

Monday, April 7, 2025
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/83874622166>

1. Meeting Opening

Subject : A. Call to Order
Meeting : Apr 7, 2025 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : B. Roll Call
Meeting : Apr 7, 2025 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : C. Pledge of Allegiance
Meeting : Apr 7, 2025 - City Council Meeting at 6:30 pm
Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment
Meeting : Apr 7, 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 : Apr 7, 2025 - City Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Approval of Minutes as presented

File Attachments

[cc03172025 .pdf \(195 KB\)](#)

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 :	Apr 7, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

[04.07.2025 Council Packet Report.pdf \(315 KB\)](#)

[04.07.25 Council GL Distribution.pdf \(447 KB\)](#)

Consent

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3. Consent Agenda

Subject :	C. Resolution R2025-04-06 to Close Fourth Street for Memorial Day Service
Meeting :	Apr 7, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve Resolution R2025-04-06 to Close Fourth Street for Memorial Day Service

Public Content

The Association of Clubs hosts the Memorial Day Celebration at Grandon Civic Center on Monday, May 26, 2025, at 11:00 am, weather permitting.

File Attachments

[Res 2025-04-06 Memorial Day Service Road Closure.pdf \(57 KB\)](#)

3. Consent Agenda

Subject :	D. Petition from Sterling Main Street for a temporary road closure of West 2nd Street between Avenues A and B on May 4, 2025 from 7:00am to 4:00pm
Meeting :	Apr 7, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve Petition from Sterling Main Street for a temporary road closure of West 2nd Street between Avenues A and B on May 4, 2025 from 7:00am to 4:00pm for the annual Sterling Main Street Car Show.

File Attachments

[Road Closure Petition.pdf \(184 KB\)](#)

Consent

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3. Consent Agenda

Subject :	E. Proclamation recognizing Sexual Assault Awareness Month
Meeting :	Apr 7, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve Proclamation declaring April as Sexual Assault Awareness Month

File Attachments

[Sexual Assault Proclamation 2025 PDF.pdf \(161 KB\)](#)

3. Consent Agenda

Subject :	F. Petition from St Mary's Church to hold a Live Passion of the Christ
Meeting :	Apr 7, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve the Petition, if applicable, to allow St. Mary's Church to hold a live Passion of the Christ

Public Content

St. Mary's Catholic Church would like to hold a LIVE PASSION OF THE CHRIST procession. The procession will begin on West 6th Street and Avenue B, heading West to Avenue D, turning North to 8th Street, then proceed West on Avenue C, then South on 8th Street concluding at St. Mary's Church.

This is an annual event.

File Attachments

[admin_20250404_123816.pdf \(50 KB\)](#)

Consent

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6. Presentations and Awards

Subject :	A. Riverfront Park Naming Rights
Meeting :	Apr 7, 2025 - City Council Meeting at 6:30 pm
Type :	Presentation

Public Content

Terry McGuire with the Riverfront Commission will provide information on the possible names for the Riverfront Park.

6. Presentations and Awards

Subject :	B. Riverfront Park Donor Wall Design
Meeting :	Apr 7, 2025 - City Council Meeting at 6:30 pm
Type :	Presentation

Public Content

Terry McGuire with the Riverfront Commission will present the donor wall design concept for approval by the Council.

File Attachments

[Riverfront_DonarWall_Update.jpg \(370 KB\)](#)

6. Presentations and Awards

Subject :	C. Annual Presentation from Greater Sterling Development Corporation
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Meeting :Apr 7, 2025 - City Council Meeting at 6:30 pm

Type :Information

Public Content

The annual presentation of Sterling Greater Sterling Development Corporation by Executive Director Heather Sotelo.

8. Business Items

Subject :A. Budget Hearing - FY 2025-2026
Budget

Meeting :Apr 7, 2025 - City Council Meeting at 6:
30 pm

Type :Action

Public Content

One of the final steps for the adoption of the Annual Budget is for the Governing Body to conduct a public hearing on the proposed budget.

The notice of public hearing has been published as required.

The Annual Budget is not set until the City Council adopts the budget ordinance, which is scheduled for April 21st, 2025.

Mayor Merdian will open up the public hearing as required by state law on the FY 2025-26Annual Budget.

