

Monday, May 19, 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/89041895745>

1. Meeting Opening

Subject : A. Call to Order
Meeting : May 19, 2025 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : B. Roll Call
Meeting : May 19, 2025 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : C. Pledge of Allegiance
Meeting : May 19, 2025 - City Council Meeting at 6:30 pm
Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment
Meeting : May 19, 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 : May 19, 2025 - City Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Approval of Minutes as presented

File Attachments

[cc05052025.pdf \(201 KB\)](#)

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 :	May 19, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

[4-30-25 Budget Performance Report.pdf \(422 KB\)](#)

[4-30-25 Balance Sheets.pdf \(332 KB\)](#)

[Council GL Distribution Report.pdf \(357 KB\)](#)

[Council Packet 5.15.25 Report.pdf \(138 KB\)](#)

Consent

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3. Consent Agenda

Subject :	C. 2025-2026 MICA Insurance Renewal Premium
Meeting :	May 19, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Staff Recommends Approval of the MICA insurance renewal for fiscal year 2025-2026 in the amount of \$862,133.00.

Public Content

On April 15, 2025, the annual MICA renewal meeting was held. The renewal premium for 2025-2026 is \$840,278 which is a 10% decrease from the 2024-2025 gross premium of \$933,642.

The 2025-2026 premium is based on payroll costs, exposure, and the past 4 full years of claims experience. The City had an extremely large claim year (\$1,049,913) drop off and a medium-sized claim year (\$451,207) added on, which accounts for a majority of the decrease in premiums.

In addition to the gross premium, the cyber security premium of \$21,855 is included in the renewal. This premium is 39% higher than last years premium. The City decided to increase coverage in this area due to the increasing threat of cyber crimes facing businesses today.

Our participation in MICA since 1991 has reduced our insurance costs substantially. To date, we have received rebates totaling \$771,951.

File Attachments

[history.pdf \(69 KB\)](#)

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3. Consent Agenda

Subject :	D. Law Enforcement Civilian Personnel Appreciation Week Proclamation
Meeting :	May 19, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Law Enforcement Civilian Personnel Appreciation Week Proclamation

Public Content

Civilian Law enforcement personnel are crucial to helping law enforcement agencies protect and serve.

This proclamation declares the first week of June as Law Enforcement Civilian Personnel Week.

File Attachments

[ILACP Proclamation 2025 PDF May 2025.pdf \(95 KB\)](#)

Consent

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3. Consent Agenda

Subject : E. LGBTQ+ Pride Month Proclamation
Meeting : May 19, 2025 - City Council Meeting at 6:30 pm
Type :

Public Content

During Pride Month, we honor a movement that has grown stronger, and more inclusive every year. Pride is a celebration of generations of LGBTQ+ people, who have fought bravely to live openly and authentically. It is a reminder that we still have work to do to ensure that everyone enjoys the full promise of equity, dignity, protection, and freedom.

File Attachments

[Pride Month Proclamation 2025 PDF .pdf \(104 KB\)](#)

3. Consent Agenda

Subject : F. Change Order #4 for Public Works Building Addition Project
Meeting : May 19, 2025 - City Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Approve Change Order #4 for Public Works Building Addition Project

Public Content

On February 6, 2023 the City Council awarded the bid to Nicam Construction for the Public Works Building Addition Phase 2 in the amount of \$1,512,000.00.

This change order for \$15,421.00 is for the wiring of recirculation pumps.

File Attachments

[mfarmer_20250514_134142.pdf \(356 KB\)](#)

Consent

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3. Consent Agenda

Subject : G. Petition from City of God to hold a Bucket Brigade on June 7, 2025
Meeting : May 19, 2025 - City Council Meeting at 6:30 pm

Type :	Action (Consent)
Recommended Action :	Approve, if accepted, the petition from City of God to hold a Bucket Brigade on June 7, 2025

Public Content

This is an Annual campaign that help to offset the costs of the youth and young adult(s) Mission Trip Community Outreach.

File Attachments

[City of God Cert of Insurance City of Sterling 05142025.pdf \(71 KB\)](#)

Consent

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5. Recommended Personnel Action

Subject :	A. Pinning of Fire Chief David Northcutt
Meeting :	May 19, 2025 - City Council Meeting at 6:30 pm
Type :	Procedural

8. Business Items

Subject :	A. Public Hearing on Greater Northland Mall Tax Increment Financing District
Meeting :	May 19, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Public Hearing on Greater Northland Mall Tax Increment Financing District

Public Content

The City has worked with Attorney Rob Lesage of WMPJ to set 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.

A meeting of the Joint Review Board was held on April 15, 2025, at City Hall.

Representatives from SB Friedman Development Advisors, Emma Bonanno-Lynch and Michael Ryzhov will be present to answer questions.

