Monday, June 1, 2020
City Council Meeting at 6:30 pm

CITY COUNCIL MEETING AGENDA

Pursuant to Governor Pritzkers Executive Order No. 2020-07 (COVID-19 Executive Order No. 5), Governor Pritzker has suspended certain rules of the Open Meetings Act specifically the Executive Order permits remote public meetings. In light of the current COVID-19 public health emergency and the prohibition of public gathering of 10 or more, the City Council has chosen to conduct the board meeting remotely.

If you would like to listen to the meeting, please go to
https://us02web.zoom.us/j/88522806120
Or iPhone one-tap :
US: +13126266799, 88522806120# or +13017158592, 88522806120#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 301 715 8592 or +1 929 205 6099 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799
Webinar ID: 88522806120

To submit questions or comments during the Audience Participation portion of the meeting, please submit your questions prior to the start of the meeting to mrombouts@sterling-il.gov or call 815-632-6630 and your questions and/or comments will be read during the meeting and addressed, if appropriate at that time. You may also participate on Zoom by digitally raising a hand during the meeting.

1. Meeting Opening

Subject :	A. Call to Order
Meeting :	Jun 1, 2020 - City Council Meeting at 6:30 pm
Type :	Procedural

1. Meeting Opening

Subject :	B. Roll Call
Meeting :	Jun 1, 2020 - City Council Meeting at 6:30 pm
Type :	Procedural

1. Meeting Opening

Subject :	C. Pledge of Allegiance
Meeting :	Jun 1, 2020 - City Council Meeting at 6:30 pm
Type :	Procedural

2. Communication from Visitors

Subject :	A. Public Comment
Meeting :	Jun 1, 2020 - 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 :	Jun 1, 2020 - City Council Meeting at 6: 30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Minutes as presented

File Attachments

cc51820.pdf (118 KB)
cc52620.pdf (127 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 :	Jun 1, 2020 - City Council Meeting at 6: 30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

Accts Pay 060120.pdf (321 KB)
apsummary060120.pdf (379 KB)

Consent

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3. Consent Agenda

Subject :	C. Pay Request #5 for Dillon Avenue Reconstruction Phase 2 to Civil Constructors in the amount of $109,249.89

Meeting :	Jun 1, 2020 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Staff and the consulting engineers recommend approval of pay request #5 is in the amount of $109,249.89 to Civil Constructors

Public Content

The City awarded a contract to Civil Constructors to rebuild Dillon Avenue from 4th Street to 11th in the amount of $1,242,131.69. This included new storm drainage, and added curb and sidewalks to the roadway which had none before. Funds for this project came from the Stormwater Fund. Pay request #5 is in the amount of $109,249.89 for work through May 28, 2020. The contractor continues to make good progress. The contractor is also requesting less rain over the next few weeks.

File Attachments

[PR5 Dillon Ave II.pdf (360 KB)]

Consent

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3. Consent Agenda

Subject :	D. Pay Request #3 for Johnson Avenue to Twin City Construction in the amount of 106,452.14
Meeting :	Jun 1, 2020 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Staff and the consulting engineers recommend approval of pay request #3 is in the amount of $106,452.14

Public Content

The City awarded the contract to rebuild Johnson Ave from Lefevre to 14th Street to Twin City Construction in the amount of $294,777.77. This included new storm drainage, and added curb and sidewalk to the roadway. Funds for this project came from the Stormwater Fund. Pay request #3 is in the amount of $106,452.14 for work through May 27, 2020. The project is more than half complete and on track to be completed soon.

File Attachments

[PR3 Johnson.pdf (179 KB)]

Consent

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3. Consent Agenda

Subject :	E. Pay Request #1 for Roundabout at Lynn Boulevard /LeFevre Road to Martin and Company Excavating in the amount of $107,314.31
Meeting :	Jun 1, 2020 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Staff and the consulting engineers recommend approval of pay request #1 is in the amount of $107,314.31 to Martin and Company Excavating

Public Content

The City awarded a contract to Martin and Company Excavating to improve the capacity and safety of the Lynn and Lefevre intersection by constructing a roundabout. The contract also included drainage improvements in connection with the changes made at Douglas Park. Pay request #1 is in the amount of $107,314.31 for work through May 27, 2020. The project has started, but is now waiting on two utility relocations to restart in earnest. The water main relocate will occur in early June. The fiber optic relocation is being scheduled.