File Attachments

[Budget hearing.pdf \(7,648 KB\)](#)

8. Business Items

Subject :B. Public Hearing - Building and Fire
Codes

Meeting :Apr 7, 2025 - City Council Meeting at 6:
30 pm

Type :Action

Public Content

The International Code Council (ICC) releases updated building codes every three years. Most municipalities, including the City of Sterling, adopt these codes on a six-year cycleeffectively skipping every other update. This approach is taken because the adoption process is time-intensive and requires significant resources to review, amend, and implement the new codes.

The proposed amendments by City staff have been carefully reviewed and are in line with those adopted by neighboring cities, including Dixon and Rock Falls. This consistency helps avoid confusion among area contractors who frequently work across multiple jurisdictions.

Multiple amendments have been carried over from the 2015 Code cycle.

The attached ordinances will be voted on inBusiness items 8C and 8D.

File Attachments

- [Ord 2025-04-11 Adopting Updated Model Code Provisions.pdf \(366 KB\)](#)
- [Ord 2025-04-12 Fire Code.pdf \(233 KB\)](#)

8. Business Items

Subject :	C. Ordinance 2025-04-11 Amending the Sterling City Code to Address Updated Permit Fees and to Update Existing Building Codes By Adopting The International Existing Building Code of 2021, The International Mechanical Code of 2021, The International Residential Code of 2021, The International Building Code of 2021, The International Fuel Gas Code of 2021, The National Electrical Code of 2020, and the International Property Maintenance Code of 2021
Meeting :	Apr 7, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve Ordinance 2025-04-11 Ordinance 2025-04-11 Amending the Sterling City Code to Address Updated Permit Fees and to Update Existing Building Codes By Adopting The International Existing Building Code of 2021, The International Mechanical Code of 2021, The International Residential Code of 2021, The International Building Code of 2021, The International Fuel Gas Code of 2021, The National Electrical Code of 2020, and the International Property Maintenance Code of 2021

Public Content

The International Code Council (ICC) releases updated building codes every three years. Most municipalities, including the City of Sterling, adopt these codes on a six-year cycleeffectively skipping every other update. This approach is taken because the adoption process is time-intensive and requires significant resources to review, amend, and implement the new codes.

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8. Business Items

Subject :	D. Ordinance 2025-04-12 Adopting International Fire Code of 2021
Meeting :	Apr 7, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve Ordinance 2025-04-12 Adopting International Fire Code of 2021

Public Content

The International Code Council (ICC) releases updated building codes every three years. Most municipalities, including the City of Sterling, adopt these codes on a six-year cycleeffectively skipping every other update. This approach is taken because the adoption process is time-intensive and requires significant resources to review, amend, and implement the new codes.

The proposed amendments by City staff have been carefully reviewed and are in line with those adopted by neighboring cities, including Dixon and Rock Falls. This consistency helps avoid confusion among area contractors who frequently work across multiple jurisdictions.

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File Attachments

[Ord 2025-04-12 Fire Code.pdf \(233 KB\)](#)

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8. Business Items

Subject :	E. Pay Request, Final to Bi State Masonry in the amount of \$153,367.
Meeting :	Apr 7, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approval of the Final Pay Request to Bi-State Masonry in the amount of \$153,367.

Public Content

On August 21, 2023, the Council accepted the Bid from Bi-State Masonry in the amount of \$276,674.00 for Tuck Pointing and Masonry Repairs for City Hall. This is the final pay request, all work has been completed.

File Attachments

[U64871E1X119203_03192025_094000_015060.pdf \(2.479 KB\)](#)
[admin_20250407_121405.pdf \(843 KB\)](#)

8. Business Items

Subject :	F. Request #2 to Hoerr Construction for Sanitary Sewer Rehabilitation & Improvements in the amount of \$1,215,967.02
Meeting :	Apr 7, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Budget Source :	IEPA Loan
Recommended Action :	Staff recommends approval of Pay Request #2 to Hoerr Construction for Sanitary Sewer Rehabilitation & Improvements in the amount of \$1,215,967.02

Public Content

In August of 2023, the City was approved for a loan of \$9,663,000 to make repairs to the City's sanitary sewer lines through the Illinois EPA Water Pollution Control Loan Program. Approximately \$2,898,900 (30%) of the loan is forgivable.

Hoerr Construction was the low bidder for the work covered by this loan. The original contract amount for sewer rehabilitation and repairs was \$7,649,268.80.

The sanitary sewer system improvements include approximately 158,000 feet of cured-in-place sewer lining, replacement of an inverted siphon, and replacement of approximately 1,000 feet of sanitary sewer on E. 19th Street. The loan amount will also include any acquisition of necessary land or rights in land or other services necessary. The majority of the work will focus on the main trunk lines that service the City. Upon Council approval, the City will request a disbursement from IEPA to make payment to Hoerr Construction.

