

Monday, March 17, 2025
City Council Meeting at 6:30 pm

CITY COUNCIL MEETING AGENDA
Council Chambers - First Floor
212 Third Avenue
<https://us02web.zoom.us/j/85327780949>

1. Meeting Opening

Subject : A. Roll Call
Meeting : Mar 17, 2025 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : B. Pledge of Allegiance
Meeting : Mar 17, 2025 - City Council Meeting at 6:30 pm
Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment
Meeting : Mar 17, 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 : Mar 17, 2025 - City Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Approval of Minutes as presented

File Attachments

[cc03032025.pdf \(170 KB\)](#)

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 17, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

[2-28-25 Budget Performance Report.pdf \(413 KB\)](#)
[2-28-25 Balance Sheets.pdf \(332 KB\)](#)
[Council GL Distribution Report.pdf \(351 KB\)](#)
[03.17.2024 Council Packet.pdf \(206 KB\)](#)

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 R2025-03-03 To Close Streets for Fiesta Parade on Saturday, September 20, 2025
Meeting :	Mar 17, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Resolution R2025-03-03 To Close Streets for Fiesta Parade on Saturday, September 20, 2025

Public Content

The annual Fiesta Parade will be held on Saturday, September 20, 2025. The parade will begin in Rock Falls at 1:00 pm and end at the Grandon Civic Center.

File Attachments

[Res R2025-03-03 Fiesta Parade road closure.pdf \(112 KB\)](#)

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 :	D. Resolution R2025-03-04 to Close Fourth Street for Sterling Municipal Band Concerts
Meeting :	Mar 17, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve Resolution R2025-03-04 to Close Fourth Street for Sterling Municipal Band Concerts

Public Content

Sterling Municipal Band presents Wednesday night concerts, beginning June 4 through August 6. There will be one Saturday night concert on June 19.

File Attachments

[Res 2025-03-04 Street Closure Band Concerts.pdf \(73 KB\)](#)

3. Consent Agenda

Subject :	E. Resolution R2025-03-05 to Close Fourth Street for Movies In The Park
Meeting :	Mar 17, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve Resolution R2025-05 to Close Fourth Street for Movies In The Park

Public Content

The City of Sterling employees have planned two movies in Central Park this year. This resolution is requesting the closure of 4th Street on June 6th for the movie Moana 2 and on September 26th for Beetle Juice.

File Attachments

[Res 2025-03-05 Movies in the park Street Closure.pdf \(72 KB\)](#)

3. Consent Agenda

Subject :	F. Request from Sauk Valley Area Chamber of Commerce to host a Fiesta Days Celebration at Grandon Civic Center on September 20, 2025 and to waive rental fees
Meeting :	Mar 17, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve, if acceptable, the petition from Sauk Valley Area

Chamber of Commerce to host a Fiesta Days Celebration at Grandon Civic Center on September 20, 2025 and waive rental fees associated with the use of the facility.

Public Content

A little celebration following the Fiesta Days Parade where the Community can gather together for games and socializing.

File Attachments

[Grandon Rental 2.11.2025.pdf \(1,674 KB\)](#)

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 :	G. Pay Request #10 To Gorman and Company in the amount of \$52,050.00
Meeting :	Mar 17, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Pay Request #10 To Gorman and Company for \$52,050.00

Public Content

The City selected Gorman & Company as the master developer for the riverfront area in March 2022. In July 2022, the City approved an Agreement with Gorman to undertake several activities. Included in the agreement was a budget for their services. Gorman was tasked to aid in redeveloping the riverfront area, focusing on the National and Lawrence sites. This includes planning, design/engineering services, and recruitment of tenants. The Budget has been amended over time as progress is made and different challenges or opportunities arrive. Pay request #10 is for Engineering work, Hotel RFP, Securing Lawrence Clean up, Grants/Applications, Marketing and Website.

