City of Polo

CITY COUNCIL MEETING AGENDA

Polo City Council Chambers · 118 N. Franklin Ave, Polo, IL 61064 · 815-946-3514 · www.poloil.gov

Monday, November 16, 2026 at 7:00 PM

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1. **Pledge of Allegiance**
2. **Call to order**
3. **Roll Call of Council Members**
4. **Consent Agenda**
   A. Minutes from November 2, 2026 Council Meeting
   B. List of Bills
   C. October Treasurers Report
5. **Public Comment**
6. **Committee Reports**
   Police- Alderman Robert Taylor
   Building & Grounds- Alderman Larry Weaver
   Parks- Alderman Thomas Bardell
   Administration & Finance- Alderwoman Amanda Manthei
   Streets- Alderman Justin Grobe
   Water & Sewer- Alderman Larry Weaver
   Community Development- Alderman Randy Schoon
   Police Chief- Matt Coppotelli
   City Clerk- Sydney Bartelt
7. **Items Removed from Consent Agenda**
   A. None
8. **Old Business- Discussion/Action Items**
   A. Consideration & Possible Action on ordinance 26-11A approving and authorizing the execution of a first amendment to the TIF redevelopment agreement by and between the City of Polo, Ogle County, Illinois and West End, LLC and Julie Albrecht. (second reading)
9. **New Business- Discussion/Action Items**
   A. Consideration & Possible Action on ordinance 26-12, 2026 Tax Levy. (first reading)
   B. Discussion on the City of Polo's Capital Improvement Plan.
   C. Consideration & Possible Action on approval for permitting the steps for the pool from Burbach Aquatics.
10. **Other Items for Discussion & Information**
11. **Adjournment**

The following items are considered routine business by the City Council and will be approved in a single vote. If discussion is desired, the item will be removed from the Consent Agenda and

Members of the public are welcome to speak at this time but are limited to only **3 minutes.**

THE POLO CITY COUNCIL MEETINGS ARE SUBJECT TO THE OPEN MEETINGS ACT

11/13/2026

City of Polo
City Council Minutes- November 2, 2026
7:00 p.m.- Polo City Hall
118 N. Franklin Ave. Polo, IL

1. **Pledge of Allegiance.**

2. **Call to order-** Mayor Mark Scholl called the meeting to order.

3. **Mayor Scholl called roll call and the following members of the Council answered present:** Alderman Robert Taylor, Alderman Larry Weaver, Alderman Thomas Bardell, Alderman Grobe, Alderwoman Amanda Manthei, and Alderman Randy Schoon.
   Absent: None.
   Motion carried 6-0. Yes- Taylor, Weaver, Bardell, Grobe, Manthei, Schoon.

4. **Motion to approve the Consent Agenda**
   Motion made by Alderman Taylor seconded by Alderman Schoon approve the following items on the Consent Agenda:
   A. Minutes from the October 19, 2026 Council Meeting.
   Motion carried 6-0. Yes- Taylor, Weaver, Bardell, Grobe, Manthei, Schoon.

5. **Mayor Scholl opened Public Comment and the following persons provided comments:**
   Members of the public are welcome to speak at this time but are limited to only **3 minutes.**

6. **Committee Reports**
   →Alderman Taylor- None.
   →Alderman Weaver- Alderman Weaver provided an update regarding the City's efforts to address abandoned properties throughout the community. He noted that Relo Properties recently purchased and renovated a property, which is now occupied by a family. He expressed hope that additional abandoned properties will be addressed in the near future.
   →Alderman Bardell- Alderman Bardell reported that he is working with Midwest Disposal to address issues regarding dumpster placement throughout the community.
   →Alderman Schoon- None.
   →Alderwoman Manthei- None.
   →Alderman Grobe- Alderman Grobe report that the leaf vac is up and running.
   →Police Chief Matt Coppotelli- Chief Coppotelli reported that the Police Department received a second AED through a grant. He also provided an update on ongoing efforts to address abandoned properties throughout the community. Additionally, he reported that the Halloween Trick-or-Treat event went well.
   →City Clerk Bartelt- None.

