

Riverfront Commission
Meeting Minutes
11/28/2022

Opening:

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

Present:

Marc Geil, Skip McCloud, Kris Noble, Heather Sotelo, Mike Sprague, Joe Strabala-Bright, Janna Groharing, City Manager Scott Shumard and Mayor Skip Lee. Also, Present were Ron Clewer of Gorman & Co and Gary Anderson (Zoom), Superintendent of Public Works Brad Schrader, Mark Sauer of Mead and Hunt, Alderman Jim Wise and Administrative Assistant Deb Dillow

Absent:

Peter Dillon, John Brady, Nick Lareau, Alderman Josh Johnson, City Engineer Corey Buck, Terry McGuire and City Clerk Teri Sathoff.

Approval of October 19, 2022 Minutes

Minutes were reviewed and approved as presented.

Masterplan Update

Ron Clewer gave an update on the Masterplan for the Riverfront. He stated the Masterplan is due to the City December 31. Ron stated that discussions were held with Gorman and team members for potential usage for all of the buildings. The consistent finding on the Lawrence project and Masterplan is the need for more parking for potential uses but this is not an issue since there is ample space.

Stanley building has an interested party looking at space for a gym/health center utilizing 8,000 to 10,000 square feet. The group discussed selective demolition and the approach on this part. The vision was to leave the corner open, remove building five (5), and leave building six (6). However, building five (5) and building six (6) are generally the same in construction. Based on these findings, it is the recommendation to leave the two buildings in place but still to open the corner and not remove any buildings at this time.

Ron stated the following two areas that he needs assistance:

1. Seek and find other users of the buildings. Need to get a call out to businesses and get more ideas identified for Stanley National use. The most important factor is the sustainability potential for the building use. Is it possible to contact current businesses owners and find out if they would be willing to step into that space or provide other sources for use of the space? Kris Noble will assist with sending provided information to her key and primary contacts and the community. Heather will share ideas and businesses identified as potential occupants for the National and Lawrence buildings.

2. Ron stated that after discussion with Scott Shumard and Joel Zirkle, one of the key issues is the Stanley site is ineligible for the EPA grants. Therefore, others sources need to be identified that can be used for the funding of the environmental remediation. Ron stated that Gorman is making the commitment that they will not use the \$6 million funds for the environmental remediation.

Ron stated that with no further additions, the Masterplan would be delivered on time. More discussion followed regarding the possible removal of buildings. It was determined that it is in the best interest to save both if possible without the demo (including stair stepping) because of the potential historic tax credit which can potentially cover 45% of the project cost. It is the intention to try to include these buildings on the Historic Register.

Ron indicated that an answer is not required now for Stanley National building but to see what funds will be available. He recommends moving forward with the application to have the Lawrence Building placed on the historic registry.

City Updates

1. Status of Railroad Quiet Zone – Scott Shumard distributed the six (6) RFQ responses he received this week and stated the group will meet early December to review scoring. The cost for the study will range from \$25,000 - \$50,000.
2. Wallace Street Timeline Updates – Scott reported on behalf of Corey Buck from Willett Hofmann that completion will be in late June depending on spring weather.
3. Surf Broadband Update and Cost Implication – Scott stated that they met onsite on November 7, and it could take up to 30 days to get a number, no real answer or solution.

Mayor Skip Lee stated that he thought an opportunity for public input on the Riverfront Development should be considered. Discussion followed on the various ways to inform and socialize the public. It was the consensus of the group that a community open house presenting the Riverfront Masterplan be provided. The focus to the community will be that the Masterplan is based on the feedback that has been generated for the past several years and considered in the design. Additionally, marketing materials and renderings will be made available after receiving City Council approval so that the plans can be socialized in the community.

Design Updates & Phase Plans

Mark distributed the revised design plans based on IEPA considerations. He pointed out some of the areas where there is consolidating and shifting of usable space outside of the designated grasslands under IEPA protection. He also provided an overview on the Phased Amenities; Electric & Technology; Budget and Schedule.