File Attachments

[Sterling MDA #10 3.12.2025.pdf \(104 KB\)](#)

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.

5. Recommended Personnel Action

Subject : A. Swearing in of Firefighter Jonathon Finlon

Meeting : Mar 17, 2025 - City Council Meeting at 6:30 pm

Type : Procedural

6. Presentations and Awards

Subject : A. Annual Presentation from Sterling Main Street

Meeting : Mar 17, 2025 - City Council Meeting at 6:30 pm

Type : Information

File Attachments

[2024 Annual Report.pdf \(7.633 KB\)](#)

8. Business Items

Subject : A. Ordinance No. 2025-03-09 Fixing a Time and Place for Public Hearing with Respect to the Northland Mall TIF

Meeting : Mar 17, 2025 - City Council Meeting at 6:30 pm

Type : Action

Recommended Action : Adoption of the Ordinance No. 2025-03-09 Fixing a Time and Place for Public Hearing with Respect to the Northland Mall TIF

Public Content

The City has worked with Attorney Rob Lesage of WMPJ to begin setting up a new TIF to serve the area immediately around and surrounding Northland Mall. SB Friedman has completed the reports for the consideration of a new TIF District and Business Improvement District in the area. Those reports have been put on file and we have put them on file. A public hearing will be held at 6:35 pm on May 19, 2025, at City Hall to consider the redevelopment plan and project for the Lincoln Highway TIF. A meeting of the Joint Review Board will also be held prior to the public hearing and is tentatively scheduled for 4:00 pm April 15, 2025, at City Hall.

File Attachments

[Boundary Map for RPA.pdf \(74 KB\)](#)

[Northland Mall TIF Redevelopment Plan \(FINAL\).pdf \(1.245 KB\)](#)

[Ordinance 2025-03-09 Northland Mall TIF re Hearing and Notice.pdf \(101 KB\)](#)

8. Business Items

Subject : B. Waive Bid Process and Accept Proposal from Jefferson Fire and Safety for the Purchase of a Rosenbauer Commander Ext King Cobra Articulating Aerial in the Amount of \$1,946,843.00

Meeting :	Mar 17, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Waive Bid Process and Accept Proposal from Jefferson Fire and Safety for the Purchase of a Rosenbauer Commander Ext King Cobra Articulating Aerial in the Amount of \$1,946,843.00

Public Content

In October 2024, Interim Fire Chief Reeder provided information on the aging fire apparatus fleet. On March 3, 2025, Deputy Chief Northcutt gave a presentation to the City Council on the need to purchase a Rosenbauer Commander Ext King Cobra Articulating Aerial. The 100% pre-payment option would allow a credit of \$111,204.00 making the total cost \$1,946,843.

By entering into this agreement before the end of March 2025, the City has the potential to save an additional \$50,000 by avoiding costly emission standards that are being implemented.

File Attachments

[Sterling IL King Cobra Proposal Cover Letter with Pre-pay Discounts 021825.pdf \(614 KB\)](#)
[Sterling IL Rosenbauer Commander EXT King Cobra Contract 021825.pdf \(887 KB\)](#)
[Sterling IL KC Aerial Specs 021825 \(002\).pdf \(236 KB\)](#)
[Sterling IL KC Commander Chassis Specs 021825 \(002\).pdf \(260 KB\)](#)
[Sterling IL KC EXT Body Specs 021825 \(002\).pdf \(284 KB\)](#)
[Sterling IL Rosenbauer Commander EXT King Cobra Aerial Long Specs 021825.pdf \(1.724 KB\)](#)

8. Business Items

Subject :	C. Acceptance of the Bid for Concrete for City Curb and Sidewalks.
Meeting :	Mar 17, 2025 - 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 for concrete for the City curb and sidewalks to the low bidder Rock River Ready Mix

Public Content

Every year the City bids out the contract for the concrete to be used for the curbs and sidewalks in the city. Attached are the bid minutes.