7. **Items Removed from Consent Agenda-**

8. **Old Business- Discussion/Action Items**
   A. **Consideration & Possible Action on hiring a police administrative assistant.**
   This will be discussed in closed session.

   B. **Consideration & Possible Action on hiring a pool and concession manager.**
   This will be discussed in closed session.

9. **New Business- Discussion/Action Items**

   A. **Consideration & Possible Action on ordinance 26-11A approving and authorizing the execution of a first amendment to the TIF redevelopment agreement by and between the City of Polo, Ogle County, Illinois and West End, LLC and Julie Albrecht. (first reading)**

   The Polo City Council accepted the first reading of ordinance 26-11A.

10. **Other Items for Discussion & Information**

Mayor Scholl reported that residents are encouraged to get out and vote. He also acknowledged Veterans Day, thanking all veterans for their service.

Mayor Scholl stated that housing continues to be a major priority for the City, particularly addressing vacant properties and developing an inventory of available housing. He discussed the possibility of establishing a Housing Commission that would meet monthly to begin addressing these concerns. The meetings would be open to the public.

He also reported that a Property Assessment meeting was held on Friday and that volunteers will begin conducting the housing assessments throughout the community in the near future.

Motion made by Alderman Bardell to go into closed session at 7:14 p.m., seconded by Alderman Weaver.

The Polo City Council returned to open session at 7:30 p.m.

Mayor Scholl called roll call and the following members of the Council answered present: Alderman Robert Taylor, Alderman Larry Weaver, Alderman Thomas Bardell, Alderman Grobe, Alderwoman Amanda Manthei, and Alderman Randy Schoon.

Consideration & Possible Action on hiring a pool and concession manager.

Alderman Bardell made a motion to hire Kate Messer at an hourly rate of $17.00, with a $1.00 per hour increase upon successful completion of StarGuard certification and an additional $1.00 per hour increase upon obtaining Food Manager certification, seconded by Alderman Grobe. Motion carried 6-0. Yes- Bardell, Grobe, Manthei, Schoon, Taylor, Weaver.

11. **Adjournment**

Motion by Alderman Schoon second by Alderman Taylor to adjourn from regular session at 7:33 p.m. Motion carried 6-0.

ATTEST: _____

MAYOR: _____

Mayor Mark Scholl

CITY CLERK: _____

Sydney Bartelt

(SEAL)

CERTIFICATE

THE UNDERSIGNED CERTIFIES THAT SHE IS THE CITY CLERK FOR THE CITY OF POLO, ILLINOIS, AND THAT THE CITY COUNCIL AT A REGULARLY CONSTITUTED MEETING OF SAID CITY COUNCIL OF THE CITY OF POLO ON THE 16TH DAY OF NOVEMBER, 2026, ADOPTED ORDINANCE NO. 26-11A, A TRUE AND CORRECT COPY OF WHICH IS CONTAINED IN THIS PAMPHLET.

GIVEN UNDER MY HAND AND SEAL THIS 16TH DAY OF NOVEMBER, 2026.

(SEAL)

_____

SYDNEY BARTELT, CITY CLERK

CITY OF POLO, ILLINOIS

ORDINANCE NO. 26-11A

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE TIF REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF POLO, OGLE COUNTY, ILLINOIS AND WEST END, LLC AND JULIE ALBRECHT

PASSED BY THE CITY COUNCIL
OF THE CITY OF POLO, OGLE COUNTY, ILLINOIS,
ON THE 16TH DAY OF NOVEMBER, 2026.

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE CITY COUNCIL OF THE CITY OF POLO, OGLE COUNTY, ILLINOIS,
THIS 16TH DAY OF NOVEMBER, 2026.

EFFECTIVE: NOVEMBER 16, 2026

CITY OF POLO, ILLINOIS: ORDINANCE NO. 26-11A
AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO THE TIF REDEVELOPMENT AGREEMENT BY AND BETWEEN: THE CITY OF POLO & WEST END, LLC & JULIE ALBRECHT POLO TAX INCREMENT FINANCING DISTRICT

The City Council has determined that this First Amendment to the TIF Redevelopment Agreement is in the best interest of the citizens of the City of Polo; therefore, be it ordained by the Mayor and City Council of the City of Polo, Ogle County, Illinois as follows:

SECTION ONE: The First Amendment to the TIF Redevelopment Agreement with West End, LLC and Julie Albrecht, Developer (*Exhibit A*) attached hereto is hereby approved.

