

Monday, June 2, 2025
City Council Meeting at 6:30 pm

CITY COUNCIL MEETING AGENDA
Council Chambers - First Floor
212 Third Avenue
<https://us02web.zoom.us/j/82904667052>

1. Meeting Opening

Subject : A. Call to Order
Meeting : Jun 2, 2025 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : B. Roll Call
Meeting : Jun 2, 2025 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : C. Pledge of Allegiance
Meeting : Jun 2, 2025 - City Council Meeting at 6:30 pm
Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment
Meeting : Jun 2, 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 : Jun 2, 2025 - City Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Approval of Minutes as presented

File Attachments

[cc05192025.pdf \(185 KB\)](#)

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 2, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

[06.02.2025 Packet.pdf \(196 KB\)](#)
[GL Distribution Report.pdf \(408 KB\)](#)

Consent

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3. Consent Agenda

Subject :	C. Sterling Rock Falls Jaycees Independence Day Celebration Donation Request
Meeting :	Jun 2, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Sterling Rock Falls Jaycees Independence Day Celebration Donation Request

Public Content

The Sterling Rock Falls Jaycees has coordinated the July 4th Fireworks celebration for many years. The City has been a contributor for the past several years since the Jaycees moved the fireworks to the riverfront and lost their ability to charge admission as they had done when the fireworks were held at Westwood. The Jaycees are again requesting a \$2,500 contribution to the fireworks display which will be held on July 3rd.

File Attachments

Consent

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3. Consent Agenda

Subject :	D. Juneteenth Proclamation
Meeting :	Jun 2, 2025 - City Council Meeting at 6:30 pm
Type :	Action (Consent)

File Attachments

[Juneteenth Proclamation 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.

6. Presentations and Awards

Subject :	A. Garrett Ramos Scholarship Presentation
Meeting :	Jun 2, 2025 - City Council Meeting at 6:30 pm
Type :	Presentation

8. Business Items

Subject :	A. Memorandum of Understanding Between Sauk Valley Community College and The City of Sterling to Support Matching Funds for the Small Business Development Center (SBDC)
Meeting :	Jun 2, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends approval of the Memorandum of Understanding between Sauk Valley Community College and the City of Sterling to Support Matching Funds for the Small Business Development Center (SBDC)

Public Content

The Illinois Small Business Development Center at Sauk Valley Community College reopened in 2017 after our regional Small Business Development Center closed. The SBDC receives funding from the Small Business Administration and Illinois Department of Commerce and Economic Opportunity, but also requires support from Sauk Valley Area counties, cities, banks, and community organizations through cooperative agreements.

The City of Sterling has partnered with the SBDC at Sauk since it reopened so that we could ensure their services would be available to our residents. They offer no-cost advising to individuals and businesses who are seeking professional guidance in the field of business feasibility, business start-up, business growth, and business exit planning.

They also offer professional training and workshops that are designed and delivered by subject matter experts in the Sauk Valley. Workshop topics range from those relevant to startups to those needed by experienced business professionals.

The updated Memorandum of Understanding commits the City to continued contributions of \$10,000 per year, which is the same funding amount in the now expired agreement.

Kim Ewoldsen from the SBDC will be present to discuss the work of the SBDC.

<https://www.sauksbdc.com/>

File Attachments

- [City of Sterling Metrics Report.pdf \(2,557 KB\)](#)
- [SBDC Services Menu 8.5x11.pdf \(1,517 KB\)](#)
- [2026-2028 City of Sterling SBDC MOU.pdf \(46 KB\)](#)

8. Business Items

Subject :	B. Resolution 2025-06-16 Authorizing the Mayor to Execute all Documents Necessary to Complete the Agreement and Accept Planning and Demonstration Grant (Safe Streets and Roads Grant Program) From the Federal Highway Administration
Meeting :	Jun 2, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve Resolution 2025-06-16 Authorizing the Mayor to Execute all Documents Necessary to Complete the Agreement and Accept Planning and Demonstration Grant (Safe Streets and Roads for All Grant Program) From the Federal Highway Administration

Public Content

The City was awarded a Safe Streets and Roads for All Grant in November of 2024. Federal delays have prevented execution of the grant documents. The USDOT finally approved the release of grants in May. The Federal Highway Administration recently contacted the City and informed us that grants would be released on a case by case basis. In anticipation of the Grant Agreement, Council should authorize the Mayor to enter into the Grant Agreement and execute all documents required for the grant. The grant's value is \$320,000 with a required local match of \$80,000.

The grant has four components:

1) Planning: Develop a complete streets road code that is responsive to local conditions in Sterling and in cooperation with the Illinois Department of Transportation.

2) Planning: Conduct a citywide safety assessment of roads and intersections with an emphasis on locations in the High Injury Network. Develop a database including posted speeds, intersection control types, roadway classification, roadway typology, etc. to consistently and proactively address safety issues.

3) Demonstration: Identify and pilot priority quick-build initiatives for bicycle facilities.

4) Demonstration: Apply latest design standards and guidance on unsignalized intersection control types (i.e. no control, yield control, minor road stop, all-way stop) to a quadrant of the City for low-cost, quick-build initiatives to provide consistent and safe operations at unsignalized intersections. Sterling will partner with a local college or university to conduct before and after evaluation of pilot program sites.

