

Monday, March 20, 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/84655121420>

1. Meeting Opening

Subject : A. Call to Order
Meeting : Mar 20, 2023 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : B. Roll Call
Meeting : Mar 20, 2023 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : C. Pledge of Allegiance
Meeting : Mar 20, 2023 - City Council Meeting at 6:30 pm
Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment
Meeting : Mar 20, 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 : Mar 20, 2023 - City Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Approval of Minutes as presented

File Attachments

[cc03062023.pdf \(110 KB\)](#)

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 20, 2023 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

[2-28-23 Budget Performance Report.pdf \(408 KB\)](#)

[2-28-23 Balance Sheets.pdf \(326 KB\)](#)

[admin_20230317_103133.pdf \(619 KB\)](#)

[Accounts Payable by G_L Distribution Report 03_17_2023 10_50_27 AM_Mary McCormick_3D409LCN.pdf \(336 KB\)](#)

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.

8. Business Items

Subject :	A. Amendment to the Redevelopment Agreement between the City of Sterling and Sterling Steel Company, LLC
Meeting :	Mar 20, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends Council approve the Amendment to the Redevelopment Agreement between the City of Sterling and Sterling Steel Company, LLC.

Public Content

The original Redevelopment Agreement with Sterling Steel called for a Bond Trustee to hold the revenues generated from the Rock River TIF to ensure funds were available to make payments on the TIF Bond. The TIF Bond has been repaid in full. The Bond Trustee charges fees for its service. Given the bonds are retired, spending money on Trustee fees was deemed unnecessary. Further, eliminating the Trustee creates fewer steps for distributing TIF revenues to the City and Sterling Steel to reimburse for expenses. The Amendment reaffirms the distribution and amount of eligible reimbursement costs.

File Attachments

[Redevelopment Agreement Amendment \(Sterling Steel\)\(606258817.7\) \(002\).pdf \(109 KB\)](#)

8. Business Items

Subject :	B. Award the Bid to Twin City Construction for Reconstruction of Tori Pines in the amount of \$475,777.77.
Meeting :	Mar 20, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends awarding the Bid to Twin City Construction for Reconstruction of Tori Pines in the amount of \$475,777.77.

Public Content

The Tori Pines Subdivision roads were originally constructed by a private developer. An additional assessment was placed on the properties in this former Special Service Area as a condition for accepting the roads. The funds from that assessment were put toward engineering road reconstruction for the subdivision. Reconstructing the entire subdivision is estimated at \$800,000 (Phase 1 \$460,000 and Phase 2 \$340,000). The low bid received for Phase 1 was \$475,777.77 from Twin City Construction. The low bid for Phase 2 was \$276,046.37 from Twin City Construction. Staff is recommending accepting Phase 1 with potential for Phase 2 added in the near future pending Public Works commitment to other projects this summer.

File Attachments

[admin_20230314_134334.pdf \(30 KB\)](#)
[Bid Tab - Tori Pines Sub.pdf \(746 KB\)](#)
[Tori Pines Street Reconstruction.pdf \(12.626 KB\)](#)

8. Business Items

Subject :	C. Engineering Agreement with Fehr Graham for Railroad Underpass Feasibility Study
Meeting :	Mar 20, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends authorizing the City Manager to enter into an agreement with Fehr Graham to conduct a Railroad Underpass Feasibility Study.

Public Content

The approved Redevelopment Plan with Gorman and Company contemplates a railroad underpass to enhance access to the Lawrence Brothers site and better tie the area into the downtown. Fehr-Graham prepared a proposal for assistance in determining the feasibility of such an underpass beneath the Union Pacific Railroad. The study will identify the preferred alignment, elevations, and logical termini of the roadway including the underpass component.

The estimated fee for the service is \$17,500.

File Attachments

[23-481 - City of Sterling - Railroad Underpass Feasibility and Conceptual Planning Proposal 2023.3.8.pdf \(398 KB\)](#)

8. Business Items

Subject :	D. Acceptance of the Bid for Concrete for City Curb and Sidewalks.
Meeting :	Mar 20, 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 for concrete for 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.

File Attachments

[admin_20230316_140646.pdf \(83 KB\)](#)

8. Business Items

Subject :	E. Resolution No. R2023-03-08 Transferring Jurisdiction and Control of Real Property to the Industrial Development Commission
Meeting :	Mar 20, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends approval of Resolution No. R2023-03-08 Transferring Jurisdiction and Control of Real Property to the Industrial Development Commission

Public Content

Public Act 102239 allows for local industrial development commission to "use or disposal of surplus real estate owned by the municipality." The statutes that govern the Sterling Industrial Development Commission (SIDC) allow for more option in selling surplus property. By transferring jurisdiction and control of various lots in the City to the SIDC, the SIDC can then work to sell and dispose of these lots. By Statute, the SIDC has more flexibility in how lots can be sold.

PIN 11-20-436-013 is located at 902 W. 5th Street. It's a residential parcel the City recently acquired.

PIN 11-21-386-025 is at the Southwest corner of Ave C and 2nd Street. The City became owner of the property decades ago after it was abandoned. The City currently uses the site for storage of unpalletized and uncleaned road pavers (bricks) that have been reclaimed from road reconstruction projects. An adjoining property owner has proposed purchasing the property to enhance opportunities to make their property and building more usable.

File Attachments

[Res 2023-03-08 Transferring to SIDC.pdf \(99 KB\)](#)

[PIN 11-20-436-013.JPG \(244 KB\)](#)

[PIN 11-21-386-025.JPG \(198 KB\)](#)

8. Business Items

Subject :	F. Engineering Agreement with Willett Hofmann & Associates for Engineering Services for Light Street
Meeting :	Mar 20, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends authorizing the City Manager to enter into an Engineering Agreement with Willett Hofmann & Associates for Engineering Services for Light Street

Public Content

The City has recently resurfaced several alleys throughout the downtown. Light Street presents several challenges with drainage that a resurfacing wouldn't correct. The City has received complaints of drainage issues affecting basements from at least two property owner on Light Street. Additionally, a gravel lot remains unpaved where a building was demolished several years ago. The intent would be to convert this gravel into a formal parking lot.

File Attachments

[Wendler Light Street Proposal \(002\).pdf \(1,131 KB\)](#)

11. Budget Study Session

Subject :	A. Budget Study Session
Meeting :	Mar 20, 2023 - City Council Meeting at 6:30 pm
Type :	Discussion

Public Content

The following Budgets will be discussed

General Fund

Capital Fund

Library Fund

IMRF Fund

Social Security Fund

File Attachments

[1100 General Fund Budget 23-24.pdf \(653 KB\)](#)

[1800 Capital Fund Budget 23-24.pdf \(85 KB\)](#)

[2200 Library Budget 23-24.pdf \(139 KB\)](#)

[2600 IMRF Budget 23-24.pdf \(44 KB\)](#)

[2700 Social Security Budget 23-24.pdf \(42 KB\)](#)