

Monday, October 4, 2021
City Council Meeting at 6:30 pm

CITY COUNCIL MEETING AGENDA
Council Chambers - First Floor
212 Third Avenue
Zoom ID
844 3583 7225

1. Meeting Opening

Subject : A. Call to Order
Meeting : Oct 4, 2021 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : B. New Agenda Item
Meeting : Oct 4, 2021 - City Council Meeting at 6:30 pm
Type :

1. Meeting Opening

Subject : C. Roll Call
Meeting : Oct 4, 2021 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : D. Pledge of Allegiance
Meeting : Oct 4, 2021 - City Council Meeting at 6:30 pm
Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment
Meeting : Oct 4, 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 : Oct 4, 2021 - City Council Meeting at 6:30 pm
Type : Action (Consent)

Recommended Action :

Approval of Minutes as presented

File Attachments

[cc09202021_.pdf \(140 KB\)](#)

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 :	Oct 4, 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 10_01_2021 11_02_44 AM_Mary McCormick_3D4085BQ.pdf \(410 KB\)](#)
[admin_20211001_104816.pdf \(682 KB\)](#)

Consent

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3. Consent Agenda

Subject :	C. Proclamation for Domestic Violence Awareness Month
Meeting :	Oct 4, 2021 - City Council Meeting at 6:30 pm
Type :	Action (Consent)

Public Content

Domestic Violence Awareness Month was launched nationwide in October 1987 as a way to connect and unite individuals and organizations working on domestic violence issues while raising awareness for those issues. Over the past 30+ years, much progress has been made to support domestic violence victims and survivors, to hold abusers accountable, and to create and update legislation to further those goals.

File Attachments

[Council Agenda Item Domestic Violence Awareness Proclamation.pdf \(78 KB\)](#)

Consent

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3. Consent Agenda

Subject :	D. Pay Request # 2 to Fischer Excavating for the 4th and 5th Avenue drainage project in the amount of \$157,520.95.
Meeting :	Oct 4, 2021 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Staff recommends approval of Pay Request # 2 to Fischer Excavating for the 4th and 5th Avenue drainage project in the amount of \$157,520.95.

Public Content

Pay Request #2 covers the start of work for the 4th and 5th Avenues stormwater and road project, including materials and traffic control.

File Attachments

[Sterling 2 Final Signed.pdf \(2.244 KB\)](#)

Consent

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3. Consent Agenda

Subject :	E. Pay Request # 3 to Fischer Excavating for the 4th and 5th Avenue drainage project in the amount of \$373,606.51.
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Meeting :	Oct 4, 2021 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Staff recommends approval of Pay Request # 3 to Fischer Excavating for the 4th and 5th Avenue drainage project in the amount of \$373,606.51.

Public Content

Pay Request #3 covers the start of work for the 4th and 5th Avenues stormwater and road project, including materials and traffic control.

File Attachments

[Sterling 3 Final Signed.pdf \(2.956 KB\)](#)

Consent

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3. Consent Agenda

Subject :	F. Pay Request #3 for Former National Training Building Demolition Renovation to Gehrke Construction in the amount of \$29,205.90
Meeting :	Oct 4, 2021 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Staff recommends approval of Pay Request #3 for Former National Training Building Demolition Renovation to Gehrke Construction in the amount of \$29,205.90

Public Content

Work for this period includes additional excavation and repairs to the delaminating concrete on the south side of the building. Unrelated to this bill, the Underground Storage Tank has now been removed.

File Attachments

[Council Agenda Item - Pay Request #3 Former National Training Building.pdf \(706 KB\)](#)
[National Training October 2021.jpg \(427 KB\)](#)
[National Training October 2021 \(2\).jpg \(394 KB\)](#)

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.

3. Consent Agenda

Subject :	G. Pay Request to Strand Associates Inc. for the 2020 Stormwater Projects in the amount of \$40,960.39.
Meeting :	Oct 4, 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 \$40,960.39.

Public Content

Strand is acting as the construction observation engineer for the work at 4th Avenue and 5th Avenue. Funds for this engineering come from the Stormwater Fund.

