

Monday, August 16, 2021
City Council Meeting at 6:30 pm

CITY COUNCIL MEETING AGENDA

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86930242443>

Webinar ID: 869 3024 2443

1. Meeting Opening

Subject : A. Call to Order
Meeting : Aug 16, 2021 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : B. Roll Call
Meeting : Aug 16, 2021 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : C. Pledge of Allegiance
Meeting : Aug 16, 2021 - City Council Meeting at 6:30 pm
Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment
Meeting : Aug 16, 2021 - 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 : Aug 16, 2021 - City Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Approval of Minutes as presented

File Attachments

[cc08022021.pdf \(233 KB\)](#)

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 :	Aug 16, 2021 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

[Accounts Payable by G_L Distribution Report 08_12_2021 1_23_17 PM_Mary McCormick_3D4080M3.pdf \(396 KB\)](#)
[7-31-21 Budget Performance Report.pdf \(396 KB\)](#)
[7-31-21 Balance Sheets.pdf \(338 KB\)](#)
[admin_20210812_130954.pdf \(549 KB\)](#)

Consent

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3. Consent Agenda

Subject :	C. Pay Request to Strand Associates Inc. for the 2020 Stormwater Projects in the amount of \$29,656.28.
Meeting :	Aug 16, 2021 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Staff recommends approval of the Pay Request to Strand Associates Inc. for the 2020 Stormwater Projects in the amount of \$29,656.28.

Public Content

This invoice is in accordance with the engineering service agreements for the first month of Resident Project Representative services for 4th and 5th Avenues. This invoice includes site staking for storm sewer, construction administration, shop reviews and survey preparation.

Funds for this engineering come from the Stormwater Fund.

File Attachments

[Council Agenda Item Strand Professional Services Stormwater Projects Pay Request.pdf \(37 KB\)](#)

Consent

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3. Consent Agenda

Subject :	D. Petition from The Sauk Valley Area Chamber of Commerce to hold a Shred Event November 6, 2021
Meeting :	Aug 16, 2021 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Staff recommends approval of the Petition from The Sauk Valley Area Chamber of Commerce to hold a Shred Event on November 6, 2021

Public Content

The Sauk Valley Area Chamber of Commerce would like to hold a drive-thruShred Event on November 6, 2021,from 9:00 am to 11:00 am. This event will be sponsored by Representative TonyMcCombie and will be free to the public. This event will require the use of the municipal lot north of the Chamber buildingas well as a portion of Second Street. Vehicles participating in the event will enter the municipal lot drive around the west side of the Chamber building and exit on Second Street south of the Chamber building.

File Attachments

[citypermitrequestshredeventMcCombie.pdf \(39 KB\)](#)

Consent

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3. Consent Agenda

Subject :	E. Resolution R2021-08-19 To Close Streets for Fiesta Parade on Saturday, September 18, 2021
Meeting :	Aug 16, 2021 - City Council Meeting at 6:30 pm
Type :	Action (Consent)

Recommended Action :

Approval of Resolution R2021-08-19 to close streets for Fiesta Parade on Saturday, September 18, 2021

Public Content

The annual Fiesta Parade will be held on Saturday, September 18, 2021. The parade will begin in Rock Falls at 1:00 pm and end in Sterling on West 3rd Street and Avenue D.

The original parade route needed to be modified due to work that is being done by the Illinois Department of Transportation on Route 2 between 5th Avenue and 2nd Avenue. The Sauk Valley Chamber along with Sterling Police were able to work together to come up with this alternate route.

File Attachments

[RESOLUTION R2021-08-17 Fiesta Parade road closure.pdf \(110 KB\)](#)

Consent

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3. Consent Agenda

Subject :	F. Pay Request # 2 to Martin and Company for 1st Avenue in the amount of \$146,768.87.
Meeting :	Aug 16, 2021 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Staff recommends approval of Pay Request #2 to Martin and Company for 1st Avenue in the amount of \$146,768.87.

Public Content

City Council awarded a contract to Martin & Company for the reconstruction of 1st Ave in the amount of \$2,486,500. Work in the amount of \$405,492.31 has been completed. \$28,747.05, or 10%, is being held back as retainage.

File Attachments

[Council Agenda Item August Martin Pay Request 2.pdf \(820 KB\)](#)

Consent

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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. Public Hearing on Lincoln Highway Redevelopment Business District
Meeting :	Aug 16, 2021 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Public Hearing on Lincoln Highway Redevelopment Tax Increment Financing District

Public Content

In early 2014, the Kmart store on Lincolnway closed permanently. Since that time, the property has sat vacant. A developer acquired the property in 2020 after discussing potential development incentives with the City, including a Business Development District (BDD). The City has worked with Attorney Rob Lesage of WMPJ and SB Friedman to establish a Business Development District within the proposed Lincolnway TIF. The boundary of the BDD is smaller than the proposed TIF and only includes the formal Kmart property and associated outlots.

A BDD allows for a higher sales tax within the area to be used to reimburse redevelopment costs. By reimbursing the developer through sales taxes generated in the area, the developer can offer more attractive lease terms to attract new retail tenants to the site. The BDD does not impose a new sales tax on any property outside of the BDD area, which in this case, is the former Kmart and its out lots. This does not include nor affect the former Beef-a-Roo site or former Moore Machine Shop.

File Attachments

[City of Sterling - Lincoln Highway Business District Eligibility Study and Plan - 2021_04_21.pdf \(726 KB\)](#)

8. Business Items

Subject :	B. Refer to Plan Commission 409 Avenue L
Meeting :	Aug 16, 2021 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends referring 409 Avenue L to the Plan Commission for a Public Hearing on August 19, 2021

Public Content

The petitioners Mahboob Khan and Saleha Khan owners and D. Miller Transport, LLC contract buyers for 409 Ave L are requesting the property be rezoned to CB with a Special Use to allow for parking up to 4 trucks and routine maintenance on them.

File Attachments

[MX-B476W_20210716_111017.pdf \(37 KB\)](#)
[Addendum Petition for Special Use Permit.pdf \(233 KB\)](#)

8. Business Items

Subject :	C. Agreement between the City of Sterling and International Brotherhood Teamsters, Chauffeurs, Warehousemen & Helpers of America
Meeting :	Aug 16, 2021 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends approval of the Agreement between the City of Sterling and International Brotherhood Teamsters, Chauffeurs, Warehousemen & Helpers of America

Public Content

The Illinois Labor Relations Board granted a Petition by employees of the Public Works Department to join the Teamsters Union. The City recognized this certification and began bargaining with representatives from the Department and the Teamsters on April 16th. After ten negotiating sessions, a Collective Bargaining Agreement was tentatively agreed upon by the negotiating teams. We were notified that the Union has approved the Agreement. City Manager, City Attorney, and Public Works Superintendent all express appreciation for the good faith bargaining by the Teamsters Union and members of the Department. Staff recommends approval of the Collective Bargaining Agreement with Teamsters Local 722.

File Attachments

[Agreement between the City of Sterling and International Brotherhood Teamsters, Chauffeurs, Warehousemen & Helpers of America.pdf \(131 KB\)](#)