

Mayor Charles "Skip" Lee called a meeting of the Sterling City Council to order at 6:30 pm on Monday, October 1, 2012. Roll call. Present: Aldermen Barry Cox, Retha Elston, Linda Marley, Joe Martin, Lou Sotelo, and Amy Viering. Absent: None.

Also present were City Attorney Ron Coplan, City Manager Scott Shumard, Assistant to City Manager Hadley Skeffington-Vos, Director of Financial Services Cindy Von Holten, Building and Zoning Superintendent Amanda Schmidt, Acting Fire Chief Gary Cook, Police Lieutenant Doug Fargher, and City Clerk Marie Rombouts.

The Pledge of Allegiance was recited.

Mayor Lee removed items 9-A and 10-H from the agenda. These matters pertain to the addition to the Public Works Maintenance Building.

There were no communications from Visitors.

Alderman Cox made a motion to approve the items on the Consent Agenda, as follows:

- A) Approval of Minutes from September 17, 2012
- B) Bills and Payroll totaling \$701,171.87
- C) Partial Pay Request #2 for 2012 Street Project Contract #1 to Northwest Illinois Construction in the amount of \$185,995.08
- D) Partial Pay Request #1 for 2012 Street Project Contract #2 to Twin City Construction in the amount of \$122,497.32
- E) Partial Pay Request #1 for Asbestos Abatement - Coliseum Building to DEM Services, Inc., in the amount of \$38,552.00
- F) Petition from Newman Key Club to hold a bucket brigade on Friday, October 5, 2012, from 1:30 to 4:30 pm at the intersection of Second Avenue/Second Street
- G) Approval of Trick or Treat time and date for Halloween night (October 31st) from 4:30 pm to 7:00 pm

The motion was seconded by Alderman Elston. Voting: Ayes – Aldermen Cox, Elston, Marley, Martin, Sotelo, and Viering. Nays – None. Motion carried.

Chief Cook announced the promotion of several firefighters. Lieutenant Wendell Hollis was promoted to Captain. Lieutenant Mike Dettman was promoted to Administrative Captain. Firefighters Matthew Laughlin and Jason Williamson were promoted to Lieutenants. Each Firefighter was pinned with their new badge. Captain Wendell Hollis was pinned by Helma Horak. Capt. Michael Dettman was pinned by his father, Francis Dettman, retired Fire Captain. Lieutenant Jason Williamson was pinned by his father, Jerry Williamson, retired Fire Lieutenant. Lieutenant Matthew Laughlin was pinned by his mother, Melissa Laughlin, a long-time City employee.

Mayor Lee announced that Collin O'Connell will be introduced at a later meeting.

Mayor Lee introduced Rajiv Ravulapati, Outreach Coordinator for Citizen Utility Board (CUB). Ravulapati delivered 700 Compact Fluorescent Light (CFL) bulbs. 141 Sterling residents have signed up with CUB to cut energy waste. The CFL bulbs will be distributed at a later event. Ravulapati announced that citizens who sign up with CUB by October 31 can have their worst electric bill paid, up to \$150.

Hadley Skeffington-Vos presented information on the Emerald Ash Borer (EAB). Sterling has green and white ashes, possibly some blue. There are three options to fight the EAB. Cut down the trees, cut down and replace the trees, or treat the trees with chemicals. To cut down and replace can cost between \$700 and \$1100 per tree. An inventory of ash trees was completed on Saturday by members of the Sauk Valley Community College Men's Baseball Team. The count was roughly 184 trees in City right-of-ways and parkways. Loss of trees increases storm water because of the water the trees absorb. Shade and cooling is lost when mature trees are gone, as well as the aesthetic appeal. Chemicals can be used to treat the trees preventing infestation or killing off the EAB. Chemicals are not harmful to children or pets. Treatment can cost \$54 per tree and must be done annually for the first three years. Treatments vary later depending on the size and age of the tree.

Hadley Skeffington-Vos presented information on Community Branding. The topic arose during a way-finding sign committee meeting. Currently the City uses the logo of "Shining Brightly Leading the Way." Sterling was previously nicknamed the "Hardware Capital of the World." The image, color and scheme should be considered. Community buy-in is important. Brands are based on what is unique to a community. Sterling High School has also looked into branding. Consideration should be given to how far the community brand should go, such as with the schools, the Chamber, and Greater Sterling Development Corporation. Costs can vary with consultants and how in-depth the marketing campaign is. It could take one year to complete the study.

Alderman Elston made a motion to approve the proclamation declaring October 3, 2012, as Stock Our Local Food Pantries Day; seconded by Alderman Viering. Mayor Lee read the proclamation into the record. Voting: Ayes – Aldermen Cox, Elston, Marley, Martin, Sotelo, and Viering. Nays – None. Motion carried. Mayor Lee presented the proclamation to several students at the meeting and encouraged everyone to leave food on their front porches for the students to collect.

Alderman Elston made a motion to approve the proclamation declaring October 7 – 13, 2012, as Fire Prevention Week; seconded by Alderman Sotelo. Voting: Ayes – Aldermen Cox, Elston, Marley, Martin, Sotelo, and Viering. Nays – None. Motion carried. Mayor Lee presented the proclamation to Chief Gary Cook. Chief Cook

explained that it's impossible to measure how much prevention programs have done to avoid fires. Teaching fire prevention begins in Kindergarten classes.

