

Monday, November 4, 2024
City Council Meeting at 6:30 pm

CITY COUNCIL MEETING AGENDA
Council Chambers - First Floor
212 Third Avenue

1. Meeting Opening

Subject : A. Call to Order
Meeting : Nov 4, 2024 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : B. Roll Call
Meeting : Nov 4, 2024 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : C. Pledge of Allegiance
Meeting : Nov 4, 2024 - City Council Meeting at 6:30 pm
Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment
Meeting : Nov 4, 2024 - 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 : Nov 4, 2024 - City Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Approval of Minutes as presented

File Attachments

[cc10212024.pdf \(224 KB\)](#)

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 :	Nov 4, 2024 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

- [11.04.24 GL Distribution.pdf \(414 KB\)](#)
- [11.04.24 Council Packet .pdf \(172 KB\)](#)

Consent

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3. Consent Agenda

Subject :	C. Small Business Saturday Proclamation
Meeting :	Nov 4, 2024 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve the Proclamation Declaring November 30, 2024 as Small Business Saturday

File Attachments

- [Small Business Saturday Proclamation 2024.pdf \(89 KB\)](#)

Consent

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3. Consent Agenda

Subject :	D. Petition from Sterling Rock Falls Jaycees to hold a bucket brigade on November 16, 2024
Meeting :	Nov 4, 2024 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve, if acceptable, the petition from Sterling Rock Falls Jaycees to hold a bucket brigade on November 16, 2024

Public Content

Funds raised will be used to support the annual Jaycees Christmas for Kids program dedicated to helping local families for the holidays.

File Attachments

- [Jacyees Bucket Brigade-11.16.24.pdf \(96 KB\)](#)
- [Sterling Rock Falls Jaycees COI Sterling 2024.pdf \(37 KB\)](#)
- [Sterling-Rock Falls Jaycees - W-9 Cert - Ashford U.pdf \(3.041 KB\)](#)

Consent

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3. Consent Agenda

Subject :	E. Resolution No. R2024-11-19 providing for the abatement of general real property taxes for General Obligation Refunding Bonds (Alternate Revenue Source), Series 2017.
Meeting :	Nov 4, 2024 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve Resolution No. R2024-11-19 providing for the abatement of general real property taxes for General Obligation Refunding Bonds (Alternate Revenue Source), Series 2017.

Public Content

Resolution No. R2024-11-19 provides for the abatement of general real property taxes for the General Obligation Refunding Bonds (Alternate Revenue Source), Series 2017. The general real property taxes to be abated for the 2024 tax levy by Resolution No. R2024-11-19 totals \$613,515.00. The bond ordinance requires

that each year taxes will be levied to pay for the upcoming years principal and interest unless there are significant revenues on hand to pay for same. Sufficient revenues should be available from non-home rule sales taxes, which will allow us to abate the levy.

Attached is a copy of Resolution No. R2024-11-19 and a copy of the debt service schedule.

File Attachments

[2017 bond schedule.pdf \(55 KB\)](#)
[RESOLUTION NO 2024-11-19.pdf \(11 KB\)](#)

Consent

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3. Consent Agenda

Subject :	F. Resolution No. R2024-11-20 providing for the abatement of general real property taxes for General Obligation Refunding (ARS) Bonds, Series 2020A
Meeting :	Nov 4, 2024 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve Resolution No. R2024-11-20 providing for the abatement of general real property taxes for General Obligation Refunding (ARS) Bonds, Series 2020A

Public Content

Resolution No. R2024-11-20 provides for the abatement of general real property taxes for the General Obligation Refunding (ARS) Bonds, Series 2020A. The general real property taxes to be abated for the 2024 tax levy by Resolution No. R2024-11-20 totals \$263,000.00. The bond ordinance requires that each year taxes will be levied to pay for the upcoming years principal and interest unless there are significant revenues on hand to pay for same. An accounting shows that there will be sufficient revenues available from sales taxes collected (other than the public infrastructure one-half cent sales taxes and the sales taxes related to the Kohls project).

Attached is a copy of Resolution No. R2024-11-20 and a copy of the debt service schedule.

File Attachments

[Resolution 2024-11-20.pdf \(65 KB\)](#)
[2020A bond schedule.pdf \(80 KB\)](#)

Consent

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extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

3. Consent Agenda

Subject :	G. Resolution No. R2024-11-21 providing for the abatement of general real property taxes for General Obligation (ARS) Bonds, Series 2020B.
Meeting :	Nov 4, 2024 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve Resolution No. R2024-11-21 providing for the abatement of general real property taxes for General Obligation (ARS) Bonds, Series 2020B.