File Attachments

[PR1 roundabout.pdf (171 KB)]

Consent

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3. Consent Agenda

Subject :	F. Pay Request #10 for Sterling Public Market to Porter Brothers in the amount of $122,247.10
Meeting :	Jun 1, 2020 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Staff and the consulting engineers recommend approval of pay request #10 in the amount of $122,247.10 to Porter Brothers Asphalt & Sealing

Public Content

The City awarded a contract to Porter Brothers Asphalt & Sealing to construct a public market area in the central business TIF district. The project included a covered walkway for market vendors, new parking lot, lighting and the reconstruction of W. 2nd Street. Funds for this project came from TIF funds and private donations. The project is 97% complete. Staff and engineers met this week with the contractor to create a final punchlist of items to complete. Pay request #10 reflects substantial completion of the project. The public market has hosted two weekends of the Twin City Farmers Market already.

File Attachments

PR10 Market.pdf (681 KB)

Consent

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5. Recommended Personnel Action

Subject :	A. Recognition
Meeting :	Jun 1, 2020 - City Council Meeting at 6:30 pm
Type :	

8. Business Items

Subject :	A. Public Hearing City's Shovel Ready Site Rebuild Illinois Grant Application
Meeting :	Jun 1, 2020 - City Council Meeting at 6:30 pm
Type :	Action

Public Content

This Public Hearing is taking place in the City of Sterling City Hall. Participants are also encouraged to attend via a Zoom link at https://us02web.zoom.us/j/88522806120.

The State of Illinois has allocated $13,000,000 in Rebuild Illinois funds to the competitive Shovel Ready Sites (RISRS) component. A grant ceiling of $2,000,000 per project has been established. The Governors Five-Year Economic Development Plan recognizes there are sites across Illinois with great economic development potential that require additional investment in order to become shovel-ready. Redevelopment in infill locations can use vacant buildings, parking lots, empty schools, or other underused sites for new amenities and businesses near existing neighborhoods.

The City of Sterling intends to apply to the Illinois Department of Commerce and Economic Opportunity for a grant from the Rebuild Illinois program. These grant funds are to be used for a community development project that will include the following activities: Environmental Site Assessment work, Architectural Planning and Design, Roof Replacement, Building Improvements, and other Site Preparation and Improvements to prepare the former Lawrence Brother site for redevelopment.

The total amount of Rebuild Illinois Shovel Ready Sites grant funds to be requested is by the City of Sterling is $1,523,861.25. These funds will be utilized for Environmental Site Assessment work, Architectural Planning & Design, Roof Replacement, Building Improvements, Excavation, Site Prep, and Demolition activities to prepare the former Lawrence Brothers Site for redevelopment.

The City of Sterling also proposes to expend $507,953.75 in non-Rebuild Illinois funds on the project. These non-Rebuild Illinois funds will be derived from the Capital Fund. These funds will be utilized for the Building Improvements that will take place to prepare the former Lawrence Brothers site for redevelopment.

The former Lawrence Hardware site is an abandoned industrial complex of buildings along the Rock River that have been vacant for over 20 years. The City of Sterling received the property in 2011, and in subsequent years has completed several studies to redevelop the property. Financial constraints and environmental concerns have been the greatest deterrent in renovating this unique set of buildings. The former Lawrence Brothers site is adjoined to the north by Union Pacific Railroad right-of-way followed by commercial development; to the east and west by remaining portions of the Lawrence Brothers Hardware facility; and to the south by the Rock River. IL-40 and IL-2 run through Sterling, with IL-40 passing directly by the former Lawrence Brothers site. The location of the former Lawrence Brothers site is included in the City of Sterlings TIF and Enterprise Zone. While most of Sterling falls into the Opportunity Zone and are designated as DCEO Underserved Areas, the specific Lawrence Brothers site does not.

As the City of Sterling faces a challenging economic climate and an underutilized, blighted downtown/riverfront area, it has identified the redevelopment of the Lawrence Brothers Hardware site along the Rock River as a key component to its economic recovery and growth. The City of Sterling is seeking Rebuild Illinois Shovel Ready Sites grant funding for Environmental Site Assessment work, Architectural Planning and Design, Roof Replacement, Building Improvements, and other Site Preparation and Improvements to prepare the former Lawrence Brother site for redevelopment. These initial site improvements would substantially mitigate the unknown issues that would deter developers and potential tenants from being interested in the building. Sealing the building perimeter and making the building more watertight to prevent further deterioration is paramount in securing its future. The improvements included in this application would accomplish major recommendations within the study that is currently being completed by Gary W. Anderson Architects for the City of Sterling. Each of these components demonstrate a pragmatic, systematic approach to redevelop these buildings in a way that not only reflects Sterlings vibrant industrial past and growing industrial sector, but also enhances Sterlings visual image at one of its gateway entrances.

