

Riverfront Commission
Meeting Minutes
10/19/2022

Opening:

Co-Chair Marc Geil called the meeting to order at 3:30pm in the City of Sterling Council Chambers.

Present:

Marc Geil, Terry McGuire, Skip McCloud, Kris Noble, Heather Sotelo, Peter Dillon, Mike Sprague, Joe Strabala-Bright, Nick Lareau, Alderman Josh Johnson, City Manager Scott Shumard and Mayor Skip Lee. Also Present were Ron Clewer of Gorman & Co, Joel Zirkle of Fehr Graham(Teams), Superintendent of Public Works Brad Schrader, City Engineer Cory Buck, Mark Sauer of Mead and Hunt, Alderman Jim Wise and City Clerk Teri Sathoff.

Absent:

John Brady and Janna Groharing

City Manager Scott Shumard gave an update on the following items;

RFQ – The RFQ (Request for Qualifications) for the railroad quiet zone, has been sent out as well as published, one response has been submitted already. The RFQs are due on November 10, 2022. Shumard requested three or four members of the Riverfront Committee to make up a subcommittee to score the RFQs. After discussion it was decided that the subcommittee would consist of, City Manager Shumard, Mayor Lee, Superintendent of Public Works Brad Schrader, Ron Clewer, Alderman Josh Johnson and Skip McCloud.

National Training Building – the tuck pointing of the brick and the electrical (with the exception of a few punch list items) have been completed. The west wall is concrete block that has been painted red, Shumard stated this is an opportunity for a mural to be added representing the changes to the riverfront. After discussion it was decided the Sterling Main Street would head up this project, they are currently looking for a new project versus a restoration project.

Wallace Street – Wallace Street is currently at a standstill. Illinois American Water will be installing a new water main and NICOR would like to install a new gas main. The project is on hold until those mains are installed. This does have the potential to delay the project. The original target date was June 2023. The environmental group would like to have the prairie grass education on June 3, 2023.

Fiber / Lighting cameras – Shumard has been in contact with Surf and they were supposed to respond with an update and they have not.

Mark Sauer gave an update on the following items;

Lighting and technology – Mead and Hunt are currently working on revising the original bid document that came back with the \$950,000 estimate. Sauer stated that the biggest issue is getting fiber installed. If Surf can install the fiber while Wallace Street is under construction the engineers estimate that could save approximately \$200,000. Heather Sotelo asked if Surf was running the fiber there already, Shumard stated no, he has asked them to make that a priority. Sotelo stated IFiber is currently at 2nd Street and Rt. 40, they may be able to run their fiber to the riverfront, Shumard will investigate this.

Revised concept drawings – the skating ribbon has been scaled down from 15,000 square feet to approximately 9,500 square feet. Reducing the size of the skating ribbon allows for a grass area on the north side near Wallace Street. The veteran’s memorial has been shifted into the open space to the south west, this will make for a more private/quiet area and the Plaza was design was finalized. The plaza has reused city cobblestone as well as brown and gray pavements. The radius of the drop off area was increased to accommodate emergency vehicles. The fire ring shifted closer to the skating ribbon as well as the building. The splash pad and the playground area remained unchanged.

Revised Cost estimates

• West Parking Lot	\$502,699
• Plaza (lighting/furniture)	\$1,307,900
• Ice Skating Ribbon	\$1,623,108
• Splash Pad	\$296,663
• Playground	<u>\$850,511</u>
Total -	\$4,580,880

The Commission agreed Phase I (opening date of 2024) would include;

• Gorman Sheet	\$1,400,000
• Utilities	\$100,000
• Electric and Technology	\$750,000
• Shelter	\$1,350,000
• Plaza Splash pad	\$1,605,000
• Playground	\$850,500

Subtotal \$6,055,500
Pending T-Mobil grant \$50,000
Grand Total **\$6,005,500**

Phase II (opening date 2025) would include;

- The west parking lot \$502,699
- The ice-skating ribbon \$1,623,108
- Total **\$2,125,807**

Phase III would include;

- Canoe/kayak launch \$45,000 (Discussion was held that this may be moved to phase I)
- Amphitheater lawn and path \$250,000
- Amphitheater lighting \$150,000
- 2 Picnic shelters \$90,000
- East parking lot \$300,000
- Veterans Memorial \$115,000
- Sculptures \$200,000
- Total **\$1,150,000**

City manager Shumard advised the commission that neither the engineering costs, nor the operational expenses have been figured into the phases, phase I is currently slightly over budget without those expenses. After a discussion it was agreed that Mead and Hunt would be used for the engineering process and they will provide a cost estimate. Shumard will contact other municipalities and park districts to acquire an estimate and better understanding of operating expenses that will be incurred with the project.

Joel Zirkle gave an update on the following item;

- **UEPA Cleanup Grant application** - There are items that are required for the grant application such as a public notice with certification, a public hearing with minutes, sign in sheet and a list of questions and responses. After a discussion it was decided the public hearing would be held at the November 7th City Council meeting, all items will be completed for the submittal on November 22nd.

Ron Clewer gave an update on the following item;

- **National Building Tour** – the final tour was comprised of 60 plus people. The group was more reserved than the first set of tours, there weren't as many former employees in the group. There was a potential user, a current gym owner is interested in relocating to National. The space would be used as an 8 to 10k square foot gym/health club.

Skip McCloud advised the group that Betsy Bittorf has a building on her property dedicated to the history of the National property the family has expressed interest in having a museum in the building. McCloud will connect Ron Clewer with the Bittorf family.

The next meeting for the Riverfront Commission will be held on November 28th, 2022 at 3:30pm.

The meeting adjourned at 5:40 pm.

Teri Sathoff

City Clerk