

Tuesday, February 21, 2023
City Council Meeting at 6:30 pm

CITY COUNCIL MEETING AGENDA
Council Chambers - First Floor
212 Third Avenue
Zoom Link
<https://us02web.zoom.us/j/89919513009>

1. Meeting Opening

Subject : A. Call to Order
Meeting : Feb 21, 2023 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : B. Roll Call
Meeting : Feb 21, 2023 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : C. Pledge of Allegiance
Meeting : Feb 21, 2023 - City Council Meeting at 6:30 pm
Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment
Meeting : Feb 21, 2023 - 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 21, 2023 - City Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Approval of Minutes as presented

File Attachments

[cc02062023.pdf \(121 KB\)](#)
[01_19_23 PC Meeting.pdf \(37 KB\)](#)

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 21, 2023 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

[1-31-23 Balance Sheets.pdf \(327 KB\)](#)

[1-31-23 Budget Performance Report.pdf \(407 KB\)](#)

[admin_20230216_110738.pdf \(565 KB\)](#)

[Accounts Payable by G_L Distribution Report 02_16_2023 11_26_22 AM_Mary McCormick_3D409IKL.pdf \(374 KB\)](#)

Consent

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3. Consent Agenda

Subject :	C. IDOT Maintenance Engineering Agreement
Meeting :	Feb 21, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff Recommends Approval of the IDOT Maintenance Engineering Agreement

Public Content

Cities may enter into an agreement with a consultant to provide engineering services for maintenance work funded in whole or in part with MFT funds. Formal agreements may include preliminary engineering and/or engineering inspection. Typically, the consultant is responsible for the following duties during preliminary engineering: investigation of the condition of the streets and /or structures, preparation of the maintenance resolution, estimate, and proposal, preparation of the maintenance expenditure statement, etc.

For engineering inspection projects, the consultant is usually responsible for the following: checking materials invoices for payment; and/or preparing the payment estimate for contract maintenance, including any necessary changes-in-plans, and providing a final estimate of the contract maintenance cost.

Form BLR 05520 may be used for maintenance preliminary engineering and/or engineering inspection agreements. The agreement requires the signature and seal of the licensed professional engineer, or structural engineer as applicable, and the signature and title of the local official.

File Attachments

[1085Z23_Maintenance-Engineering_BLR05520_USE.pdf \(144 KB\)](#)

3. Consent Agenda

Subject :	D. Resolution R2023-02-05 for Motor Fuel Tax expenditures in the amount of \$270,000.
Meeting :	Feb 21, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends Council authorize Resolution R2023-02-05 for Motor Fuel Tax expenditures in the amount of \$270,000.

Public Content

Each year the City Council must pass resolutions authorizing expenses for all Motor Fuel Tax (MFT) Funds. MFT funds are spent on cold patch, salt, labor for winter maintenance, labor for patching as well as street lighting expenses. The MFT calendar runs on a January-December fiscal calendar versus our May 1 fiscal calendar which generally results in subsequent amendment resolutions.

File Attachments

[Res 2023-02-05 MFT.pdf \(141 KB\)](#)

3. Consent Agenda

Subject :	E. Request from The Sauk Valley Diversity Alliance to waive fees for the use of Grandon Civic Center on June 17, 2023
Meeting :	Feb 21, 2023 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve, if applicable, to waive the deposit and rental fees for the use of Grandon Civic Center on June 17, 2023 for an Educational and Cultural event presented by the Sauk Valley Diversity Alliance.

Public Content

The Sauk Valley Diversity Alliance, formerly known as Diversity Committee of the Sauk Valley, would like to utilize Grandon Civic Center on June 17, 2023 from 7:00 a.m. to 3:00 p.m. for their annual Educational and Cultural event. This is a Community event and is Free to all who attend.

The organization is requesting the deposit and rental fees be waived as this is a community event.

The organization is also requesting a street closure on West 4th Street.

File Attachments

[SV Diversity Alliance 2023.pdf \(150 KB\)](#)

Consent

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8. Business Items

Subject :	A. Approve Master Plan for the Sterling Riverfront
Meeting :	Feb 21, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends approval of the Master Plan for the Sterling Riverfront as presented by Gorman & Co.

Public Content

At the February 6, 2023 Council Meeting Study Session, Gorman & Company presented their Master Plan to the City Council and invited Council to review and ask questions prior to approval. Delivery of the plan was one of the required milestones for the developer. If acceptable, Gorman & Company seeks Council approval for the Master Plan as presented.

File Attachments

[Sterling Master Plan 1.6.2023 Reduced File Size.pdf \(14,008 KB\)](#)

8. Business Items

Subject :	B. Resolution No 2023-02-06 Showing Support to the General Assembly from the City of Sterling for Tax Increment Financing
Meeting :	Feb 21, 2023 - City Council Meeting at 6:30 pm
Type :	Action

Recommended Action :

Staff recommends Approval of Resolution No 2023-02-06
Showing Support to the General Assembly from the City
of Sterling for Tax Increment Financing

Public Content

TIF reform legislation has been filed as SB 1391, this bill includes many changes that would be counterproductive to TIF districts, some of the proposed changes include the following;

- significantly modifies the criteria for blighted area designation;
- expands the composition and authority of the joint review board;
- reduces the life of newly created districts to 20 years (from 23 years currently);
- eliminates subsequent 12-year extensions (to 35 or 47 years) of current districts and allows for only one two-year extension (to 22 years) of any district;
- prohibits future district boundaries from overlapping existing district boundaries; requires the transfer of TIF funds to a local chamber of commerce;
- allows a school district or community college district to not participate in the TIF district (any increment within their boundaries would not be collected by the TIF district and would instead be paid to the school or community college district directly);
- restricts the use of surplus funds.