Staff recommends accepting the bid from Rock River Ready Mix.

This is a 7.6% increase from last year.

File Attachments

[2025 Sidewalk & Curb Maint Program.pdf \(32 KB\)](#)

8. Business Items

Subject :	D. Pay Request to Sterling Environmental LLC in the amount of \$30,025.00 for Asbestos Abatement at 402
-----------	---

	Locust Street, Sterling Theater
Meeting :	Mar 17, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve Pay Request to Sterling Environmental LLC in the amount of \$30,025.00 for Asbestos Abatement at 402 Locust Street, Sterling Theater

Public Content

On April 15, 2024, the Council approved \$150,000 for seating improvements at the Sterling Theater. Funding is coming from ARPA monies.

The asbestos was not a current threat, but became a matter that needed to be mitigated once the mounting hardware in the floor for the existing seats is removed.

File Attachments

[Invoice - Asbestos Abatement - Sterling Theater.pdf \(179 KB\)](#)
[Air Clearance - 402 Locust Street Sterling Illinois.pdf \(58 KB\)](#)

8. Business Items

Subject :	E. Ordinance 2025-03-10 Amending the Municipal Code by the Addition of a Residential Rental Housing Code
Meeting :	Mar 17, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff Recommends Approval of Ordinance 2025-03-10 Amending the Municipal Code by the Addition of a Residential Rental Housing Code

Public Content

The Sterling City Council has held multiple discussions on the rental housing inspection ordinance over the past 15+ years. Our current Property Maintenance program is designed to be reactionary in nature unlike proactive rental inspection programs which are designed to address issues before they become serious hazards, rather than reacting after the fact.

Poor housing conditions contribute to significant health risks for both adults and children. Rental properties, in particular, are more likely to have substandard conditions compared to owner-occupied homes, putting tenants at a higher-than-average risk. By taking a proactive approach, we can improve the health, safety, and overall well-being of our community.

This ordinance will help prevent rental properties from falling into disrepair while mitigating hazards such as pests, mold, utility failures, and inadequate fire and carbon monoxide detection. It establishes minimum standards for safe living conditions, including heating, cooling, ventilation, lighting, and overall building maintenance. Routine inspections will ensure that smoke alarms and carbon monoxide detectors are functioning properly, providing tenants with critical warnings in case of emergencies.

Additionally, this ordinance holds property owners accountable for maintaining their rental units, which in turn helps protect and even increase property values. This will also hold the tenants accountable for interior conditions and hazards caused by the occupants.

Sterling has tragically experienced the loss of both life and property due to fires in rental housing. This proactive rental inspection program is not just about improving conditionsits about saving lives.

If adopted, inspections wont start until after June 1, 2025. Registration forms and a complete checklist will be developed and provided to all landlords in advance of implementation of the program.

File Attachments

[Ord 2025-03-10 Residential Rental Inspection 2025.pdf \(178 KB\)](#)

10. Adjourn To Budget Study Session

Subject :	A. Budget Study Session
Meeting :	Mar 17, 2025 - City Council Meeting at 6:30 pm
Type :	Discussion

Public Content

- General
- Stormwater
- Capital
- Library
- Coliseum
- IMRF
- Social Security

File Attachments

- [1100 General Fund Budget 25-26.pdf \(688 KB\)](#)
- [1600 Stormwater Project Fund and 3800 G O Series 2017 Bond Fund Budget 25-26.pdf \(56 KB\)](#)
- [1800 Capital Fund Budget 25-26.pdf \(95 KB\)](#)
- [2200 Library Budget 25-26.pdf \(138 KB\)](#)
- [2500 Coliseum and 3500 Coliseum Bond Fund Budget 25-26.pdf \(79 KB\)](#)
- [2600 IMRF Budget 25-26.pdf \(44 KB\)](#)
- [2700 Social Security Budget 25-26.pdf \(42 KB\)](#)