

Monday, February 4, 2019
City Council Meeting at 6:30 pm

CITY COUNCIL MEETING AGENDA
Council Chambers - First Floor
212 Third Avenue

1. Meeting Opening

Subject : A. Call to Order
Meeting : Feb 4, 2019 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : B. Roll Call
Meeting : Feb 4, 2019 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : C. Pledge of Allegiance
Meeting : Feb 4, 2019 - City Council Meeting at 6:30 pm
Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment
Meeting : Feb 4, 2019 - 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 4, 2019 - City Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Approval of Minutes as presented

File Attachments

[cc012119.pdf \(124 KB\)](#)

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 4, 2019 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

[Accts Pay 02-04-19.pdf \(385 KB\)](#)
[apsummary 02-04-19.pdf \(385 KB\)](#)

Consent

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3. Consent Agenda

Subject :	C. Authorize payment to Strand Associates for stormwater engineering services
Meeting :	Feb 4, 2019 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Staff recommends Council authorize payment to Strand Associates for stormwater engineering services in the amount of \$18,373.04

Public Content

The invoice is in accordance with the engineering services agreements for both the Douglas Park project and the 2nd Avenue/Miller Road project. The descriptions for tasks completed for each project are listed below.

The Douglas Park Neighborhood Drainage Improvements project included reviewing and recommendation of a Contractor provided pay request, one construction progress meeting, a resident project representative at the site when the contractor was onsite, provided draft contract change order information to the Contractor, and design of the sidewalk from Chestnut Avenue to the Park.

The 2nd Avenue and Miller Road Drainage Improvements Project included reviewing and recommendation of a Contractor provided pay request, one construction progress meeting, and a resident project representative at the site when the contractor was onsite.

Funds for this engineering come from the Stormwater Fund.

File Attachments

[strand invoice.pdf \(28 KB\)](#)

Consent

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3. Consent Agenda

Subject :	D. Partial Pay Request #3 to Martin & Company Excavating in the amount of \$99,548.06 for the Second Avenue & Miller Road Drainage Improvements
Meeting :	Feb 4, 2019 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Staff and the engineering consultants recommend partial payment to Martin & Company Excavating in the amount of \$99,548.06.

Public Content

Martin & Company Excavating was able to perform additional work at the end of the year on the 2nd Avenue /Miller road stormwater project. Funds for this project come from the Stormwater Fund.

File Attachments

[PPR3-2nd & Miller.pdf \(3,159 KB\)](#)

Consent

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3. Consent Agenda

Subject :	E. Acceptance of the bid for demolition of a single-family dwelling located at 2304 Spring Street
Meeting :	Feb 4, 2019 - City Council Meeting at 6:30 pm

Type :	Action (Consent)
Recommended Action :	It is the recommendation of the Staff that the City Council award the contract to demolish 2304 Spring Street to Stichter Construction, Inc., of Erie, Illinois, in the amount of \$8,299.00.

Public Content

The City of Sterling was awarded a summary judgment to demolish the unsafe structures located at the subject location. The judgment was granted on October 22, 2018. Bids were advertised for the demolition of the buildings on January 9, 2019, and two (2) bids were received. The bids were opened on Monday, January 28, 2019.

The low bid received was from Stichter Construction, Incorporated, Erie, Illinois, in the amount of \$8,299.00. The bid was found to be in accordance with the Bid Specifications.

Funding for this work will be from the General Fund. The court judgment allows for the City to seek reimbursement from the owner of record for all costs associated with the abatement of the nuisance, including demolition expenses, court costs and all legal fees.

File Attachments

[2304 spring st minutes.pdf \(23 KB\)](#)
[2304 Spring St photo.jpeg \(153 KB\)](#)

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3. Consent Agenda

Subject :	F. Petition from 1500 S Lynn Boulevard LLC to vacate W 13th Street and combine all lots to a single lot for future expansion.
Meeting :	Feb 4, 2019 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	It is the recommendation of City Staff that the City Council refers this petition to the Plan Commission meeting on February 21, 2019.

Public Content

Petitioner has requested vacation of W 13th Street and combine all the lots into a single lot for further expansion.

File Attachments

[pet-Halo.pdf \(63 KB\)](#)
[Halo replat.pdf \(1,223 KB\)](#)
[Halo vacate w 13th St.pdf \(715 KB\)](#)

Consent

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3. Consent Agenda

Subject :	G. Refer to Plan Commission a Petition to subdivide Lot 7 PIN#11-20-327-023 at Dillon Avenue and West Fourth Street
Meeting :	Feb 4, 2019 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	It is the recommendation of City Staff that the City Council refers this petition to the Plan Commission meeting on February 21, 2019.