Public Content

Resolution No. R2024-11-21 provides for the abatement of general real property taxes for the General Obligation (ARS) Bonds, Series 2020B. The general real property taxes to be abated for the 2024 tax levy by Resolution No. R2024-11-21 totals \$290,200.00. The bond ordinance requires that each year taxes will be levied to pay for the upcoming years principal and interest unless there are significant revenues on hand to pay for same. Sufficient revenues should be available from non-home rule sales taxes, which will allow us to abate the levy.

Attached is a copy of Resolution No. R2024-11-21 and a copy of the debt service schedule.

File Attachments

[Resolution 2024-11-21.pdf \(12 KB\)](#)
[2020B bond schedule.pdf \(72 KB\)](#)

Consent

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3. Consent Agenda

Subject :	H. Resolution No. R2024-11-22 providing for the abatement of general real property taxes for General Obligation Refunding (ARS) Bonds, Series 2020C.
Meeting :	Nov 4, 2024 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve Resolution No. R2024-11-22 providing for the abatement of general real property taxes for General Obligation Refunding (ARS) Bonds, Series 2020C.

Public Content

Resolution No. R2024-11-22 provides for the abatement of general real property taxes for the General Obligation Refunding (ARS) Bonds, Series 2020C. The general real property taxes to be abated for the 2024 tax levy by Resolution No. R2024-11-22 totals \$456,000.00. The bond ordinance requires that each year taxes will be levied to pay for the upcoming years principal and interest unless there are significant revenues on hand to pay for same. Sufficient revenues should be available from the following sources, which will allow us to abate the levy: receipts derived from repayment of the loan by Continental 232 Fund LLC and sales and use taxes collected in connection with the project.

Attached is a copy of Resolution No. R2024-11-22 and a copy of the debt service schedule.

File Attachments

[Resolution 2024-11-22.pdf \(10 KB\)](#)
[2020C bond schedule.pdf \(75 KB\)](#)

Consent

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3. Consent Agenda

Subject :	I. Resolution No. R2024-11-23 providing for the abatement of general real property taxes for Taxable General Obligation Bonds (Alternate Revenue Source), Series 2021A.
Meeting :	Nov 4, 2024 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve Resolution No. R2024-11-23 providing for the abatement of general real property taxes for Taxable General Obligation Bonds (Alternate Revenue Source), Series 2021A.

Public Content

Resolution No. R2024-11-23 provides for the abatement of general real property taxes for the Taxable General Obligation Bonds (Alternate Revenue Source), Series 2021A. The general real property taxes to be abated for the 2024 tax levy by Resolution No. R2024-11-23 totals \$2,216,337.50. The bond ordinance requires that each year taxes will be levied to pay for the upcoming years principal and interest unless there are significant revenues on hand to pay for same. These bonds were issued on behalf of CGH Medical Center, which has assured the City that there are sufficient funds available to allow us to abate the levy.

Attached is a copy of Resolution No. R2024-11-23 and a copy of the debt service schedule

File Attachments

[Resolution 2024-11-23.pdf \(63 KB\)](#)
[2021A CGH bond schedule.pdf \(104 KB\)](#)

Consent

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3. Consent Agenda

Subject :	J. Resolution No. R2024-11-24 providing for the abatement of general real property taxes for General Obligation Bonds (Alternate Revenue Source), Series 2021B.
Meeting :	Nov 4, 2024 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve Resolution No. R2024-11-24 providing for the abatement of general real property taxes for General Obligation Bonds (Alternate Revenue Source), Series 2021B.

Public Content

Resolution No. R2024-11-24 provides for the abatement of general real property taxes for the General Obligation Bonds (Alternate Revenue Source), Series 2021B. The general real property taxes to be abated for the 2024 tax levy by Resolution No. R2024-11-24 totals \$1,322,700.00. The bond ordinance requires that each year taxes will be levied to pay for the upcoming years principal and interest unless there are significant revenues on hand to pay for same. These bonds were issued on behalf of CGH Medical Center, which has assured the City that there are sufficient funds available to allow us to abate the levy.

Attached is a copy of Resolution No. R2024-11-24 and a copy of the debt service schedule.

