

Monday, March 7, 2022
City Council Meeting at 6:30 pm

CITY COUNCIL MEETING AGENDA
Council Chambers - First Floor
212 Third Avenue
Sterling, IL 61081
Link to join Webinar
<https://us02web.zoom.us/j/88999649194>

1. Meeting Opening

Subject : A. Roll Call
Meeting : Mar 7, 2022 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : B. Pledge of Allegiance
Meeting : Mar 7, 2022 - City Council Meeting at 6:30 pm
Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment
Meeting : Mar 7, 2022 - 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 : Mar 7, 2022 - City Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Approval of Minutes as presented

File Attachments

[cc02222022.pdf \(102 KB\)](#)

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 :	Mar 7, 2022 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

[admin_20220303_100150.pdf \(710 KB\)](#)
[Accounts Payable by G L Distribution Report 03_03_2022 10_17_57 AM_Mary McCormick_3D408KB9.pdf \(375 KB\)](#)

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 :	C. Resolution R2022-03-04 to Close Second Street and turn lane for Main Street Car Show
Meeting :	Mar 7, 2022 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends approval of Resolution 2022-03-04 to Close Second Street and turn lane for the Sterling Main Street Car Show

Public Content

Sterling Main Street is holding its annual car show on Sunday, May 1, 2022. The car show is held in the parking lot by Plainwell Brass at Second Street and First Avenue. This resolution will close Second Street and the turn lane from Route 40.

File Attachments

[R2022-03-04 Car Show.pdf \(51 KB\)](#)

3. Consent Agenda

Subject :	D. Pay Request #5 for former National Training Building Demolition Renovation to Gehrke Construction in the amount of \$33,669.00
Meeting :	Mar 7, 2022 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve Pay Request #5 for former National Training Building Demolition Renovation to Gehrke Construction in the amount of \$33,669.00

Public Content

Pay Request #5 covers some interior framing work as well as excavation and grading work.

File Attachments

[Council Agend Item Pay Request #5 Former National Training Building 3-2022.pdf \(1,242 KB\)](#)

6. Presentations and Awards

Subject :	A. Riverfront Survey Results
Meeting :	Mar 7, 2022 - City Council Meeting at 6:30 pm
Type :	Information

Public Content

Kris Noble the Executive Director at Sauk Valley Area Chamber of Commerce would like to present the results of the 6 question survey that was done by the Chamber in relation to the Riverfront Development

8. Business Items

Subject :	A. Approve Proposal for the Coliseum Ceiling Repairs from Winter Construction.
Meeting :	Mar 7, 2022 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff Recommends Approval of the Proposal for the Coliseum Ceiling Repairs from Winter Construction.

Public Content

On February 21st during the Council meeting, staff noticed a light in the ceiling in the council chambers that was askew. On Tuesday staff investigated the light and it was discovered that the original secondary ceiling had collapsed and was resting on the top of the can light and the fire suppression system.

Winter Construction was called in to discuss and plan for emergency repairs. City staff drained the fire sprinkler system to prevent it from potentially breaking and sending a damaging amount of water into the building. Winter came in and shored up the ceiling with jack posts to support the ceiling and take the pressure

off the sprinkler line. CertaSite capped the sprinkler heads in the front area and recharged the system to make sure the rest of the building had sprinkler coverage again.

The attached proposal from Winter does not include the big conference room but we are including that room in the repairs as it has the same 2nd ceiling present though it hasn't shown signs of weakness yet. We also need to investigate the ceiling over the lobby as demolition takes place. We're awaiting the updated proposal but wanted to get the initial proposal to the Council. In the course of repairs, light fixtures will be replaced with LED's. A 2'x2' drop ceiling will replace the drywall ceiling portion and allow for easier upgrades to the Chambers with IT infrastructure such as cameras and microphones. The quote Winter supplied does not include the new light fixtures and staff will work with Engle to pick those out.

File Attachments

[Sterling City Hall - Proposal.pdf \(155 KB\)](#)

8. Business Items

Subject :	B. Ordinance 2022-03-09 Amending Provisions of the Liquor Code to Create a New Category of License Permitting Operation of an Axe Throwing Business
Meeting :	Mar 7, 2022 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff Recommends approval of Ordinance 2022-03-09 Amending Provisions of the Liquor Code to Create a New Category of License Permitting Operation of an Axe Throwing Business

Public Content

City Staff is recommending consideration of an ordinance creating an additional classification of liquor license. This classification, which is an expansion of the City Liquor Code, specifically permits an axe throwing business. The draft ordinance was prepared by the City Attorney and discussed at the Liquor Commissions last meeting.