The Illinois Municipal League (IML) is opposed to this bill and is requesting municipalities to adopt a resolution in support of TIF Districts. By adopting this resolution the IML can advocate on our behalf and show local support for the much-needed developments TIF districts encourage and incentivize.

File Attachments

[Res No 2023-02-06 Sterling-Resolution-Support-TIF.docx.pdf \(87 KB\)](#)

8. Business Items

Subject :	C. Resolution No. 2023-02-07 Declaring the Support for Submittal of 2023 RAISE Grant Application and Local Funding Match
Meeting :	Feb 21, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends approving Resolution No. 2023-02-07 Declaring the Support for Submittal of 2023 RAISE Grant Application and Local Matching Funding

Public Content

The City of Sterling desires to submit a grant application for the FY 23 Department of Transportations National Infrastructure Investments RAISE Grant Program to fund significant improvements to Griswold Avenue, Woodburn Ave and the connecting portions of W. 11th St and W. 13th St from Dillon to Woodburn and W. 15th Street from Dillon to Griswold. Improvements include converting the roads from rural cross-sections with ditches to new curb and gutter roads including new storm sewers. The project will also add sidewalks to the neighborhood and a multi-use path to connect Scheid Park to Lefevre Road.

Federal cost share may exceed 80% for projects that are rural, or located in an Area of Persistent Poverty (APP), or located in a Historically Disadvantaged Community (HDC). Depending on the project area, the City will need to contribute up to 20% of the project cost. The total project cost estimate is in excess of \$4million. The City would provide the required match through its local option sales tax funds.

File Attachments

[Resolution 2023-2-7 Raise Grant Submit and Fund.pdf \(106 KB\)](#)

8. Business Items

Subject :	D. Award bid to Burke Excavating for removal of the structure at 706 Park Place in the amount of \$11,500.00
Meeting :	Feb 21, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	It is the recommendation of the Staff that the City Council award the contract to demolish 706 Park Place to Burke Excavating, Inc., Tampico, Illinois, in the amount of \$11,500.00.

Public Content

The City of Sterling is in the process of acquiring ownership of the subject property at 706 Park Place. An Order of Default was issued to the City from Whiteside County Court on December 29, 2022, allowing for the immediate demolition of the property. Bids were advertised for the demolition of the building on January 25, 2023, and four (4) bids was received. The bids were opened on Tuesday, February 14, 2023.

The low bid received was from Burke Excavating, Inc., Tampico Illinois, in the amount of \$11,500.00. The bid was found to be in accordance with the Bid Specifications.

Funding for this work will be from the Strong Communities Program (SCP).

File Attachments

[Demolition of 706 Park Place.pdf \(44 KB\)](#)

[706 Park Place - Photo.Front view prior to demolition.JPG \(5.309 KB\)](#)

8. Business Items

Subject :	E. Assignment of Interest in Redevelopment Agreement from Highlands Development, LLC to Highlands Sterling, LLC.
Meeting :	Feb 21, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends the Assignment of Interest in the Redevelopment Agreement with Highlands Development, LLC to Highlands Sterling, LLC.

Public Content

Highlands Development, LLC has created a separate LLC to hold the Sterling property named Highlands Sterling, LLC. The original redevelopment agreement is with Highlands Development, LLC, so the developer has asked to update the redevelopment agreement to update the Redevelopment Agreement to reflect the new LLC. Our legal counsel has advised this is common with developments such as this and has no reservations with the request.

File Attachments

[Assignment of Interest in Redevelopment Agreement from Highlands Development, LLC to Highlands Sterling, LLC.pdf \(63 KB\)](#)

8. Business Items

Subject :	F. City Consent to Assignment of Redevelopment Agreement for purposes of collateral assignment from Highlands Sterling, LLC to Country Club Bank in connection with construction financing for project
Meeting :	Feb 21, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends approval of the City Consent to Assignment of Redevelopment Agreement for purposes of collateral assignment from Highlands Sterling, LLC to Country Club Bank

Public Content

Highlands Sterling, LLC wishes to assign the benefits of the Redevelopment agreement to its lender, Country Club Bank as collateral for financing. Under the consent agreement, should the lender require collateral payment, the City would send the lender the proceeds accorded by the Redevelopment Agreement rather than the Developer.

File Attachments

[City Consent to TIF Assignment.pdf \(65 KB\)](#)
[Assignment of TIF Sterling Illinois \(981379xA006D\).docx \(98 KB\)](#)

11. Adjourn to Budget Study Session

Subject :	A. Budget Study Session
Meeting :	Feb 21, 2023 - City Council Meeting at 6:30 pm
Type :	Discussion

Public Content

The following Budgets will be discussed

Municipal Band Fund

Civil Defense Fund

2022A Bond Fund

2022B Bond Fund

Police Pension Fund Fire Pension Fund

File Attachments

[2300 Band Commission Budget 23-24.pdf \(68 KB\)](#)

[2800 Civil Defense Budget 23-24.pdf \(48 KB\)](#)

[4100 2022A Bond Budget 23-24.pdf \(40 KB\)](#)

[4200 2022B Bond Budget 23-24.pdf \(39 KB\)](#)

[7600 Police Pension 23-24.pdf \(57 KB\)](#)

[7700 Fire Pension 23-24.pdf \(56 KB\)](#)