

Mayor Charles "Skip" Lee called a meeting of the Sterling City Council to order at 6:30 pm on Monday, January 18, 2016. Roll call. Present: Aldermen Retha Elston, Joe Martin, Chris Schuchard, John Stauter, and Chris Wilen. Absent: Alderman Bob Conklin.

Also present were City Attorney Ron Coplan, City Manager Scott Shumard, Superintendent of Building and Zoning Amanda Schmidt, Superintendent of Public Works Brad Schrader, Fire Chief Gary Cook, Police Chief Ron Potthoff, Police Lt. Tim Morgan, and City Clerk Marie Rombouts.

The Pledge of Allegiance was recited.

Ed McCune asked what percentage of the property tax increase will go towards pensions. Manager Shumard stated that all of the increase will go towards pensions, except \$50,000 that will go toward workers compensation expenses.

Alderman Elston made a motion to approve the Consent Agenda as follows:

- A) City Council Minutes of January 4, 2016
- B) Bills and Payroll totaling \$834,184.11
- C) Reimbursement Request from Illinois American Water in the amount of \$247,836.80 for Reconstruction Work on Avenue L
- D) Contract to Demolish 908 Avenue K to CP's Demolition Services, of Sterling, in the amount of \$8,000.00

The motion was seconded by Alderman Schuchard. Alderman Stauter asked about \$106,000 in the Rock River TIF Development. Manager Shumard stated that TIF funds are separate from the General Fund. Stauter wants to see a return on the money invested in the riverfront. Shumard explained the money spent in this TIF is from the increment in taxes from the start of the project. Voting: Ayes – Aldermen Elston, Martin, Schuchard, Stauter, and Wilen. Nays – None. Motion carried.

Mayor Lee presented Chief Ron Potthoff with a plaque of appreciation for 42 years of service to the City, 19 as Chief. Lee personally thanked Potthoff for his institutional knowledge that he has shared. Mayor Lee has found Potthoff to be even keeled and a great source of information, especially in his early years as Mayor.

Manager Shumard congratulated Chief Potthoff on his retirement. Shumard stated that he came up through the ranks and has been a steady force in the Police Department. Nineteen years is evidence of Potthoff's stability when most Police Chiefs average three to five years.

Alderman Martin stated that he has never worried about the Police Department when under the supervision of Chief Potthoff. He had it under control.

Mayor Lee announced that Lt. Tim Morgan would be appointed as Interim Chief. Manager Shumard recognized Morgan's accomplishments and stated that the search for a new Chief would include public input because of the position in the community. Alderman Martin stated that the Police Department will be in good hands. Potthoff will be missed but he kept a good team around him.

William Inks asked if the City has considered a shared position with Rock Falls like they did for the Fire Department. Mayor Lee stated that this has been considered but neither City is ready for that transition at this time.

Manager Shumard stated that Sterling and Rock Falls are currently working on the consolidation of dispatchers.

Alderman Martin made a motion to authorize the City Manager to engage SB Friedman Development Advisors to Conduct Eligibility Analyses, Prepare a Redevelopment Plan, and Provide Designation Support for a potential Tax Increment Financing (TIF) District and prepare an amendment to the existing Downtown TIF District at an estimated cost of \$34,600; seconded by Alderman Elston.

Manager Shumard reminded the Council that this TIF is required for Rock Island Growth to proceed on the development of residential lofts above the first floor of the Lawrence Building at the southeast corner of First Avenue and Third Street. These costs can be recaptured with the TIF increment. Shumard explained that the Attorney met with interested parties today regarding the TIF development. Currently the Lawrence Building generates no property tax. The tax increment for the next 23 years will go to developers. Alderman Stauter asked if Rock Island Growth helps with any of these expenses. Shumard explained that Rock Island Growth has invested in the property and is waiting for IHDA funding and TIF funding to start the project. Other potential developers are interested in investing in buildings and bringing them back to a more useful state. Stauter asked when this will be done. Shumard stated that a redevelopment agreement needs to be in place by April for Rock Island Growth to proceed with this project.

Voting on agreement with SB Friedman Development Advisors: Ayes – Aldermen Elston, Martin, Schuchard, Stauter, and Wilen. Nays – None. Motion carried.

Alderman Wilen asked about a motor home in the 1700 block of 16<sup>th</sup> Avenue that is on the grass and covered with a tarp. Superintendent Schmidt stated that Code Enforcement will look into it.

Alderman Elston thanked Chief Potthoff for his dedicated service to the City.

Alderman Stauter thanked Chief Potthoff for his service and thanked Finance Director Cindy Von Holten for including the balance sheet in the packet.

Alderman Schuchard thanked Chief Potthoff for his service and recommended that he enjoy his guaranteed income.

Mayor Lee thanked Chief Potthoff for his service and looks forward to working with Lt. Morgan. Mayor Lee thanked emergency services for their response to the fire in Rock Falls.

With no further business, the meeting adjourned at 7:00 pm.

Marie Rombouts  
City Clerk