File Attachments

[2021B CGH bond schedule.pdf \(101 KB\)](#)

[Resolution 2024-11-24.pdf \(10 KB\)](#)

Consent

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3. Consent Agenda

Subject :	K. Resolution No. R2024-11-25 providing for the abatement of general real property taxes for Taxable General Obligation Bonds (Alternate Revenue Source), Series 2022A.
Meeting :	Nov 4, 2024 - City Council Meeting at 6:30 pm

Type :	Action (Consent)
Recommended Action :	Approve Resolution No. R2024-11-25 providing for the abatement of general real property taxes for Taxable General Obligation Bonds (Alternate Revenue Source), Series 2022A.

Public Content

Resolution No. R2024-11-25 provides for the abatement of general real property taxes for the Taxable General Obligation Bonds (Alternate Revenue Source), Series 2022A. The general real property taxes to be abated for the 2024 tax levy by Resolution No. R2024-11-25 totals \$1,809,115.00. The bond ordinance requires that each year taxes will be levied to pay for the upcoming years principal and interest unless there are significant revenues on hand to pay for same. Sufficient revenues should be available from non-home rule sales taxes, which will allow us to abate the levy.

Attached is a copy of Resolution No. R2024-11-25 and a copy of the debt service schedule.

File Attachments

- [2022A bond schedule.pdf \(61 KB\)](#)
- [Resolution 2024-11-25.pdf \(62 KB\)](#)

Consent

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3. Consent Agenda

Subject :	L. Resolution No. R2024-11-26 providing for the abatement of general real property taxes for General Obligation Bonds (Alternate Revenue Source), Series 2022B.
Meeting :	Nov 4, 2024 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve Resolution No. R2024-11-26 providing for the abatement of general real property taxes for General Obligation Bonds (Alternate Revenue Source), Series 2022B.

Public Content

Resolution No. R2024-11-26 provides for the abatement of general real property taxes for the General Obligation Bonds (Alternate Revenue Source), Series 2022B. The general real property taxes to be abated for the 2024 tax levy by Resolution No. R2024-11-26 totals \$644,350.00. The bond ordinance requires that each

year taxes will be levied to pay for the upcoming years principal and interest unless there are significant revenues on hand to pay for same. Sufficient revenues should be available from non-home rule sales taxes, which will allow us to abate the levy.

Attached is a copy of Resolution No. R2024-11-26 and a copy of the debt service schedule.

File Attachments

[2022B bond schedule.pdf \(69 KB\)](#)
[Resolution 2024-11-26.pdf \(10 KB\)](#)

Consent

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8. Business Items

Subject :	A. Approve Energy Contract for Dusk to Dawn Street Lighting
Meeting :	Nov 4, 2024 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Staff recommends Council authorize the Mayor to enter into a contract for Dusk to Dawn Energy Supply with the least expensive responsible bidder.

Public Content

Rock River Energy Services seeks renewal bids on our behalf to be the electric supplier for the City's street lighting. Because electric supplier bids fluctuate daily with the market, the final lowest market bids as of November 4, 2024 will be attached. The preliminary outlook is for rates to increase roughly 60%, from 2.4 cents to 4 cents per kWh. However, reduced energy consumption from prior LED conversions will cost the City less overall than what it has paid in the past. A comparison of the old rates versus approximate rates based on recent pricing has been attached.

File Attachments

[Street Lighting Cost old vs approximate new.pdf \(1,052 KB\)](#)
[Bid Comparison-City of Sterling-street lighting11-04-24.xls \(38 KB\)](#)
[Constellation 3 Year Agreement-City of Sterling.pdf \(234 KB\)](#)
[Constellation 5 Year Agreement-City of Sterling.pdf \(234 KB\)](#)

Consent

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8. Business Items

Subject :	B. Approve Energy Contract for Wastewater pumping
Meeting :	Nov 4, 2024 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends Council authorize the Mayor to enter into a contract for Wastewater Pumping Energy Supply with the least expensive responsible bidder.

Public Content

Rock River Energy Services seeks renewal bids on our behalf to be the electric supplier for the City's wastewater pumping. Because electric supplier bids fluctuate daily with the market, the lowest market bids as of November 4, 2024 will be attached. The preliminary outlook is for rates to increase roughly 50% depending on the term of the contract chosen, from roughly 4 cents to 6 cents per kWh. There's been some reduction in energy usage, but new rates will still add a significant cost to the Wastewater Treatment Plant expenses of \$35,000-\$50,000 per year, depending on term of contract and final rates.