SECTION TWO: The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said First Amendment to the TIF Redevelopment Agreement and the City Clerk of the City of Polo is hereby authorized and directed to attest such execution.

SECTION THREE: The First Amendment to the TIF Redevelopment Agreement shall be effective the date of its approval on the 16th day of November, 2026.

SECTION FOUR: This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED, APPROVED and ADOPTED by the Corporate Authorities of the City of Polo this 16th day of November, 2026 and filed in the office of the City Clerk of said City on that date.

MAYOR & TRUSTEES	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
Randy Schoon			
Robert Taylor			
Thomas Bardell			
Justin Grobe			
Amanda Manthei			
Larry Weaver			
Mark Scholl, Mayor			
TOTAL VOTES:			

APPROVED: _____, Date ____/ ____ / 2026
Mayor, City of Polo

ATTEST: _____, Date: ____/____ / 2026
City Clerk, City of Polo

EXHIBIT A: FIRST AMENDMENT TO THE TIF REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF POLO AND WEST END, LLC AND JULIE ALBRECHT.

FIRST AMENDMENT TO THE TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT AGREEMENT

by and between

CITY OF POLO, OGLE COUNTY, ILLINOIS

and

WEST END, LLC

and

JULIE ALBRECHT

POLO TAX INCREMENT FINANCING (TIF) DISTRICT

NOVEMBER 16, 2026

POLO TIF DISTRICT
FIRST AMENDMENT TO THE
REDEVELOPMENT AGREEMENT
by and between
CITY OF POLO, OGLE COUNTY, ILLINOIS
and
WEST END, LLC AND JULIE ALBRECHT

THIS REDEVELOPMENT AGREEMENT (including Exhibits) is entered into this 16th day of November, 2026 by and between the **City of Polo** (the "City"), an Illinois Municipal Corporation, Ogle County, Illinois, and **West End, LLC** an Illinois Limited Liability Company, and **Julie Albrecht** (the "Developer").

PREAMBLE

WHEREAS, the City has the authority to promote the health, safety and welfare of the City and its citizens, and to prevent the spread of blight and deterioration and inadequate public facilities, including sanitary sewer, by promoting the development of private investment in the marketability of property thereby increasing the tax base of the City and providing employment for its citizens; and

WHEREAS, Pursuant to 65 ILCS 5/8-1-2.5, a municipality may appropriate and expend funds for economic development purposes, including, without limitation, the making of grants for commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 et seq., as amended (the "Act"), the City has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, rehabilitate and/or upgrade such property by reimbursing the owner for certain costs from resulting increases in real estate tax revenues ("real estate tax increment") and enter into contracts with developers necessary or incidental to the implementation of its redevelopment plan pursuant to 65 ILCS 5/11-74.4-4(b) and (j); and

WHEREAS, on February 4, 2008, recognizing the need to foster the development, expansion and revitalization of certain properties which are vacant, underutilized or obsolete or a combination thereof, the City adopted Tax Increment Financing and created a Tax Increment Allocation Redevelopment area under the TIF Act for the Polo Tax Increment Financing District (the "TIF District"), which TIF District was legislatively extended for twelve (12) years for a total of thirty-five (35) years; and

WHEREAS, on October 19, 2026, the Parties entered into a Redevelopment Agreement (the "Original Agreement") for property included in the Redevelopment Project Area owned by the Developer located at 110 W Mason Street, Polo, Illinois, real estate tax property identification number 14-16-204-013 and 14-16-204-014, the "Property"; and

WHEREAS, the Developer is proceeding with plans to renovate and rehabilitate the commercial buildings for 4 apartments on the 2nd floor (the "Project"), and is doing so based on the availability of TIF incentives offered by the City; and

