** (CAR-005) Extend 1-hr rating at existing beams (beam wrap) \$8,345.99 (Klingner & Associates paying 50%); (CAR-007) Additional demolition of level 2 wood framing at stair \$712.68; and, (CAR-008) repair roof joists above hose tower \$1,430.09. A Roll call vote was recorded as follows:

YES: Holmes, Kopp, and Bertrand. NO: Dixon, Sarabasa, Bewley, and Cooper. Motion failed. 3 yeas, 4 nays.

Motion was made by ALDERMAN COOPER and seconded by ALDERMAN DIXON to approve **Changer Order #2** with amendments: (CAR-005) Extend 1-hr rating at existing beams (beam wrap) \$2,503.80 (City pay 30% / Klingner & Associates 70%); (CAR-007) Additional demolition of level 2 wood framing at stair \$712.68; and, (CAR-008) repair roof joists above hose tower \$1,430.09. A Roll call vote was recorded as follows:

YES: Holmes, Kopp, Sarabasa, Bertrand, Bewley, Cooper, and Dixon. NO: none. Motion carried. 7 yeas, 0 nays.

Motion was made by ALDERMAN SARABASA and seconded by ALDERMAN BEWLEY to approve **Changer Order #3:** (CAR-006) Furnace F-2 and AC-2 \$18,686.61 (City 100%); (CAR-009) relocate existing electrical panel from mechanical room to vacant office \$2,316.40 (Klingner & Associates 100%). A Roll call vote was recorded as follows:

YES: Kopp, Sarabasa, Bertrand, Bewley, Cooper, Dixon, and Sarabasa. NO: none. Motion carried. 7 yeas, 0 nays.

Motion was made by ALDERMAN BEWLEY and seconded by ALDERMAN SARABASA to amend **Changer Order #4:** (CAR-011) demolish 2nd floor furnace \$401.16; (CAR-012) eliminate a ramp and install a stoop & steps (City 50% & Klingner & Associates 50%)(amount undetermined) of installation; and, (CAR-014) City to pay the materials portion of the change order (amount undetermined) regarding new utility pole piping. A Roll call vote was recorded as follows:

YES: Sarabasa, Bertrand, Bewley, Cooper, Dixon, Holmes, and Kopp. NO: none. Motion carried. 7 yeas, 0 nays.

Motion was made by ALDERMAN COOPER and seconded by ALDERMAN SARABASA to approve **Changer Order #4:** (CAR-010) omit water service rev. (\$1,119.07) credit; (CAR-011) demolish 2nd floor furnace \$401.16; (CAR-012) install a stoop and steps (City 50% & Klingner & Associates 50%)(amount undetermined) of

City of Aledo
Minutes of the Regular City Council Session – June 03, 2019

installation; and, (CAR-013) electrical changes, City to pay the materials portion of the change order (amount undetermined) regarding the electrical panel gear to accommodate the installation of the replacement air conditioner; and, (CAR-014) City to pay the materials portion of the change order (amount undetermined) regarding new utility pole piping. A Roll call vote was recorded as follows:

YES: Bertrand, Bewley, Cooper, Dixon, Holmes, Kopp, and Sarabasa. NO: none.
Motion carried. 7 yeas, 0 nays.

STANDING COMMITTEE REPORTS: No Report.

OLD BUSINESS: No Report.

NEW BUSINESS: No Report.

ADJOURNMENT: There being no further business, motion was made by ALDERMAN COOPER and seconded by ALDERMAN HOLMES that the meeting be adjourned. A Unanimous voice vote followed in agreement. Meeting was adjourned at 8:05 P.M.

Jarod Dale, City Clerk

Minutes approved by Council action June 17, 2019.

Jarod Dale, City Clerk