

Monday, August 21, 2023
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/82085260759>

1. Meeting Opening

Subject : A. Call to Order
Meeting : Aug 21, 2023 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : B. Roll Call
Meeting : Aug 21, 2023 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : C. Pledge of Allegiance
Meeting : Aug 21, 2023 - City Council Meeting at 6:30 pm
Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment
Meeting : Aug 21, 2023 - 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 21, 2023 - City Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Approval of Minutes as presented

File Attachments

[cc08072023.pdf \(106 KB\)](#)

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 21, 2023 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

[7-31-23 Balance Sheets.pdf \(339 KB\)](#)

[7-31-23 Budget Performance Report.pdf \(402 KB\)](#)

[admin_20230818_122833.pdf \(576 KB\)](#)

[Accounts Payable by G_L Distribution Report 08_18_2023 11_29_13 AM_Mary McCormick_3D40A1T0.pdf \(397 KB\)](#)

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.

8. Business Items

Subject :	A. Public Hearing on Northland Mall Redevelopment Business District
Meeting :	Aug 21, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Public Hearing on Northland Mall Redevelopment Business District

Public Content

A Business Development District (BDD) allows for a additional sales tax within the BDD area to be used to reimburse redevelopment costs within the BDD. 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.

This would be the 2nd BDD the City has established. The first BDD is being used to assist in the redevelopment of the former Kmart site.

Geoff Dickinson from SB FRIEDMAN DEVELOPMENT ADVISORS will be present to answer any questions.

File Attachments

[BDD Plan \(Clean\).pdf \(613 KB\)](#)

8. Business Items

Subject :	B. Waive Bid Process and Accept a Quote from Bi-State Masonry in the amount of \$276,674.00 for Tuck Pointing and Masonry Repairs for City Hall
Meeting :	Aug 21, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Waive Bid Process and Accept a Quote from Bi-State Masonry in the amount of \$276,674.00 for Tuck Pointing and Masonry Repairs for City Hall

Public Content

The exterior of the Coliseum has had minimal maintenance for several decades. This work will make the necessary repairs to the brick, mortar and lintels for the basement windows. This proposal includes sealing the brick with a 20 year water repellant.

The City has been trying to find a qualified contractor with the time to perform this work for the last few years. Age has taken its toll on some of the lintels that need repaired and/or replaced. Water and air are getting into the building in some areas, particularly in the basement. The brick and stone were power washed earlier this year.

File Attachments

[2023-014 Sterling Coliseum Building.pdf \(255 KB\)](#)

8. Business Items

Subject :	C. Authorize Repairs on Engine 5 in the amount of \$33,437.16 to Thompson Truck and Trailer of Sterling
Meeting :	Aug 21, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff Recommends Authorizing the Engine Rebuild on Engine 5 in the amount of \$33,437.16 to Thompson Truck and Trailer of Sterling

Public Content

Engine 5's engine was having power issues. It was taken to Thompson Truck and Trailer in rural Sterling. Mechanics found lack of compression in 4 of 6 cylinders. An inspection of the piston cylinders revealed significant scoring. Thomson provided estimates to rebuild or replace the engine. The price to replace the engine is \$90,973.69. Boring the cylinders and resleeving them was estimated at \$33,437.16.

File Attachments

[U64871E1X119203_08182023_145309_007797.pdf \(2.306 KB\)](#)

8. Business Items

Subject :	D. Ordinance No 2023-08-18 Authorizing the City of Sterling to Borrow Funds From the Water Pollution Control Loan Fund
Meeting :	Aug 21, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve Ordinance No 2023-08-18 Authorizing the City of Sterling to Borrow Funds From the Water Pollution Control Loan Fund

Public Content

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.

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.

Engineers tentatively plan to advertise bids late this year and award early in 2024 for 2024-2025 construction.

File Attachments

[Ord No 2023-08-18 Authorizing Ordinance to Borrow Funds From IEPA.pdf \(94 KB\)](#)