WHEREAS, it is the intent of the City to encourage economic development which will increase the real estate tax base of the City, which increased taxes will be used, in part, to finance incentives to assist this Developer's Project; and

WHEREAS, the Developer's proposed Project is consistent with the TIF District Redevelopment Plan and Projects for the Redevelopment Project Area and further conforms to the land uses and Comprehensive Plan of the City as adopted; and

WHEREAS, the Developer requested that incentives for the development be provided by the City from incremental increases in real estate taxes of the City and that such incentives include the reimbursement of Eligible Project Costs; and

WHEREAS, the City has determined that this Project required the incentives requested as set forth herein and that said Project will, as a part of the Plan, promote the health, safety and welfare of the City and its citizens by attracting private investment to prevent blight and deterioration, to develop underutilized property and to provide employment for its citizens and to generally enhance the economy of the City; and

WHEREAS, the City is entering into this Agreement having encouraged and induced the Developer to proceed with the Project located on said Property.

FIRST AMENDMENT

A. AMENDED DEFINITION OF "DEVELOPER"

The term "*Developer*" in the Original Agreement shall be amended to include O'Connor Trading, LLC, West End, LLC, O'Connor Trading, LLC, Uptown Downtown Rentals, LLC and James P. O'Connor. The Parties agree that all reimbursements for TIF eligible project costs, whether incurred by O'Connor Trading, LLC, West End, LLC, O'Connor Trading, LLC, Uptown Downtown Rentals, LLC or James P. O'Connor, shall be reimbursed by the City to O'Connor Trading, LLC, West End, LLC.

B. ORIGINAL AGREEMENT TERMS APPLY

All terms of the Original Agreement and any Exhibits thereto shall apply to this First Amendment and remain in effect unless specifically modified by this First Amendment.

IN WITNESS WHEREOF the Parties hereto have caused this First Amendment to the Original Agreement to be executed by their duly authorized officers on the above date at Polo, Illinois.

CITY OF POLO, ILLINOIS,
a Municipal Corporation

BY: _____
Mayor, City of Polo

ATTEST:

_____
City Clerk, City of Polo

DEVELOPER:
O'CONNOR TRADING, LLC, WEST END, LLC,
an Illinois limited liability company

BY: _____

O'CONNOR TRADING, LLC, UPTOWN DOWNTOWN RENTALS, LLC,
an Illinois limited liability company

BY: _____

JULIE ALBRECHT, individually

_____

CITY OF POLO
ORDINANCE NO 26-12
2026 TAX LEVY

An ordinance for the levy of taxes for the corporation purposes of the City of Polo, Illinois, for the period commencing on the first day of May 2027, and ending on the thirtieth day of April 2028, be it ordained by the City Council of the City of Polo, Ogle County, Illinois:

SECTION I: That the sum of $504,874.00 being the part of the total appropriation heretofore legally made for the corporation purposes for the City of Polo, Illinois; which is to be collected from the tax levy of the current fiscal period of the said City Commencing on the first day of May 2026 and ending on the thirtieth day of April 2027, be and the same is hereby levied and assessed on all real property within the boundaries of said City of Polo, Illinois, subject to taxation according to the valuation of such property as the same is assessed for state and county purposes for the current fiscal year for the purposes and in the amounts hereinafter set-forth, to wit:

SECTION II: That the clerk of the City of Polo, Illinois is hereby directed to file with the county clerk of Ogle County, Illinois, on or before the last Tuesday of December 2026 a copy of this ordinance, duly certified by said City Clerk.

SECTION III: This ordinance shall be in full force and effect from and after its passage and approval. All ordinances or parts of ordinances in conflict with the provisions of this ordinance as hereby repealed.

Passed and approved the 7th day of December 2026.