Mayor Lee opened a public hearing at 7:12 pm regarding a plan to issue not to exceed \$33,500,000 in aggregate principal amount of Issuer's General Obligation Bonds (Alternate Revenue Source), Series 2012. Notice of the hearing was published on September 12, 2012, in *The Daily Gazette*. The proceeds of the Bonds will be used to refund Bonds Series 2003, Series 2006, and Series 2011, as well as finance various capital improvements, upgrades, expansions and equipment for Hospital Facilities. There was no public comment. The public hearing was closed at 7:15 pm. Bob Vale with Bernardi Securities stated this is the final step before the bond ordinance is passed.

Alderman Viering made a motion to pass **Resolution No. R2012-10-15 to Adopt Medicare-Only Coverage** and authorize the Mayor to execute an agreement with the State Employees' Retirement System of Illinois – Social Security Division and other related forms; seconded by Alderman Sotelo. This resolution permits police officers and firefighters hired prior to 1991 to become eligible for Medicare if they choose to enroll and make back payments. Two of the three employees chose to enroll. Alderman Martin asked how these payments are made. Manager Shumard stated that employees make a lump sum back payment and the City would continue payroll deductions. Voting: Ayes – Aldermen Cox, Elston, Marley, Martin, Sotelo, and Viering. Nays – None. Motion carried.

Alderman Viering made a motion to pass **Ordinance No. 2012-10-28 Amending the Enterprise Zone Within the Counties of Whiteside and Carroll**; seconded by Alderman Marley. The expansion of the Enterprise Zone will include the old Menard's property in Sterling and 70.22 acres to create Rock Falls Municipal Industrial Park adjacent to the new waste water treatment plant. Alderman Cox was concerned about the loss of taxes for a warehouse facility and questioned the zoning. Manager Shumard stated the zoning is appropriate and taxes will continue to be paid on the existing building. Any new construction would receive tax breaks. Voting: Ayes – Aldermen Cox, Elston, Marley, Martin, Sotelo, and Viering. Nays – None. Motion carried.

Alderman Sotelo made a motion to approve the Final Plat of the Northland Mall Subdivision by J Herzog & Sons, Inc.; seconded by Alderman Cox. Voting: Ayes – Aldermen Cox, Elston, Marley, Martin, Sotelo, and Viering. Nays – None. Motion carried.

Alderman Martin made a motion to approve **Ordinance #2012-10-29 Rezoning 6.8 acres south of West 11th Street, east of Woodburn Avenue, and running eastward to the public alley west of Avenue L from R-1 Single-Family**

Residence District to an R-3 General Residence District with a Special Use Permit; seconded by Alderman Viering.

Jeremy Yost, Vice President of Yost Management, of Charleston, Illinois, stated that their market study confirmed a need for affordable housing in Sterling. Yost stated they will have on-site management and be a good neighbor.

Susie Welch, 1005 Woodburn, distributed statistics to the Council to show this housing development is not needed. She reviewed her statistics by showing less than one-third of the citizens in Sterling rent housing. The average household is three people. This would mean Sterling needs 1666 rental units for our population. Sterling currently has 2419 rental units. Households that would meet income guidelines would be 2766 households. She displayed a map that illustrated that the west end of Sterling is primarily low income. She believes Sterling has an overstock of rental units already.

Jeremy Yost reiterated this is not Section 8 housing. It is based on tax credits. This project was one of twelve awarded through Illinois Housing Development Authority (IHDA). Yost Management will own and manage the rental units. They currently have ten developments throughout Illinois. Yost built and has been managing Heritage Woods in Sterling for the last three years. Country Lane Apartments will be 24 duplexes with one, two, and three bedrooms, as well as a community building. The project will be \$9.3 million, creating 90 construction jobs and 2 permanent positions.

Todd Wiltse with Worn Jerabek Architects reported the items requested at the Plan Commission meeting have been delivered to the Code Enforcement office.

Alderman Cox asked why it should be rezoned to an R-3 with a Special Use. Attorney Coplan explained that a Special Use gives the City and developer an opportunity to customize the development. Alderman Cox does not believe there is a need for 48 rental units in Sterling.

Voting on Ordinance for Special Use Permit: Ayes – Aldermen Elston, Marley, Martin, Sotelo, and Viering. Nays – Alderman Cox. Motion carried.

Alderman Martin made a motion to approve **Ordinance #2012-10-30 Vacating Certain Public Ways, commonly known as West Tenth Street, an unimproved right-of-way running easterly from Woodburn Avenue to the public alley west of Avenue L;** seconded by Alderman Sotelo.

Tom Frank, 1102 Avenue L, expressed concern about the alley vacation with regard to garbage pick-up. Wiltse with Worn Jerabek displayed the map and assured Frank the alley was not being vacated.

Alderman Cox asked what compensation the City was receiving for this right-of-way. Attorney Coplan explained it is not customary for the City to receive anything when vacating right-of-way. Voting: Ayes – Alderman Elston, Marley, Martin, Viering, and Sotelo. Nays – Alderman Cox. Motion carried.

Alderman Martin made a recommendation to award the low bid for the 2012 Street Project Contract #3 to Northwest Illinois Construction in the amount of \$201,578.99; seconded by Alderman Viering. Contract #3 is the reconstruction of West Ninth Street from Avenue L to Woodburn Avenue. Voting: Ayes – Aldermen Cox, Elston, Marley, Martin, Sotelo, and Viering. Nays – None. Motion carried.

Manager Shumard reminded everyone of the upcoming meeting with the Illinois Department of Transportation for Miller Road and Locust intersection at the Ryberg Auditorium from 2:00 pm to 7:00 pm on Tuesday.

Hadley Skeffington-Vos stated that the on-line utility billing will be down on Saturday, October 13.

With no further business, the meeting adjourned at 7:50 pm.

Marie Rombouts
City Clerk