

Monday, August 1, 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/84427070115>

1. Meeting Opening

Subject : A. Call to Order
Meeting : Aug 1, 2022 - Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : B. Roll Call
Meeting : Aug 1, 2022 - Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : C. Pledge of Allegiance
Meeting : Aug 1, 2022 - Council Meeting at 6:30 pm
Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment
Meeting : Aug 1, 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 : Aug 1, 2022 - Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Approval of Minutes as presented

File Attachments

[cc07182022.pdf \(92 KB\)](#)

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 :	Aug 1, 2022 - Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

[admin_20220728_105511.pdf \(605 KB\)](#)
[Accounts Payable by G_L Distribution Report 07_28_2022 11_15_26 AM_Mary McCormick_3D408Z47.pdf \(341 KB\)](#)

Consent

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3. Consent Agenda

Subject :	C. Pay Request to Strand Associates Inc. for Griswold Avenue Drainage Improvements in the amount of \$35,443.61.
Meeting :	Aug 1, 2022 - Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Staff Recommends Approval of the Pay Request to Strand Associates Inc. for Griswold Avenue Drainage Improvements in the amount of \$35,443.61.

Public Content

On March 21, 2022 the Council authorized the Mayor to enter into an Engineering Agreement with Strand Associates. The agreement covered reconstruction of Griswold from 4th to LeFevre, Woodburn Ave from 11th Ave to LeFevre and the side streets (11th, 13th, and 15th).

This pay request covers work done between June 1, 2022 and June 30, 2022.

File Attachments

[Council Agenda Item - Pay Request Strand - Griswold Drainage 22.pdf \(32 KB\)](#)

Consent

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3. Consent Agenda

Subject :	D. Pay Request #9 for former National Training Building Demolition Renovation to Gehrke Construction in the amount of \$9,238.08
Meeting :	Aug 1, 2022 - Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve Pay Request #9 for former National Training Building Demolition Renovation to Gehrke Construction in the amount of \$9,238.06

Public Content

Work is nearing completion on the former training facility. This invoice covers install work completed by Complete Electric of Sauk Valley.

File Attachments

[Council Agenda Item - Pay Request #9 - Gehrke Construction - National Training Building.pdf \(793 KB\)](#)

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.

5. Recommended Personnel Action

Subject :	A. Introduction of Officer Shane Bland as the new Police Sergeant
Meeting :	Aug 1, 2022 - Council Meeting at 6:30 pm
Type :	Procedural

Public Content

The Fire-Police Commission is promoting Officer Shane Bland to the rank of Sergeant to fill a vacancy left by the retirement of Sergeant Todd Messer.

5. Recommended Personnel Action

Subject :	B. Reappointment of Scott Wolber to the CGH Hospital Board
Meeting :	Aug 1, 2022 - Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve the Mayors reappointment of Scott Wolber to the CGH Hospital Board

Public Content

File Attachments

[Boards and Commissions Council Recommendation Reappointment 2022.pdf \(216 KB\)](#)
[CGH board appt request 7-22.pdf \(211 KB\)](#)

5. Recommended Personnel Action

Subject :	C. Reappointment Colin Reynolds to the Police Pension Board
Meeting :	Aug 1, 2022 - Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve Mayor Lee's reappointment of Colin Reynoldsto the Police Pension Board

Public Content

As set forth in Chapter 2, Administration, Article V, Boards, Commissions and Committees of the Sterling City Code; and with the advice and consent of the City Council, it is recommended that the following be reappointed;

- Colin Reynoldsto the Police Pension Board for a 2-yearterm,toexpire 4/30/2024

File Attachments

[Boards and Commissions Council Recommendation Reappointment August 2022 PDF.pdf \(217 KB\)](#)

6. Presentations and Awards

Subject :	A. Recognition of Scott Howard's Retirement
Meeting :	Aug 1, 2022 - Council Meeting at 6:30 pm
Type :	Minutes

Public Content

Scott Howard dedicated 41 years of service to the City of Sterling, he was hired in May of 1981.

6. Presentations and Awards

Subject :	B. Recognition of Steve Munson's dedication to the Plan Commission
Meeting :	Aug 1, 2022 - Council Meeting at 6:30 pm
Type :	

Public Content

Steve Munson served 23 years on the Plan Commission, he was appointed in March of 1999 by Mayor Ted Aggen.

7. Unfinished Business

Subject :	A. Approval of a Redevelopment Agreement between the City of Sterling and Highlands Development, LLC for the Property at 2901 E. Lincolnway
Meeting :	Aug 1, 2022 - Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends Council Approve 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.

File Attachments

[Redevelopment Agreement \(FOR EXECUTION\).pdf \(4.137 KB\)](#)

8. Business Items

Subject :	A. Authorize \$1,500 in ARPA Funding for the PC's for People program conducted in conjunction with the Whiteside Area Career Center
Meeting :	Aug 1, 2022 - Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	If acceptable, authorize \$1,500 in ARPA Funding for the PC's for People program for the benefit of Sterling residents

Public Content

The PC's for People program rehabilitates computers to distribute for people in need. Whiteside Area Career Center assists with the rehabilitation as part of the program.