

Monday, July 18, 2022
Council Meeting at 6:30 pm

CITY COUNCIL MEETING AGENDA
Council Chambers - First Floor
212 Third Avenue
Link to join Webinar
<https://us02web.zoom.us/j/87184500333>

1. Meeting Opening

Subject : A. Call to Order
Meeting : Jul 18, 2022 - Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : B. Roll Call
Meeting : Jul 18, 2022 - Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : C. Pledge of Allegiance
Meeting : Jul 18, 2022 - Council Meeting at 6:30 pm
Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment
Meeting : Jul 18, 2022 - Council Meeting at 6:30 pm
Type : Information

File Attachments

[public comment policy.pdf \(75 KB\)](#)

3. Consent Agenda

Subject : A. Approval of Minutes
Meeting : Jul 18, 2022 - Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Approval of Minutes as presented

File Attachments

[cc07052022.pdf \(99 KB\)](#)

Consent

Our adopted rules of Parliamentary Procedure, Robert's Rules, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all Board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

3. Consent Agenda

Subject :	B. Approval of Bills and Payroll
Meeting :	Jul 18, 2022 - Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

[6-30-22 Budget Performance Report.pdf \(394 KB\)](#)

[6-30-22 Balance Sheets.pdf \(341 KB\)](#)

[admin_20220714_104905.pdf \(589 KB\)](#)

[Accounts Payable by G_L Distribution Report 07_14_2022 11_06_45 AM_Mary McCormick_3D408XR5.pdf \(359 KB\)](#)

Consent

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3. Consent Agenda

Subject :	C. Pay Request #1 to Hibbard Builders in the Amount of \$75,269.84 for Central Memorial Park
Meeting :	Jul 18, 2022 - Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve Pay Request #1 to Hibbard Builders in the Amount of \$75,269.84 for Central Memorial Park

Public Content

Work continues to progress on the concession, bathroom and splash pad facility at Central Park.

File Attachments

Consent

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3. Consent Agenda

Subject :	D. Pay Request #8 for former National Training Building Demolition Renovation to Gehrke Construction in the amount of \$24,854.57
Meeting :	Jul 18, 2022 - Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve Pay Request #8 for former National Training Building Demolition Renovation to Gehrke Construction in the amount of \$24,854.57

Public Content

Work is nearing completion on the former training facility. This invoice covered the finishing of the roof replacement and repairs and finishing of the plumbing and painting. It also has electrical equipment and fixtures but no install.

File Attachments

[Council Agenda Item Pay Request #8 Gehrke Construction National Training Building Demolition and Renovation.pdf \(647 KB\)](#)

Consent

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8. Business Items

Subject :	A. Award Bid for Sanitary Sewer System Rehabilitation to Hoerr of Goodfield, IL in the amount of \$464,219.00
Meeting :	Jul 18, 2022 - Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff Recommends Awarding the Bid for Sanitary Sewer System Rehabilitation to Hoerr of Goodfield, IL in the amount of \$464,219.00

Public Content

The City often lines sewer lines and manholes with cured-in-place liners to give new life to old and failing sewers. We have identified a three areas that need rehabilitation sooner than later to prevent possible breaks and sinkholes and fix blockage issues:

- Avenue G W. 5th St. to South Side of Railroad Tracks
- 5th Avenue E. 4th St. to E. 5th St.
- 16th Avenue Easement E. 20th St. to 2203 16th Ave.

Bids were requested for the project, and two were received. Hoerr Construction bid \$464,219 and Instituform bid \$514,470.80 for the sanitary slip lining. The engineer's estimate was \$404, 980.00. The City budgeted \$466,000 for this project. Based on other recent bids, the engineer doesn't believe rebidding will result in a lower price.

File Attachments

[admin_20220629_162324.pdf \(17 KB\)](#)

[1099D22_Sterling_Bid Summary and Award Letter_7-13-22.pdf \(777 KB\)](#)

8. Business Items

Subject :	B. Ordinance No 2022-07-22 Approving a Redevelopment Agreement between the City of Sterling and Highlands Development, LLC for the Property at 2901 E. Lincolnway
Meeting :	Jul 18, 2022 - Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends Council Approve Ordinance No 2022-07-22 a Redevelopment Agreement with Highlands Development, LLC for the redevelopment of 2901 E. Lincolnway

Public Content

Highlands Development, LLC (Highlands) purchased the property commonly known as 2901 E. Lincolnway, in Sterling, Illinois, which includes, in part, the former K-Mart building. It has been vacant for years and is an eyesore to the community. Highlands desires to transform the property into an attractive commercial development.

The property's current condition is in need of significant improvements including both interior and exterior repairs and updates. The property had been vacant for over 6 years with no significant investment or improvements made with continued deterioration until Highlands purchased and began a partial redevelopment to accommodate the Veterans Affairs Clinic.