File Attachments

[Ord 2022-03-08 Amending Liquor Code Axe Throwing.pdf \(21 KB\)](#)

8. Business Items

Subject :	C. Waive Bid Process and Accept Low Quote from MOST Plumbing and Mechanical for Plumbing and HVAC Services to Central Park Concession and Restroom Facility
Meeting :	Mar 7, 2022 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends Waiving Bid Process and Accept Low Quote from MOST Plumbing and Mechanical for Plumbing and HVAC Services to Central Park Concession and Restroom Facility in the amount of \$93,000

Public Content

Hibbard Builders, the City's Project Manager for the Central Memorial Park project, solicited quotes for the HVAC and Plumbing work in the park for the concession and restroom facility. The full scope of the work is included in the attached "Plumbing & HVAC Summary" provided by Hibbard.

File Attachments

[Plumbing & HVAC Summary.pdf \(962 KB\)](#)

[Splash Pad.pdf \(871 KB\)](#)

[02-18-22 CP Most HVAC.pdf \(113 KB\)](#)

[Most Revised #2.pdf \(129 KB\)](#)

[Action Revised 02212022.pdf \(256 KB\)](#)

[Loescher Revised.pdf \(199 KB\)](#)

8. Business Items

Subject :	D. Ordinance No. 2022-03-10 Amending Chapter 6, Article II, Section 41, to Increase the Number of Available Liquor Licenses from 34 to 38
Meeting :	Mar 7, 2022 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff Recommends approval of Ordinance No. 2022-03-10 Amending Chapter 6, Article II, Section 41, to Increase the Number of Available Liquor Licenses from 34 to 38

Public Content

This Ordinance amends the Code to increase the number of liquor licenses to accommodate existing businesses within the area annexed. State Statute allows the Mayor and City Council to determine by ordinance the number, kind and classification of licenses for the retail sale of alcoholic liquor within the City. This will accommodate the current property owners continued operation of retail liquor sales establishments within the annexed area by allowing for a liquor license specifically to those currently operating within the annexed area.

This will also approve a request for a liquor license for an occupancy at Northland Mall. The occupancy will be an arcade with food and beverages. The Arcade portion of the business will target all age groups. This was discussed at the Liquor Commissions last meeting.

File Attachments

[Ord 2022-03-10 Increase in the number of available liquor licenses.pdf \(111 KB\)](#)

8. Business Items

Subject :	E. Ordinance 2022-03-11 Amending Chapter 102, Zoning Code to provide for Retail Incubators in the Downtown Business Zoning District and Permit Light Industrial Uses as a Special Use in the RB Zoning District
Meeting :	Mar 7, 2022 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff Recommends Approval of Ordinance 2022-03-11 Amending Chapter 102, Zoning Code to provide for Retail Incubators in the Downtown Business Zoning District and

Public Content

The City was approached about creating a retail incubator area in the downtown utilizing small, limited service chalet style shops to grow a business with the hope of them expanding into a traditional brick and mortar location. An amendment to the Code would be required to accommodate such a development.

During the Comprehensive Plan update multiple discussion were held in reference to code changes that would allow light manufacturing in regional business district by special use. This is intended to help backfill large box stores as the retail landscape changes. This zoning code change allows that.

On January 17th, 2022 the Council referred this matter to the Plan Commission. On February 17th the Plan Commission held a public hearing in regards to the amendments to the zoning code. The Plan Commission recommends the amendments as presented.

File Attachments

[Ord 2022-03-11 Amending Chapter 102 Zoning Code.pdf \(97 KB\)](#)
[M-Retail Incubator Zoning Text Amendments 2022 02 10.pdf \(141 KB\)](#)

8. Business Items

Subject :	F. Ordinance 2022-03-08 Amending Chapter 22, Article VI Rescinding and Replacing Code Provisions Relating to Massage Establishments, to be Defined as Body Work Establishments.
Meeting :	Mar 7, 2022 - City Council Meeting at 6:30 pm
Type :	Action, Discussion
Recommended Action :	Staff Recommends Approval of Ordinance 2022-03-08 Amending Chapter 22, Article VI Rescinding and Replacing Code Provisions Relating to Massage Establishments, to be Defined as Body Work Establishments.