_____
Mayor

Attest:

_____
City Clerk

(Seal)

	2024 ACTUAL LEVY		2025 ACTUAL LEVY		2026 ESTIMATED LEVY
GENERAL CORPORATION	$79,648.11		$80,596.22		$85,938.00
I.M.R.F.	$69,998.56		$79,999.71		$85,000.00
POLICE PROTECTION	$23,890.90		$24,174.65		$25,781.00
AUDIT	$29,999.38		$40,001.48		$40,500.00
INSURANCE	$80,001.57		$84,998.68		$90,000.00
STREET LIGHTING	$15,925.12		$16,115.35		$17,187.00
PARKS & RECREATION	$23,890.90		$24,174.65		$25,781.00
CIVIL DEFENSE	$1,500.61		$2,749.11		$3,500.00
SOCIAL SECURITY	$56,001.42		$64,999.57		$66,000.00
UNEMPLOYMENT	$39,999.18		$47,000.68		$48,000.00
BOND	$0.00		$0.00		$0.00
LEASE PURCHASE	$15,925.12		$16,115.35		$17,187.00
TOTAL	**$436,780.87**		**$480,925.45**		**$504,874.00**

105% TEST:

2025 EXTENSION **$480,925.45**
FACTOR 105%
$504,971.72

2026 TAX LEVY **$504,874.00**

Project	Department	Est. Cost	Funding Source	Target Year	Priority H/M/L	Status	Comments
Microsoft 365	Administration	TBD	General Fund	2027	Medium		
Parking lot for Westside Park	Parks	$ 20,000	501c3/Grants/Volunteers	2027	High		
Pool Stairs	Parks	$ 22,000	Grants/501c3	2027	Medium		
Vehicle	Parks	TBD	Surplus/EV Grant	2028	Low		
Downtown Park Benches	Parks	$ 30,000	Donations/Budget	2028	Medium		
City Bike Route/Scooter Route	Parks	TBD	Grant		Low		
Splash pad	Parks	TBD			Low		
Garbage Cans	Parks	$ 10,000	Budget		Medium		
Playground replacement for Keator Park	Parks	TBD			Medium		
Playground replacement for Westside Park	Parks	$ 860,000	OSLAD/Grants/501c3		Medium		
Body Cams	Police		COPS grant	2026	Medium	Completed	
Police Radios	Police	$ 90,000	Grants	2026	Medium		
Police squad car 2026	Police	$ 65,000	Budget/Surplus/Grants	2026	Medium	Completed	Every two years
Tasers for part-time officers (2)	Police	$ 12,000	Grants	2026	Medium	Completed	
Police squad car 2028	Police	$ 65,000	Budget/Surplus/Grants	2028	Medium		Every two years
Tasers for part-time officers (2)	Police	$ 12,000	Grants	2028	Medium	Completed	
Security camera for yard waste dump	Sanitation	$ 3,000	COPS grant	2028	Low		
Street Resurfacing 2026	Streets	$ 90,000	MFT	2026	Medium	Completed	Yearly
Sidewalk replacement	Streets	TBD	MFT/Grant	2027	High		
ADA curb ramps	Streets	TBD	MFT/Grant	2027	Low		Need to have a plan
Street Resurfacing 2027	Streets	$ 90,000	MFT	2027	Medium		Yearly
Dump Truck	Streets	$ 250,000	Budget/Surplus	2028	High		
Street Resurfacing 2028	Streets	$ 90,000	MFT	2028	Medium		Yearly
Salt shed	Streets	TBD	Budget	2029	Low		
Street Resurfacing 2029	Streets	$ 90,000	MFT	2029	Medium		Yearly
Street Resurfacing 2030	Streets	$ 90,000	MFT	2030	Medium		Yearly
Downtown light globes	Streets	TBD	Budget/Grants		Low		Streetscape
Upgrade SCADA Alarms	Water/Sewer	$ 30,000	Budget	2026	High	In Process	Alarms
Well #2 abandonment	Water/Sewer	$ 75,000	Budget	2026	Medium	Completed	Does not include buildings
Water main replacement	Water/Sewer	$ 436,000	Congressional spending	2027	Low		Colden Street Project
North Congress Ave lift station replacement	Water/Sewer	$ 1,000,000	Budget/IEPA	2028	Low		
Vehicle	Water/Sewer	$ 40,000	Budget/Surplus	2028	Medium		
Water tower cleaning	Water/Sewer	$ 28,000	Budget	2029	Medium		
Water tower painting	Water/Sewer	TBD	Budget	2030	Medium		