

Monday, February 3, 2025
City Council Meeting at 6:30 pm

CITY COUNCIL MEETING AGENDA
Council Chambers - First Floor
212 Third Avenue
<https://us02web.zoom.us/j/81658396499>

1. Meeting Opening

Subject : A. Call to Order
Meeting : Feb 3, 2025 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : B. Roll Call
Meeting : Feb 3, 2025 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : C. Pledge of Allegiance
Meeting : Feb 3, 2025 - City Council Meeting at 6:30 pm
Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment
Meeting : Feb 3, 2025 - City 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 : Feb 3, 2025 - City Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Approval of Minutes as presented

File Attachments

[cc01202025.pdf \(136 KB\)](#)
[cc01282025 Special Meeting.pdf \(86 KB\)](#)

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 :	Feb 3, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

[Council GL Distribution Report.pdf \(353 KB\)](#)
[02.03.2025 Council Packet.pdf \(207 KB\)](#)

Consent

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3. Consent Agenda

Subject :	C. Pay Request to Hoerr Construction for Sanitary Sewer Rehabilitation & Improvements in the amount of \$1,152,991.59
Meeting :	Feb 3, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Fiscal Impact :	Yes
Budget Source :	IEPA Loan
Recommended Action :	Staff recommends approval of Pay Request #1 to Hoerr Construction for Sanitary Sewer Rehabilitation & Improvements in the amount of \$1,152,991.59

Public Content

In August of 2023, the City was approved for a loan of \$9,663,000 to make repairs to the City's sanitary sewer lines through the Illinois EPA Water Pollution Control Loan Program. Approximately \$2,898,900 (30%) of the loan is forgivable.

Hoerr Construction was the low bidder for the work covered by this loan. The original contract amount for sewer rehabilitation and repairs was \$7,649,268.80. Pay request #1 represents approximately 15% of the total bid.

The sanitary sewer system improvements include approximately 158,000 feet of cured-in-place sewer lining, replacement of an inverted siphon, and replacement of approximately 1,000 feet of sanitary sewer on E. 19th Street. The loan amount will also include any acquisition of necessary land or rights in land or other services necessary. The majority of the work will focus on the main trunk lines that service the City. Upon Council approval, the City will request a disbursement from IEPA to make payment to Hoerr Construction.

File Attachments

[1827D23_SL_Pay Application and Disbursement No. 1.pdf \(4,090 KB\)](#)

3. Consent Agenda

Subject :	D. Change Order #1 to Hoerr Construction for Sanitary Sewer Rehabilitation & Improvements in the amount of \$6,561.00
Meeting :	Feb 3, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Fiscal Impact :	Yes
Budget Source :	IEPA Loan
Recommended Action :	Staff recommends approval of Change Order #1 to Hoerr Construction for Sanitary Sewer Rehabilitation & Improvements in the amount of \$6,561.00

Public Content

The original contract amount with Hoerr was \$7,649,268.80. The additional Change Order of \$6,561.00 increases the contract cost to \$7,665,829.00. Change Order #1 is for an additional 74 cubic yards of "Granular Select backfill" that was installed and 23 cubic yards of Temporary Surfacing over Trenches.

File Attachments

[1827D23_SL_Pay Application and Disbursement No. 1.pdf \(4,090 KB\)](#)

3. Consent Agenda

Subject :	E. Pay Request to Willett Hofmann & Associates for Engineering for Sanitary Sewer Rehabilitation & Improvements in the amount of \$292,120.60
Meeting :	Feb 3, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Fiscal Impact :	Yes

Budget Source :	IEPA Loan
Recommended Action :	Staff recommends approval of Pay Request #1 to Willett Hofmann & Associates for Engineering for Sanitary Sewer Rehabilitation & Improvements in the amount of \$292,120.60

Public Content

Pay Request #1 to Willett Hofmann & Associates for Engineering for Sanitary Sewer Rehabilitation & Improvements in the amount of \$292,120.60 is for work leading up to and for observation of the work Hoerr Construction is performing. Payment for engineering will come from a disbursement Illinois EPA Water Pollution Control Loan Program for which the City was approved.

File Attachments

[1827D23_SL_Pay Application and Disbursement No. 1.pdf \(4,090 KB\)](#)

6. Presentations and Awards

Subject :	A. ICMA Recognition of City Manager Shumard
Meeting :	Feb 3, 2025 - City Council Meeting at 6:30 pm
Type :	Presentation

Public Content

City Manager Shumard is being recognized by the International City/County Management Association (ICMA) for 25 years of service to local government.

6. Presentations and Awards

Subject :	B. Proclamation Declaring February 3rd, 2025 as Four Chaplains Day
Meeting :	Feb 3, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Proclamation Declaring February 3rd, 2025 as Four Chaplains Day

Public Content

February 3, 2025, marks the 82nd Anniversary of the sinking of the troopship SS Dorchester by a German U-boat. Four Chaplains on board gave their life jackets to soldiers, sacrificing their own lives. The four chaplains stood united in prayer as the ship sank. Congress established February 3 as "Four Chaplains Day" to commemorate this act of heroism. This proclamation declares Feb 3, 2025 as Four Chaplains Day in Sterling. The Mayor, Council and staff wish to express gratitude to our local chaplains that assist our police and fire departments for the immeasurable service they provide the community.