File Attachments

[Council Agenda Item - Strand Professional Services.pdf \(36 KB\)](#)

Consent

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3. Consent Agenda

Subject :	H. Resolution No. R2021-10-20 to close streets for Christmas Walk on Friday, December 3, 2021
Meeting :	Oct 4, 2021 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve Resolution No. R2021-11-26 to close streets for Christmas Walk on Friday, December 3, 2021

Public Content

Sterling Main Street and the Sauk Valley Area Chamber are preparing the Christmas Walk to be held on Friday, December 3, 2021. This Resolution outlines the time of closures for IDOT.

File Attachments

[R2021-10-20 christmas walk.pdf \(96 KB\)](#)

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.

5. Recommended Personnel Action

Subject :	A. Introduction of Officer Harry Blomstrand as the new Police Sergeant
Meeting :	Oct 4, 2021 - City Council Meeting at 6:30 pm
Type :	Information

Public Content

The Fire-Police Commission is promoting Officer Harry Blomstrand to the rank of Sergeant to fill a vacancy created by a retirement.

8. Business Items

Subject :	A. Presentation of Annual Audited Financial Statements for FY 2020/2021
Meeting :	Oct 4, 2021 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	It is the recommendation of City staff to accept the April 30, 2021 audited financial statements and place them on file.

Public Content

Attached is a copy of the fiscal year 2020/2021 audited financial statements. The audit was performed by the independent auditing firm of Hopkins & Associates. The audit reflects the City's financial position and demonstrates that the City is in conformity with generally accepted accounting principles.

Joel Hopkins from Hopkins & Associates is present to answer any questions that you may have regarding the audit.

File Attachments

[Sterling - Board Audit Presentation.pdf \(626 KB\)](#)

[Sterling - 2021 Audit Final.pdf \(6,412 KB\)](#)

8. Business Items

Subject :	B. Ordinance No. 2021-10-25 Amending Provisions Applicable to Fire Prevention and Protection.
Meeting :	Oct 4, 2021 - City Council Meeting at 6:30 pm

Type :

Action

Recommended Action :

Staff Recommends approval of Ordinance No. 2021-10-25 Amending Provisions Applicable to Fire Prevention and Protection.

Public Content

City Code relating to the structure of the Sterling Fire Department was previously amended to comport with the Intergovernmental Agreement with the City of Rock Falls that governed the administration of the fire departments, including use of a shared Fire Chief. The City of Rock Falls notified us they were withdrawing from the agreement. The attached ordinance amends the City's Code to provide for our own Chief and officer structure.

File Attachments

[Fire Prevention and Protection 09-15-21 ww.pdf \(17 KB\)](#)

8. Business Items

Subject :

C. Ordinance No. 2021-10-24 Approving the Tax Increment Financing District Eligibility Study, and Redevelopment Plan and Project For the Lincoln Highway Redevelopment Project Area

Meeting :

Oct 4, 2021 - City Council Meeting at 6:30 pm

Type :

Action

Recommended Action :

Staff recommends approval of Ordinance No. 2021-10-24 Approving the Tax Increment Financing District Eligibility Study, and Redevelopment Plan and Project For the Lincoln Highway Redevelopment Project Area

Public Content

Following the hearing, the next and final step in approval of the TIF District for the former Kmart area is approval of the Tax Increment Financing District Eligibility Study, and Redevelopment Plan and Project For the Lincoln Highway Redevelopment Project Area and related ordinances. With the TIF in place, staff can finalize negotiations with the developer for incentives. Any Redevelopment Agreement with the developer will require final Council approval.

File Attachments

[City of Sterling - Lincoln Highway TIF Eligibility Report and Redevelopment Plan and Project - 2021_04_21.pdf \(1.453 KB\)](#)

[Ord 2021-10-24 Approving the TIF District Eligibility Study, and Redevelopment Plan and Project For the Lincoln Highway Redevelopment.pdf \(104 KB\)](#)

8. Business Items

Subject :

D. Ordinance No. 2021-10-26 Designating the Lincoln Highway Redevelopment Project Area

Meeting :

Oct 4, 2021 - City Council Meeting at 6:30 pm

Type :

Action

Recommended Action :

Staff recommends approval of Ordinance No. 2021-10-26 Designating the Lincoln Highway Redevelopment Project Area

Public Content

Ordinance No. 2021-10-26 sets out the border and specific parcels that are to be included in the new TIF district.