File Attachments

[Northland Mall TIF Redevelopment Plan \(FINAL\).pdf \(1.245 KB\)](#)
[Boundary Map for RPA.pdf \(74 KB\)](#)

8. Business Items

Subject :	B. Ordinance 2025-05-20 Authorizing Acceptance of Road Dedication and Right of Way in Halo Subdivision No. 2 and Designating Name of Street
Meeting :	May 19, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve Ordinance 2025-05-20 Authorizing Acceptance of Road Dedication and Right of Way in Halo Subdivision No. 2 and Designating Name of Street

Public Content

On March 4, 2019, the Council approved a petition from SIDC and Halo Branded Solutions to combine all parcels into a single parcel. The replat allowed for the possible expansion of Halo in the future. The replat included a vacation of 13th Street and a portion of Commerce Drive. The new right-of-way connects Commerce Drive and South Lynn Blvd.

The City has been waiting for a new legal description of the property to accept the dedication of the Street and right-of-way.

The newly dedicated Street will be designated as West 11th Street.

File Attachments

[Halo Plat #2 Street Dedication.jpg \(118 KB\)](#)
[Exhibit A Road Dedication Halo Subdivision 4914-5547-5260 v.1.pdf \(73 KB\)](#)
[Ordinance 2025-05-20 Authorizing Acceptance Road Dedication Halo Subdivision No 2 and Designating Name of Street.pdf \(18 KB\)](#)
[W 11th at Halo.png \(1.621 KB\)](#)

8. Business Items

Subject :	C. Intergovernmental Agreement between the City of Sterling and Sterling Public Schools for the Sterling Municipal Band
Meeting :	May 19, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Staff recommends Council authorize an Intergovernmental Agreement between the City of Sterling and Sterling Public Schools to coordinate and cooperate with the Sterling Municipal Band.

Public Content

The Intergovernmental Agreement (IGA) between the City of Sterling and Sterling Public Schools allows the Sterling Municipal Band free use and access of school facilities for rehearsals and as a rainout location for the summer series. It also reaffirms the sharing of some equipment and music library space for the Municipal and school bands. The agreement term is for 5 years and updates a now expired agreement.

File Attachments

[U64871E1X119203_05052025_154347_015122.pdf \(6.347 KB\)](#)

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8. Business Items

Subject :	D. Waive the Bid Process for Roof Replacement on the E-Waste Storage Building
Meeting :	May 19, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Budget Source :	Capital Fund
Recommended Action :	Staff Recommends Council Waive the Bid Process for Roof Replacement on the E-Waste Storage Building

Public Content

Staff sought out quotes from local contractors for the replacement of the roof on the E-Waste building at Public Works. Staff recommends waiving the bid process to get the repairs completed before any further damage is done to the roof structure, and avoid an increase in prices.

File Attachments

[TCS Total Construction Services Quote - _Brad Schrader_1605 Ave L.pdf \(2.263 KB\)](#)
[mfarmer_20250505_081750.pdf \(226 KB\)](#)

8. Business Items

Subject :	E. Accept the Quote from Sterling Commercial Roofing in the amount of \$55,220 to Replace the Roof on the E-Waste Storage Building
Meeting :	May 19, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Budgeted :	Yes
Recommended Action :	Staff Recommends Council Accept the Quote from Sterling Commercial Roofing in the amount of \$55,220 to Replace the Roof on the E-Waste Storage Building

Public Content

Two quotes were received for the roof replacement on the E-Waste storage building. The first quote was from Sterling Commercial Roofing for \$55,220. The second quote was from TCS for \$58,950.00

Staff recommends accepting the quote from Sterling Commercial Roofing.

File Attachments

[TCS Total Construction Services Quote - _Brad Schrader_1605 Ave L.pdf \(2,263 KB\)](#)
[mfarmer_20250505_081750.pdf \(226 KB\)](#)

8. Business Items

Subject :	F. Pay Request #1 to Martin and Company in the Amount of \$208,862.98 for 2024 Street Projects
Meeting :	May 19, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve Pay Request #1 to Martin and Company in the Amount of \$208,862.98 for 2024 Street Projects

Public Content

On September 3rd, 2024 Council approved the bid from Martin and Company for the 2024 Street Contract Project.

- The streets included in this contract are
- Strawberry Fields
 - Clover Lane
 - 1400 Block Avenue K
 - 800 Block Avenue E
 - 400 Block West 11th Street
 - 200 Block West 11th Street
 - Alley adjacent to Sterling Federal Bank
 - Alley adjacent to Build-A-Pet
 - Alley adjacent to the Caring Center
 - 200 Block 4th Avenue
 - 1200 Block 3rd Avenue
 - 16th Avenue from LeFevre to Lynn Blvd

Pay Request #1 for the 2024 Street Projects represents nearly 1/3 of the contracted amount.

File Attachments

[Pay Request Martin & Company Excavating Inc. - Streets - May 2025.pdf \(883 KB\)](#)

8. Business Items

Subject :	G. Pay Request to Martin & Company Excavating of Oregon, Illinois in the amount of \$228,855.05 for Street Reconstruction
Meeting :	May 19, 2025 - City Council Meeting at 6:30 pm

Type :

Action

Recommended Action :

Staff Recommends Approval of the Pay Request to Martin & Company Excavating of Oregon, Illinois in the amount of \$228,855.05 for Street Reconstruction

Public Content

On January 20th the Sterling City awarded the bid for approximately 6 blocks of reconstruction to Martin and Company

The streets included in the 2025 bid are:

5th Street Woodburn to Ave L

5th Ave 400 block

17th Ave 300 block

19th Ave 500 block

Pay Request #1 is just over 1/3 of the total contract amount.