File Attachments

[Four Chaplains Proclamation 2025 PDF.pdf \(52 KB\)](#)

Consent

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8. Business Items

Subject :	A. Place on file with the City Clerk for public review and inspection the Greater Northland Mall Redevelopment Project Area Tax Increment Financing District Eligibility Report and Redevelopment Plan and Project dated January 14, 2025.
Meeting :	Feb 3, 2025 - City Council Meeting at 6:30 pm
Type :	Information

Public Content

On May 6, 2024, the City Council approvedtax increment financing (TIF) consulting services with SB Friedman for a potential TIF district to support the redevelopment of the Northland Mall. This is a required step toward the creation of a TIF district. SB Friedman has conducted an eligibility study, along with a Redevelopment Plan and Project Document.

Once on file with the City Clerk's office,SB Friedman will draft a notice and adoption schedule for the TIF district. They have also prepared the required mailing lists for required notifications.

The cost of the study is being reimbursed to the City by the owner of the Northland Mall, as provided for in the Agreement for Reimbursement with Sterling Investments, LLC.

File Attachments

[Greater Northland Mall TIF - DRAFT - 2025-1-14.pdf \(1,245 KB\)](#)

8. Business Items

Subject :	B. Resolution 2025-02-03 Declaring LeFevre Road from the City Limits to Lynn Boulevard a Class II Truck Route
Meeting :	Feb 3, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends approving Resolution 2025-02-03 Declaring LeFevre Road from the City Limits to Lynn Boulevard a Class II Truck Route

Public Content

Whiteside County approached the City of Sterling and Sterling Township to request cooperation to receive Truck Access Route Program (T.A.R.P.) from IDOT to make improvements to McCue Road from Emerson Road to Lefevre and W. Lefevre Road from the west edge of the intersection at Lynn (western limit of the roundabout) to McCue Road. The Whiteside County Highway Department would serve as the lead agency on this project. To qualify for T.A.R.P. funding, this portion of W. LeFevre Road must be designated as a Class II Truck Route. Given the current usage and businesses served on the west side of the City, staff believes this designation is appropriate.

File Attachments

[admin_20250203_085200.pdf \(62 KB\)](#)

8. Business Items

Subject :	C. Joint Agreement between Whiteside County Highway Department and The City of Sterling for TARP-Funded Projects.
Meeting :	Feb 3, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Fiscal Impact :	Yes
Budgeted :	No
Budget Source :	Capital Fund
Recommended Action :	Staff recommends approving the Joint Agreement between Whiteside County Highway Department and the City of Sterling for the Lefevre/McCue TARP-funded Project.

Public Content

The City is participating in the Truck Access Route Program (T.A.R.P.) with Whiteside County Highway Department and Sterling Township to resurface a portion of W. LeFevre Rd. from Lynn Blvd to City limits using a cold in place recycling process.

Whiteside County will act as the lead agency for TARP funded improvements to McCue and LeFevre Roads by combining the projects. The City agrees to reimburse the County for its portion of the local share for both construction cost and engineering.

File Attachments

[JointAgreement-Co-RD-City.pdf \(97 KB\)](#)

8. Business Items

Subject :	D. Consultant Report on Wage & Compensation Study
Meeting :	Feb 3, 2025 - City Council Meeting at 6:30 pm
Type :	Discussion

Public Content

Rachel Skaggs of MGT (formerly GovHR) will present a final draft report of the wage and compensation study, including recommendations and cost estimates for implementation.

11. Adjourn to Budget Study Session

Subject :	A. Budget Study Session
Meeting :	Feb 3, 2025 - City Council Meeting at 6:30 pm
Type :	Discussion

Public Content

The following Budgets will be discussed

Band

Lincoln Highway BDD

Northland Mall BDD

Northland Mall TIF

Lincolnway-Lynn TIF

Rock River TIF

CBD East TIF

Lincoln Highway TIF

2021A CGH Bonds

2021B CGH Bonds

2022A Bonds

2022B Bonds

Trust Committee

Strong Communities Program

File Attachments

[2300 Band Commission Budget 25-26.pdf \(71 KB\)](#)

[3200 Lincoln Highway Business District Tax Allocation Fund Budget 25-26.pdf \(45 KB\)](#)

[3220 Northland Mall Business District Tax Allocation Fund Budget 25-26.pdf \(44 KB\)](#)

[3360 TIF Northland Mall Budget 25-26.pdf \(45 KB\)](#)

[3370 TIF Lincolnway Lynn Budget 25-26.pdf \(47 KB\)](#)

[3385 TIF Rock River Budget 25-26.pdf \(50 KB\)](#)

[3387 CBD East TIF Fund Budget 25-26.pdf \(53 KB\)](#)

[3390 Lincoln Highway TIF Fund Budget 25-26.pdf \(46 KB\)](#)

[3600 2021A CGH Medical Center Bond Budget 25-26.pdf \(43 KB\)](#)
[3700 2021B CGH Medical Center Bond Budget 25-26.pdf \(43 KB\)](#)
[4100 2022A Bond \(pensions\) Budget 25-26.pdf \(40 KB\)](#)
[4200 2022B Bond Budget \(road storm\) 25-26.pdf \(39 KB\)](#)
[7800 Trust Committee Fund 25-26.pdf \(38 KB\)](#)
[8600 Strong Communities Program Fund 25-26.pdf \(42 KB\)](#)
[2025-26 Budget - study session 1.pdf \(2.542 KB\)](#)