File Attachments

[Sterling IL_SS4A_CityCouncil_2025 05 29.pdf \(3.666 KB\)](#)
[Res 2025-06-16 Authorizing Execution of USDOT FHWA Grant Agreement Documents and Authorizing Expenditure of Necessary Matching Components.pdf \(73 KB\)](#)

8. Business Items

Subject :	C. Ordinance No. 2025-06-21 Approving the Tax Increment Financing District Eligibility Report and Redevelopment Plan, and Project for the Greater Northland Mall Redevelopment Project Area
Meeting :	Jun 2, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve Ordinance No. 2025-06-21 Approving the Tax Increment Financing District Eligibility Report and Redevelopment Plan, and Project for the Greater Northland Mall Redevelopment Project Area

Public Content

Following the sale of Northland Mall in 2022, the City began talks with the new owner on options for assisting with redevelopment. The City first authorized a Business Development District while weighing the viability of a TIF District. In May of 2024, the City Council authorized SB Friedman to conduct a required study and related services for the creating a TIF District for the Northland Mall and 2 adjoining properties. The study has since been conducted, notices to relevant parties issued, and required hearings have been held. The final step to create the TIF for the Northland area is adoption of the Ordinance approving the Plan and Project, the Ordinance approving the Project Area and the Ordinance adopting tax increment financing.

File Attachments

[Ord No 2025-06-21 Northland Mall TIF \(Approving the Plan and Project\).pdf \(104 KB\)](#)
[Northland Mall TIF Redevelopment Plan \(FINAL\).pdf \(1.245 KB\)](#)

8. Business Items

Subject :	D. Ordinance No. 2025-06-22 Designating the Greater Northland Mall Redevelopment Area
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Meeting :	Jun 2, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve Ordinance No. 2025-06-22 Designating the Greater Northland Mall Redevelopment Area

Public Content

The Greater Northland Mall project area consists of 3 parcels, totally approximately 36.1 acres. A map of the 3 parcels is attached. The parcels include the Northland Mall, an automotive repair shop and the vacant site of a former hotel.

PINS

1114326007

1114353003

1114353004

File Attachments

[Ord No 2025-06-22 Northland Mall TIF \(Approving Redevelopment Project Area\).pdf \(89 KB\)](#)
[Northland TIF Project Area.png \(106 KB\)](#)

8. Business Items

Subject :	E. Ordinance No. 2025-06-23 Adopting Tax Increment Financing
Meeting :	Jun 2, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve Ordinance No. 2025-06-23 Adopting Tax Increment Financing

Public Content

This is the final Ordinance required to create the TIF for the Greater Northland Mall Project Area. This is a pay-as-you-go TIF, meaning there is no upfront bonding by the City for redevelopment costs. Any redevelopment costs in the area that create tax increment through increased EAV can be repaid to developers in accordance with any redevelopment agreement the Council votes to enter into.

File Attachments

[Ord No 2025-06-23 Northland Mall TIF \(Approving Tax Increment Financing\).pdf \(87 KB\)](#)

8. Business Items

Subject :	F. Ordinance No. 2025-06-24 Accepting Eminent Domain and Approving Acquisition of Parcels of Real Property for the Aggregate Amount of \$450,000 as Provided by Court Order and From Valley Bio Consulting Inc., Illinois Rock Tech Inc., and Dan & Roberta Witmer
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Meeting :	Jun 2, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve Ordinance No. 2025-06-24 Accepting Eminent Domain and Approving Acquisition of Parcels of Real Property for the Aggregate Amount of \$450,000 as Provided by Court Order and From Valley Bio Consulting Inc., Illinois Rock Tech Inc., and Dan & Roberta Witmer

Public Content

The City of Sterling will be compelled to replace its aging Wastewater Treatment Plant by the IEPA. Not only is the infrastructure approaching 50 years of age, the method in which wastewater is treated at the plant cannot meet upcoming IEPA standards for removal of some pollutants such as phosphorous.

The City and its consulting engineers identified possible locations for a new wastewater treatment plant. The ideal location was a site near the southwest border of the City, near the plant's existing discharge line.

The City had an appraisal performed on the site, which was for sale. The City offered appraised value, however, the owner was asking many times over the appraised value of the properties. The City made counter-offers above appraised value to no avail. The City then filed for eminent domain on the properties. In the course of litigation, the City and Owner negotiated a Court Order granting eminent domain and transfer the property to the City for a price of \$450,000.

File Attachments

[Ord No 2025-06-24 Approving Acquisition of Real Property Eminent Domain Witmer.pdf \(110 KB\)](#)
[Order Authorizing Eminent Domain Witmer Litigation.pdf \(63 KB\)](#)

8. Business Items

Subject :	G. Pay Request #3 to Sjostrom & Sons in the Amount of \$687,327.33 For the Riverfront Park Improvements - Phase I
Meeting :	Jun 2, 2025 - City Council Meeting at 6:30 pm
Type :	Action
Budgeted :	Yes
Budget Source :	Capital Fund
Recommended Action :	Approve Pay Request #3 to Sjostrom & Sons in the Amount of \$687,327.33 For the Riverfront Park Improvements - Phase I

Public Content

Pay Request #3 is for underground utility work, electrical conduit, restroom and concession facility concrete, masonry, and metals.

File Attachments

[Sterling Riverfront PR03_2025.05.21.pdf \(7.518 KB\)](#)

[Transmittal 2025.05.21.pdf \(36 KB\)](#)