Public Content

Petition from United Craftsmen Ltd contract purchasers of a portion of Lot 7 PIN# 11-20-327-023. Petitioner is under contract to purchase a portion of the parcel to allow for future expansion.

File Attachments

[United Craftsmen pet.pdf \(77 KB\)](#)
[United Craftsmen plat.pdf \(1,392 KB\)](#)

Consent

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8. Business Items

Subject :	A. Approval of Resolution #2019-02-02 authorizing a Letter of Objection be sent to Whiteside County for the petition from Juan Roman and Jolene Rodriquez for property at 12717 Lawrence Road
Meeting :	Feb 4, 2019 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	It is the recommendation of the Plan Commission, City

Public Content

The Plan Commission met January 17, 2019 to hear from the petitioners in regards to the rezoning of property located at 12717 Lawrence Road from R-1 to B-1 to allow for a banquet/event space. The petitioners spoke about what they envisioned the space to be utilized for baby showers, birthday parties, and family gatherings and that no late nights, no alcohol, etc was in the plans. Several other people spoke up in opposition of the proposed rezone of the property including residents of Indian Ridge and received written objection from Hopkins Township Board. After hearing from all concerned the Plan Commission recommends the City Council authorize the Mayor to send the Whiteside County Board and Whiteside County Building & Zoning Department a letter of objection to the proposed rezoning of 12717 Lawrence Road.

File Attachments

[R2019-2-2 Objection County Lawrence Rd.pdf \(84 KB\)](#)
[ltr to Whiteside Co Lawrence Rd.pdf \(77 KB\)](#)
[County SU Lawrence Rd.pdf \(206 KB\)](#)
[County SU Lawrence Rd-dw.pdf \(288 KB\)](#)

Consent

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8. Business Items

Subject :	B. Approval of Resolution #2019-02-03 authorizing a Letter of Objection be sent to Whiteside County for the petition from SolAmerican Energy for property at 582 Stouffer Road
Meeting :	Feb 4, 2019 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	It is the recommendation of the Plan Commission, City Planner and City Staff that the City Council approve Resolution #2019-02-03

Public Content

The Plan Commission met January 17, 2019 to hear from the petitioners in regards to the proposed special use permit submitted to Whiteside County Building & Zoning for a 2 MW solar farm located on Stouffer Road. A representative from SolAmerica Energy gave a presentation on the project and answered questions from the Commission. Dustin Wolff submitted a memo (attached) showing the proposed use being incompatible with what the City has identified the areas future use as in the City's Comprehensive Plan. Property owners also attended the meeting to voice their objection to the proposed special use for a solar farm. Staff has since received additional objections in the form of emails (attached) from many residents of the Gregden Shores

subdivision. After hearing from all concerned parties the Plan Commission recommends the City Council authorizes the Mayor to send the Whiteside County Board and Whiteside County Building & Zoning Department a letter of objection to the proposed special use at 582 Stouffer Road for a 2 MW solar farm.

File Attachments

[R2019-2-3 Objection County Solar Farm-Gregden Shores.pdf \(84 KB\)](#)

[ltr to Whiteside Co solar farm Gregden shores.pdf \(76 KB\)](#)

[solar farm-gregden residents.pdf \(487 KB\)](#)

[solar farm-gregden-dw.pdf \(432 KB\)](#)

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11. Adjourn

Subject :	A. Adjourn to Budget Study Session
Meeting :	Feb 4, 2019 - City Council Meeting at 6:30 pm
Type :	Discussion

File Attachments

[1900 NWSW Redev 19-20.pdf \(43 KB\)](#)

[2100 MFT 19-20.pdf \(45 KB\)](#)

[2500 Coliseum and 3500 Coliseum Bond 19-20.pdf \(54 KB\)](#)

[2800 Civil Defense 19-20.pdf \(44 KB\)](#)

[3370 TIF Linc Lynn 19-20.pdf \(44 KB\)](#)

[3400 CGH Bond 19-20.pdf \(41 KB\)](#)

[3681 and 3684 SSA 19-20.pdf \(40 KB\)](#)

[7600 Police Pension 19-20.pdf \(36 KB\)](#)

[7800 Trust Committee 19-20.pdf \(27 KB\)](#)

[8500 APP Grant 19-20.pdf \(40 KB\)](#)