Public Content

Staff recently received a request for a copy of the ordinance in regards to opening a new massage establishment in the City. After researching the company, staff had concerns with trafficking and associated sex crimes. The current ordinance for body massage establishments has several protective restrictions, however, it was found to be outdated. Staff provided Attorney Zollinger with recommendations for changes and additions to the new ordinance. The most notable change is that all massage therapists conducting business in the City of Sterling are required to have a State or National license. Staff recommends approval of the attached ordinance.

File Attachments

[Ordinance Amending Ch 22 Article VI Body Work.pdf \(137 KB\)](#)

8. Business Items

Subject :	G. Discussion of Master Developer Agreement between Gorman & Company and the City of Sterling
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Meeting :

Mar 7, 2022 - City Council Meeting at 6:30 pm

Type :

Public Content

The City is seeking to engage Gorman & Company as the master developer for the riverfront area, which is comprised of the former "Lawrence Brothers Hardware Complex," former "Stanley-National Complex" and a portion of the "Former Northwestern Steel & Wire" plant.

Under the proposed agreement, Gorman's tasks include development, planning and design services to prepare a master development plan. Within 60 days after the agreement has been executed by Gorman and the City, Gorman is expected to deliver to the City a proposed budget for all costs and expenses to be incurred by Gorman in connection with the preparation of the Master Plan. Within 180 days of agreeing on a budget, Gorman is expected to deliver to the City a proposed Master Plan. The Master Plan will set forth the proposed development of the Project including the proposed Phases. The City will then have 60 days after its receipt of the Master Plan to notify Gorman whether it approves the Master Plan. If the City does not approve the Master Plan, then Gorman and the City are expected to work cooperatively in good faith to agree on modifications to the Master Plan.

9. Staff Reports

Subject :

A. Flock Park Cannon

Meeting :

Mar 7, 2022 - City Council Meeting at 6:30 pm

Type :

Public Content

The Flock Park Cannon has deteriorated due to exposure to environmental conditions. Staff has reached out for outside assistance and is seeking Council direction on how much in resources the City should commit to restoration.

File Attachments

[Flock Cannon angle.jpg \(1,216 KB\)](#)

[Flock Cannon front.jpg \(1,392 KB\)](#)

[Flock Cannon rust.jpg \(975 KB\)](#)

[Flock Cannon.jpg \(1,496 KB\)](#)

9. Staff Reports

Subject :

B. Update on Ave G and 3rd Street Signage

Meeting :

Mar 7, 2022 - City Council Meeting at 6:30 pm

Type :

Procedural

9. Staff Reports

Subject :

C. Riverfront Commission Recommendations

Meeting :

Mar 7, 2022 - City Council Meeting at 6:
30 pm

Type :

Public Content

The purpose of establishing a Riverfront Commission is to use the prior riverfront planning work as a basis to establish priorities for developing the riverfront, recognizing there are more project opportunities than there are public resources. To do this, the Commission should be tasked to:

- Create an engagement plan to develop a consensus on plan priorities, including civic groups, school groups (children and parents), senior groups, outdoors groups, conservations groups and other identified groups that may not have been reached
- Identify potential revenue sources for each of the priorities
- Prioritize projects with an order of operations taking into account
 - Funding availability AND the matching of funding sources to projects
 - Required infrastructure
 - Legal or environmental concerns
 - Private investment leveraging
- Coordinate with the Master Developer to align priorities and complement efforts
- Provide updates to City Council

The Commission is NOT expected to create a new plan through this process. This is an extension of the original planning groundwork that has been done to date.

11. Adjourn to Budget Study Session

Subject :

A. Budget Study Session

Meeting :

Mar 7, 2022 - City Council Meeting at 6:
30 pm

Type :

Information

Public Content

The following funds will be discussed

Storm water

Library

2022A Bonds

2022B Bonds

Sewer

Health Insurance

File Attachments

[1600 Stormwater Project Fund and 3800 G O Series 2017 Bond Fund Budget 22-23.pdf \(55 KB\)](#)

[2200 Library Budget 22-23.pdf \(137 KB\)](#)

[4100 2022A Bond Budget 22-23.pdf \(40 KB\)](#)

[4200 2022B Bond Budget 22-23.pdf \(39 KB\)](#)

[5160 Sewer 22-23.pdf \(195 KB\)](#)

[7200 Health Insurance 22-23.pdf \(54 KB\)](#)