Phased Amenities

Phase I -	\$2,271,372 Total
Plaza	\$1,180,700
Splash Pad	\$ 270,103
Playground	\$ 820,569
Phase II -	\$1,673,226 Total
West Parking Lot - Infrastructure	\$ 432,346
Ice Skating Ribbon - Refrigeration	\$ 655,000
River Access/Kayak Launch	\$ 45,000
Phase III -	\$1,081,134 Total
East Parking Lot	\$ 503,324
Amphitheater Lawn & Path	\$ 267,810
Open Air Shelter (2)	\$ 90,000
Sculptures (3)	\$ 120,000
Veterans Memorial	\$ 100,000
Amenities Total	\$5,025,733

Electric & Technology

Mark stated his recommendation is that this portion be wrapped into the project for Phase I versus re-bidding now for spring. He indicated that fixtures may end up being delivered at the same time, therefore, no time will be saved in early bidding. The sunk cost for the west service panel board controls will cost approximately \$5,000 to \$10,000, but will provide a cleaner finished product.

Budget

Phase 1

	Total	\$3,575,000
Gorman		\$1,400,000
Utilities from Wallace		\$ 100,000
Electric & Technology River Path		\$ 750,000 (reduced \$2,000 assume fiber in Wallace)
Pavilion Building		\$1,325,000
	Plaza/Amenities Total	\$2,090,672
Plaza		\$1,000,000 (7,000 SF at Skating Ribbon in future Phase)
Splash Pad		\$ 270,103
Playground		\$ 820,569
	"6" Buckets Net Total	\$5,665,672
Design Engineering Fee		\$ 275,000 (Goal to include all phases/includes \$20k to date design/program)
Construction Management		\$ 50,000
Splash Pad Operations		\$ 15,000 (annual)
General Maintenance		\$ 10,000 (annual)
	Design & Maintenance Total	\$ 350,000
	Phase 1 Grand Total	\$6,015,672

Phase II

	Amenities Total	\$1,853,926
West Parking Lot	\$	432,246
Ice Skating Ribbon – Infrastructure	\$	540,880
Ice Skating Ribbon – Refrigeration	\$	655,000
West Plaza	\$	180,700 (between parking lot & skating ribbon)
River Access/Kayak Launch	\$	45,000
	Design & O&M Total	\$ 235,000
Design Engineering Fee	\$	50,000
Construction Management	\$	30,000
Ice Skating O & M	\$	150,000 (annual) + 1 Staff
General Maintenance	\$	5,000
	Grand Total	\$2,088,926

Phase III

	Amenities Total	\$1,081,134
East Parking Lot	\$	432,346
Amphitheater Lawn & Path	\$	267,810
Open Air Shelter (2)	\$	90,000
Sculptures (3)	\$	120,000
Veterans Memorial	\$	100,000
Design & Construction	\$	90,000
Design Engineering Fee	\$	50,000
Construction Management	\$	30,000
General Maintenance	\$	10,000 (annual)
	Grand Total	\$1,171,134

Schedule Timeline

Public Engagement- 2019 Comp Plan Update	2019
Scoping	2019-2022
Programming	08/2022 – present
Conceptual Design	08/2022 – present
Vendor/Amenity Selection	10/2022 – present
Engineering Design	January – March 2023
Public Engagement/Marketing/Fundraising	January – March 2023
100% Plans, Specifications, & Estimate	April 2023
Bid & Bid Opening	May – June 2023
Award & Contract	June 2023
Wallace Street Construction Completion	July/August 2023
Construction	July – December 2023
Grand Opening	

Mark discussed some of the variables. Splash pad operations annual cost will depend on the time the splash pad will be open. Playground material cost will vary with the quality. Discussion followed. The consensus was to use the higher quality materials for the playground and include an ADA accessible option.

Mark stated regarding the budget it is important to keep the 5% to 10% contingency in mind with uncertain knowledge of cost.

The group discussed what to present to City Council for approval. Mark Sauer noted it is important to reiterate to the Council when presenting the Riverfront Plan of the inclusion of the Comp Plan and public involvement in the process and the outcome of this whole process is that the Riverfront is a priority. It was the consensus that the Commission present the Masterplan with Phase I, 2, and 3 to City Council at the December 5, meeting. Riverfront Commission Co-Chairs Marc Geil and Terry McGuire will present the plan. Marc asked the Riverfront Commission members to attend the meeting if possible.

The group discussed possible naming rights for the Riverfront whether it be buildings, equipment, etc. as an additional funding source. Sponsor guidelines will need to be developed. Marc Geil will provide information on sponsorship opportunities at the next meeting.

Marc is seeking subcommittees for the Playground and the Pavilion. Please let him know your preference of what group you prefer to be included. Kris Noble will lead the Playground Subcommittee.

The next meeting for the Riverfront Commission will be held on January 20, 2022 at 1:00pm.

The meeting adjourned at 4:55 pm.

Deb Dillow

Administrative Assistant