File Attachments

[Council Agenda Item - Martin Pay Request #1 Street Projects.pdf \(572 KB\)](#)

8. Business Items

Subject :

H. Waive Bid Process for the Purchase of a 2026 International Dump Chassis

Meeting :

May 19, 2025 - City Council Meeting at 6:30 pm

Type :

Action (Consent)

Recommended Action :

Staff recommends that Council Waives the Bid Process for the Purchase of a 2026 International Dump Chassis

Public Content

Staff recommends Council waive the bid process for the purchase of a 2026 International Dump Truck chassis. After researching options for a truck purchase, staff found that the State Bid for \$101,998.00 from Rush Truck Center of Illinois will be the most competitive price.

File Attachments

[State Bid.pdf \(552 KB\)](#)

Consent

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extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

8. Business Items

Subject :	I. Purchase of a 2026 International Dump Chassis Through the State Bid for \$101,998.00
Meeting :	May 19, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Staff recommends that Council Approve the Purchase of a 2026 International Dump Chassis Through the State Bid for \$101,998.00

Public Content

Staff recommends Council waive the bid process and purchase a 2026 International Dump Truck chassis through the State Bid for \$101,998.00 from Rush Truck Center of Illinois. Upfitting of the truck will be done through a different vendor.

File Attachments

[State Bid.pdf \(552 KB\)](#)

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8. Business Items

Subject :	J. Waive Bid Process for the Purchase of Outfitting the 2026 International Dump Chassis With Snow Plow Equipment
Meeting :	May 19, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Staff recommends that the Council Waive the Bid Process for the Purchase of Outfitting the 2026 International Dump Chassis With Snow Plow Equipment

Public Content

Staff recommends Council waive the bid process for outfitting the 2026 International Dump Truck chassis with Snow Plow Equipment.

Staff sought two quotes for upfitting a new dump truck from Bonnell Industries and Monroe Equipment. These are the two closest upfitters that can provide servicing without excessive travel distance. Other upfitters that could bid would require too much travel and thus downtime for repairs and servicing.

File Attachments

[Monroe Equipment.pdf \(4,330 KB\)](#)
[Bonnell Industries.pdf \(2,252 KB\)](#)

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8. Business Items

Subject :	K. Purchase of Outfitting the 2026 International Dump Chassis With Snow Plow Equipment from Bonnell Industries in the Amount of \$97,712.89
Meeting :	May 19, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Staff recommends Council Approve the Purchase of Outfitting the 2026 International Dump Chassis With Snow Plow Equipment from Bonnell Industries in the Amount of \$97,712.89

Public Content

Staff recommends that the City Council approve the upfitting of the 2026 International Dump Truck chassis with snow plow equipment by Bonnell Industries in the amount of \$97,712.89.

Two quotes were received for this upfitting. Bonnell Industries' quote includes a stainless steel hydraulic tank with a valve closure, a feature not included in the quote from Monroe Equipment. While staff requested pricing for this upgrade from Monroe Equipment, they have not responded. If a response is received prior to the Council meeting the information will be provided.

The stainless steel hydraulic tank will enhance the durability of the system and help prevent damage to the hydraulic components, resulting in longer service life and reduced maintenance costs.

Due to inflation and ongoing supply and demand challenges, the cost of the International chassis exceeded initial estimates. Public Works originally budgeted \$170,000 for the purchase and outfitting of the chassis. To offset the overage:

- The pre-wetting system planned for the 20252026 budget has been deferred, freeing up \$25,000.
- An additional \$5,630 in savings was realized from the under-budget purchase of the hot box

These adjustments will allow the City to proceed with the recommended upfitting without exceeding the approved budget.

5/19/2025 Updated quote from Monroe Equipment was received for \$95,749. Monroe's quote is lower by \$1,963.89. Staff recommends accepting the quote from Bonnell as they are local and service work can be completed there.

File Attachments

[Monroe Equipment.pdf \(4,330 KB\)](#)
[Bonnell Industries.pdf \(2,252 KB\)](#)
[mfarmer_20250519_070307.pdf \(4,350 KB\)](#)

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8. Business Items

Subject :	L. Resolution No. 2025-05-15 Transferring Jurisdiction and Control of Real Property to the Industrial Development Commission
Meeting :	May 19, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approval of Resolution No. 2025-05-15 Transferring Jurisdiction and Control of Real Property to the Industrial Development Commission

Public Content

Public Act 102239 allows for the 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 options 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 selling lots.

PIN 11-22-226-015 known as 2106 East 7th Street

City staff have worked very hard to identify a list of capable, small, local developers interested in these types of properties. The goal is to sell the property to one of these developers and return it to the tax rolls, contributing to neighborhood revitalization and local economic growth.

File Attachments

[2106 E 7th .pdf \(216 KB\)](#)
[Resolution 2025-05-15Transferring to SIDC.pdf \(99 KB\)](#)
[2106 E 7th GIS.pdf \(146 KB\)](#)