File Attachments

[Bid Comparison-City of Sterling-Pumping-11-04-24.xls \(42 KB\)](#)

[Aggressive-City of Sterling-12 month.pdf \(170 KB\)](#)

[Aggressive-City of Sterling-24 month.pdf \(170 KB\)](#)

[Aggressive-City of Sterling-36 month.pdf \(170 KB\)](#)

8. Business Items

Subject :	C. Obligate \$703,442 in ARPA funds to address the negative economic impacts caused by the public health emergency
Meeting :	Nov 4, 2024 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	The ARPA Committee recommends the City Council approve obligating \$703,442 in ARPA funds for addressing the negative economic impacts caused by the public health emergency

Public Content

The ARPA Committee met on October 25th to evaluate projects for funding. The 3 recommended projects are:

- 1) \$500,000 for acquiring, site preparation, and infrastructure for the property located in the 400 block of East 4th Street.
- 2) \$140,000 for the demolition of the structures in the 500 block of Avenue B.
- 3) \$63,442 for the Fire Training Facility.

If these items are approved this will obligate all of the available ARPA funds.

File Attachments

[ARPA Minutes October 25 2024.pdf \(115 KB\)](#)

8. Business Items

Subject :	D. Redevelopment Agreement with M5 Property Holdings, LLC for improvements to 302 1st Ave and 112 E. 3rd Street
Meeting :	Nov 4, 2024 - City Council Meeting at 6:30 pm
Type :	Action
Fiscal Impact :	No
Budget Source :	Central Business District East TIF Fund
Recommended Action :	Staff Recommends Approval of the Redevelopment Agreement with M5 Property Holdings, LLC

Public Content

The Central Business District East Tax Increment Finance District (TIF) collects funds from property taxes above the base that was set in 2016. As properties are improved and more taxes are paid, the TIF fund collects the increase in property taxes that can be used to incent improvements to projects within the district, both public and private.

M5 Property Holdings, LLC purchased the former downtown Midland Bank facility in 2024. They have plans to build out short-term rentals on the upper floors and a mix of business space on the lower levels, including new business ventures of their own. Use of TIF funds will help offset their re-investment and build-out costs for this project. The TIF funds to reimburse a portion of their investment will come from the additional property taxes their project generates on these properties.

This is a great project for Sterling to repurpose another mid-rise building in Sterling. The first TIF Agreement for this district was created for the Lawrence Lofts project. Council approved another, smaller TIF project in this district earlier in the year.

File Attachments

[M5 Property Holdings Real Estate Redevelopment Agreement.pdf \(223 KB\)](#)

8. Business Items

Subject :	E. Award bid to Stichter Construction for removal of the structure at 907 1st Avenue in the amount of \$11,380.00
Meeting :	Nov 4, 2024 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends awarding the bid to Stichter Construction for removal of the structure at 907 1st Avenue in the amount of \$11,380.00

Public Content

The City of Sterling took ownership of the subject property at 907 1st Ave by Judicial Deed on May 4, 2023.

Bids were advertised for the demolition of the building on October 18, 2024, and two (2) bids were received. The bids were opened on Wednesday, October 30, 2024.

The low bid received was from Stichter Construction Erie Illinois, in the amount of \$11,380.00. The bid was found to be in accordance with the Bid Specifications. This work is funded by the Strong Communities Program (SCP) grant.

File Attachments

[U64871E1X119203_10302024_115505_014185.pdf \(411 KB\)](#)

8. Business Items

Subject :	F. Award bid to Stichter Construction for removal of the structure at 406 Broadway in the amount of \$14,840.00
Meeting :	Nov 4, 2024 - City Council Meeting at 6:30 pm
Type :	Action

Public Content

The City of Sterling took ownership of the subject property at 406 Broadway by Quit Claim Deed on May 22, 2024.

Bids were advertised for the demolition of the building on October 18, 2024, and two (2) bids were received. The bids were opened on Wednesday, October 30, 2024.

The low bid received was from Stichter Construction Erie Illinois, in the amount of \$14,840.00. The bid was found to be in accordance with the Bid Specifications. This work is funded by the Strong Communities Program (SCP) grant.

File Attachments

[U64871E1X119203_10302024_115454_014184.pdf \(418 KB\)](#)