File Attachments

[Council Agenda Pay Request - Disbursement No. 2 Sanitary Sewer System Rehabilitation & Improvements.pdf \(1.130 KB\)](#)

8. Business Items

Subject :	G. Pay Request #3 to Hoerr Construction for Sanitary Sewer Rehabilitation & Improvements in the amount of \$2,218,463.12
Meeting :	Apr 7, 2025 - City Council Meeting at 6:30 pm
Type :	Action

Budget Source :	IEPA Loan
Recommended Action :	Staff recommends approval of Pay Request #3 to Hoerr Construction for Sanitary Sewer Rehabilitation & Improvements in the amount of \$2,218,463.12

Public Content

In August of 2023, the City was approved for a loan of \$9,663,000 to make repairs to the City's sanitary sewer lines through the Illinois EPA Water Pollution Control Loan Program. Approximately \$2,898,900 (30%) of the loan is forgivable.

Hoerr Construction was the low bidder for the work covered by this loan. The original contract amount for sewer rehabilitation and repairs was \$7,649,268.80.

The sanitary sewer system improvements include approximately 158,000 feet of cured-in-place sewer lining, replacement of an inverted siphon, and replacement of approximately 1,000 feet of sanitary sewer on E. 19th Street. The loan amount will also include any acquisition of necessary land or rights in land or other services necessary. The majority of the work will focus on the main trunk lines that service the City. Upon Council approval, the City will request a disbursement from IEPA to make payment to Hoerr Construction.

File Attachments

[1827D23_SL_Pay Application and Disbursement No. 3.pdf \(1.260 KB\)](#)

8. Business Items

Subject :	H. Resolution No. 2025-04-08 Authorizing a letter of No Objection to the Whiteside County Board Relating to a Special Use Request Authorizing a Community Solar Project At PIN 11-12-201-002
Meeting :	Apr 7, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approval of Resolution No. 2025-04-08 Authorizing a letter of No Objection to the Whiteside County Board Relating to a Special Use Request Authorizing a Community Solar Project At PIN 11-12-201-002

Public Content

The Plan Commission met on March 20, 2025, and discussed the proposal for the property located at 11-12-201-002 (Prairieville Road) Sterling.

Prairieville Road Solar LLC. is proposing to construct and operate a 4.95 MW community solar farm. Located off of Prairieville Road within the 1.5-miles extraterritorial jurisdiction of the City.

Staff have worked with the potential developer and property owner to minimize impacts to the City along the Route 2 development corridor.

File Attachments

[ETJ-Sundial Solar_Prairieville Rd_2025 03 19.pdf \(2,724 KB\)](#)
[VSUN545-144BMH-DG Solar Module\(182mm,35\).pdf \(376 KB\)](#)
[25.03.11_Prairieville Rd_Modified Site Plan.pdf \(7,603 KB\)](#)
[25.3.11_Prairieville Rd Solar_Sterling Supplemental Materials.pdf \(632 KB\)](#)
[admin_20250314_152128.pdf \(385 KB\)](#)
[admin_20250314_152116.pdf \(258 KB\)](#)
[Res 2025-04-08 Authorizing Ltr Non-Objection to Whiteside County Sundial Energy re Prairieville Road Solar.pdf \(75 KB\)](#)
[25.04.01_Prairieville Rd_Sterling City Council Letter v2.pdf \(526 KB\)](#)

8. Business Items

Subject :	I. Approve MFT General Maintenance Bids
Meeting :	Apr 7, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Budgeted :	Yes
Budget Source :	Motor Fuel Tax Fund
Recommended Action :	City Staff and our Consulting Engineers, Willett, Hofmann & Associates recommend that the City accept bid as presented.

Public Content

Each year the City solicits bids for General Maintenance materials that are purchased with Motor Fuel Tax funds. This year, the City received just one bid.

Ag Lime was down 18.7% from last year

Bituminous Patching mix increased 3.7%

Bituminous Mix is unchanged

File Attachments

[1006Z25_2025-04-02_Letter-of-Recommendation.pdf \(298 KB\)](#)
[1006Z25_Acceptance-of-Proposal-to-Furnish-Materials_BLR12330_USE.pdf \(141 KB\)](#)
[2025 material proposal.pdf \(80 KB\)](#)

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