Highlands intends to develop the Property, which includes approximately 100,000 sq. feet of medical, retail, and restaurant space, for mixed commercial use. Highlands has been actively negotiating with a variety of different tenants, including the Department of Veteran Affairs, national junior box retailers, national restaurants, and other local and regional tenants.

A Redevelopment Agreement has been drafted for Council consideration to incent redevelopment of the site. The agreement includes approximately \$14million in improvements to the Property with the assistance of the TIF/BDD Development Agreement, including:

- Upgrades and Improvements to the Exterior of the Building façade (see attached rendering)
- Sterling Crossings Benefits Summary and Improvement Outline June 15, 2022
- Energy Efficient and Green Improvements such as LED Lighting, Exterior LED Pole Lights, Energy Efficient HVAC Equipment, and Low Flow Plumbing fixtures to name a few.
- New and Improved landscaping which will include the clean up of the old overgrown landscaping and replacement with new trees, bushes, grass and rock/mulch.
- Upgraded Monument signs which will remove the old Kmart panel sign
- New Roofing on the building
- New Parking Lot which will include sealing, striping and overlay as needed
- Repair and Replacement of Damaged Concrete and Sidewalks
- Many other impactful repairs and improvements to get the Property to a condition that the City of Sterling is proud to have as an asset to their community
- Potential for New Outlot buildings

The City's obligation under the proposed redevelopment agreement is to create Tax Increment Finance (TIF) and Business Development Districts (BDD). The agreement then calls for nearly all revenues derived from the TIF and BDD to be used to reimburse the developer for costs incurred to redevelop and improve the site from its current condition. Finally, the City would agree under the terms to share sales taxes generated on the site with the developer to offset the investment in the site for the next 15 years. A standard sharing rate of 50% would apply. A sharing rate of 85% applies to a specific list of retailers identified in an exhibit attached to the agreement.

This Redevelopment Agreement was drafted in the best interest of attempting to get an infill site redeveloped, which is in line with the priorities of the new Comprehensive Plan. Changes in the economy have certainly had an effect on development and negotiations. Staff feels this is a very good offer to the developer to assist in their efforts to rehabilitate this long dilapidated and vacant property.

8. Business Items

Subject :	C. Designate ARPA Funds for Whiteside County Healthier Communities Partnership's Post-Pandemic Truancy Program
Meeting :	Jul 18, 2022 - Council Meeting at 6:30 pm
Type :	Action
Dollar Amount :	\$30,000.00
Budget Source :	ARPA Funding
Recommended Action :	Approve \$30,000 in Federal ARPA funds to the Whiteside County Healthier Communities Partnership's Post-Pandemic Truancy Program

Public Content

The Whiteside County Partnership is proposing a collaborative project to identify and respond to specific post-pandemic needs of Sterling children. The Sterling Schools have identified an increasing problem with truancy post-pandemic. The Regional Office of Education Truancy Director, Stephanie Youngmark reported that presently there are approximately 135 Sterling children truant from Sterling Schools. She stated that there are a variety of needs that if met would facilitate these children returning to school. The Partnership proposes working with the schools, as well as other agencies, to identify these children and use Sterling ARPA money to respond to the needs of the child. As well as working directly with the school counselors and

therapists, the Partnership will work with Sterling Police through the program Handle with Care to identify children. Handle with Care is a program where police who are called to a home for domestic violence will report back to the school so that the school personnel can spend extra time and care with that child after the domestic violence incidence.

Once a child is identified, the Partnership will be a resource for schools, counselors, therapists, and police to fund specific items that will facilitate the child's attendance at school and success. Examples are endless and specific to the child's needs. If a child is not sleeping because he has no bed and is too tired to go to school, the Partnership can purchase a bed for that child. If a child got too far behind in their studies and doesn't want to return to school, the Partnership can pay for a tutor. If the child is hungry, the Partnership can supply food. If the child had grown out of his/her clothes and is embarrassed to return to school, the Partnership can purchase clothing. If the child needs his/her behavioral health therapy visits but there is no money for gas, the Partnership will help. The examples are endless.

The Partnership is composed of most the agencies in the area and if these other agencies can help with the identified need, that agency will be used first. The Sterling ARPA money will be used as the last resort to be efficient and help as many Sterling children as possible.

By collaborating with schools and agencies the Partnership can identify the neediest children and by using all the Whiteside County Healthier Communities Partnership agencies as resources, needs can be met in the most efficient and effective way possible. Sterling ARPA money will be used to augment help for these children. The Partnership proposes a minimum of 100 children will be helped with money. All money will go directly to the children. All administration of the program will be done in-kind by a Partnership committee who will report directly to the Whiteside County Healthier Communities Partnership Board of Directors

File Attachments

[Whiteside Partnership Proposal for City of Sterling ARPA Funds.pdf \(180 KB\)](#)