File Attachments

[Ord 2021-10-26 Designating the Lincoln Highway Redevelopment Project Area.pdf \(88 KB\)](#)

8. Business Items

Subject :	E. Ordinance No. 2021-10-27 Adopting Tax Increment Financing
Meeting :	Oct 4, 2021 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends approval of Ordinance No. 2021-10-27 Adopting Tax Increment Financing

Public Content

Ordinance No. 2021-10-27 adopts Tax Increment Financing for the district and establishes a City fund for the tax increment finance revenues and expenses.

File Attachments

[Ord 2021-10-27 Adopting Tax Increment Financing.pdf \(86 KB\)](#)

8. Business Items

Subject :	F. Waive Bid Process and Award Bid to Complete Electric for \$19,750.00 to upgrade the lighting at Dale Park.
Meeting :	Oct 4, 2021 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends Waiving the Bid Process and Award Bid to Complete Electric for \$19,750.00 to upgrade the lighting at Dale Park.

Public Content

The lighting at Dale Park is overdue for upgrades, currently we have one light that was removed after it was damaged and others that are being held together with duct tape. We are adding new decorative lighting to match the rest of the downtown, decorative poles and string lights to match what is in Light Street alley.

File Attachments

[Engel.pdf \(1.581 KB\)](#)

[Complete Electrical.pdf \(26 KB\)](#)

8. Business Items

Subject :	G. Acceptance of the bid for demolition of a single-family dwelling and associated detached garage located at 602 W. 7th Street.
Meeting :	Oct 4, 2021 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	It is the recommendation of the Staff that the City Council award the contract to demolish the structures at 602 W. 7th Street to Stichter Construction Company of Erie, Illinois, in the amount of \$11,675.00.

Public Content

The City of Sterling acquired the subject property on June 21, 2021 from the county of Whiteside. Bids were advertised for the demolition of the structures on August 31, 2021. Two (2) bids were received. The bids were opened on Tuesday, September 21, 2021.

The low bid received was from Stichter Construction Company, Erie, Illinois, in the amount of \$11,675.00. The bid was found to be in accordance with the Bid Specifications.

The property was acquired and will be demolished using Strong Communities Program funds. Upon completion of the demolition, the vacant lot will be offered for sale for redevelopment.

File Attachments

[Plat map.602 W. 7th St.pdf \(905 KB\)](#)

[Bid opening minutes.602 W. 7th St.pdf \(25 KB\)](#)

[602 w 7th front.jpg \(490 KB\)](#)

[602 w 7th side.jpg \(439 KB\)](#)

8. Business Items

Subject :	H. Award the bid to Twin City Construction in the amount of \$35,769.80 to install the Riverfront Crossing.
Meeting :	Oct 4, 2021 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends awarding the bid to Twin City Construction in the amount of \$35,769.80 to install the Riverfront Crossing.

Public Content

The City sought bids to place the new pedestrian bridge on new abutments near the retention pond at the riverfront, as well as construct a culvert with sidewalk over it in the central area of the riverfront over the tunnel, or runoff channel, that runs north to south through the site from the plaza toward the lookout area. The bids also included closing gaps in the walkways.

The City received two bids. The costs were much higher than anticipated during budgeting. City staff recommends accepting the low bid from Twin City Construction. Council approval gives staff the leeway to negotiate and approve a modified contract to install the abutments and place the decorative pedestrian bridge at the riverfront. The City's consulting engineer will design a new plan for the bridge over the runnel and the City's Public Works crew will finish the concrete work following bridge placement.

File Attachments

[Riverfront Crossing Twin City Construction.pdf \(92 KB\)](#)

[riverfront bridge.jpg \(428 KB\)](#)

[Riverfront Crossing bid minutes.pdf \(16 KB\)](#)