The proposed project will not displace any residents or businesses in the project area or within the City of Sterling.

The City of Sterlings detailed, prioritized list of community development and housing needs include the following:

- Increase Affordable Rental Housing opportunities for lower income households through an increase in the supply of decent, safe and affordable rental housing through new development and rehabilitation.
- Increase Housing Ownership opportunities for all income status to enable a stable and diverse economy
- Encourage Affordable Housing Preservation by maintaining and preserving affordable housing stock in the core neighborhoods
- Diversify and modernize housing opportunities to enable job creators to attract and retain employees
- Historic Preservation: Preserve and protect historic properties to keep the communitys history alive, eliminate blight and create a public use for all citizens, including those of lower income
- Revitalization of the Citys former industrial riverfront core to reverse the negative impacts the loss of manufacturing has caused to lower and middle working-class citizens of our community
- Economic Development and job creation to reduce the number of persons below the poverty level and provide expanded economic opportunities for low and moderate-income residents, and increase the viability of neighborhood commercial areas.

- Infrastructure/Public Facilities: Maintain and create quality recreational spaces, public facilities, and adequate infrastructure and ensure access for the mobility impaired.
- Accessibility Improvements: Continue to identify and address physical access barriers to public facilities and infrastructure as required by the Americans with Disabilities Act.
- Fair Housing: Continue to promote fair housing activities and ensure all residents have a safe housing environment

File Attachments

June 1 hearing for rebuild il.pdf (9,196 KB)

8. Business Items

Subject :	B. Resolution #R2020-06-14 Committing Local Funds for the Rebuild Illinois Shovel Ready Site Grant
Meeting :	Jun 1, 2020 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve Resolution #R2020-06-14 Committing Local Funds for the Rebuild Illinois Shovel Ready Site Grant

Public Content

As part of the Rebuild Illinois Grant application, the City Council must adopt a Resolution committing local funds to the project. A 25% local match increases the points for our grant application. The City would use $507,953.75 from the Capital Fund to leverage a total project cost of $2,031,515.

File Attachments

R2020-6-14 Rebuild IL.pdf (133 KB)

8. Business Items

Subject :	C. Ordinance #2020-06-19 Annexing certain territory contiguous to the City of Sterling (Steelton Subdivision - Group 6)
Meeting :	Jun 1, 2020 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approval of Ordinance #2020-06-19 annexing certain territory contiguous to the City of Sterling (Steelton Subdivision - Group 6).

Public Content

On May 4, 2020 the City Council referred this matter to the Plan Commission. A public hearing was held at the Plan Commission meeting on May 21, 2020, regarding the proposed annexation and zoning recommendations for the 7 parcels. These property owners have all been connected to city sewer for years and have signed pre-annexation agreements on file. All property owners have received notification of the annexation.

File Attachments

2020-6-19 Steelton 6.pdf (319 KB)
2020-6-19 Steelton 6 maps.pdf (1,263 KB)

8. Business Items

Subject :	D. Resolution #R2020-06-15 to refer consideration to annex certain territory contiguous to the City of Sterling (Steelton subdivision - Group 7)
Meeting :	Jun 1, 2020 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Resolution #R2020-06-15 to refer consideration to annex certain territory contiguous to the City of Sterling (Steelton subdivision - Group 7) to the Plan Commission for a public hearing on June 18, 2020.

Public Content

This is Round 7 of the annexations of the Steelton Subdivision. These 9 properties have connected to city sewer and have annexation agreements to annex once contiguous.

File Attachments

R2020-6-15 Steelton 7.pdf (311 KB)
R2020-6-15 Steelton 7 map.pdf (243 KB)

8. Business Items

Subject :	E. Ordinance #2020-06-20 amending the zoning map to reclassify property owned by Roger Colmark, from Community Business (CB) to Community Business with Special Use (CB-SU).
Meeting :	Jun 1, 2020 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Ordinance #2020-06-20 Amending the zoning map to reclassify property owned by Roger Colmark, from Community Business (CB) to Community Business with Special Use (CB-SU).

Public Content

On May 4, 2020, the City Council referred this matter to the Plan Commission. A public hearing was held at the regularly scheduled Plan Commission meeting on May 21, 2020 in regards to the rezone of the property located at 609 W 3rd Street to allow for the operation of a tattoo studio. The petitioner has been in business at a different location for 20+ years before the building they occupied was sold. They supplied plentiful amounts of previous health department inspections, background information, interior layout and answered all commissioners questions.

File Attachments

2020-6-20 colmark.pdf (183 KB)

Consent

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