

Monday, November 6, 2017
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 6, 2017 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : B. Roll Call
Meeting : Nov 6, 2017 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : C. Pledge of Allegiance
Meeting : Nov 6, 2017 - City Council Meeting at 6:30 pm
Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment
Meeting : Nov 6, 2017 - 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 6, 2017 - City Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Approval of Minutes as presented

File Attachments

[cc101617.pdf \(130 KB\)](#)

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 6, 2017 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

[Accts Pay 11-06-17.pdf \(366 KB\)](#)
[apsummary 11-6-17.pdf \(1.528 KB\)](#)

Consent

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3. Consent Agenda

Subject :	C. Plan Commission Minutes of June 22, 2017
Meeting :	Nov 6, 2017 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve Plan Commission Minutes from the June 22, 2017 meeting

File Attachments

[pc062217.pdf \(150 KB\)](#)

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 :	D. Partial Pay Request #1 for 2017 Street Resurfacing Project for Civil Constructors, Inc. in the amount of \$126,096.46
Meeting :	Nov 6, 2017 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve Partial Pay Request #1 for 2017 Street Resurfacing Project for Civil Constructors, Inc. in the amount of \$126,096.46

File Attachments

[PPR#1-2017 street resurfacing.pdf \(720 KB\)](#)

Consent

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3. Consent Agenda

Subject :	E. Partial Pay Request #2 for 2017 ADA Sidewalk to Twin City Construction Company in the amount of \$109,551.67
Meeting :	Nov 6, 2017 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve Partial Pay Request #2 for 2017 ADA Sidewalk to Twin City Construction Company in the amount of \$109,551.67

File Attachments

[PPR#2-2017ADA.pdf \(745 KB\)](#)

Consent

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3. Consent Agenda

Subject :	F. Partial Pay Request #4 for East 16th Street to Twin
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City Construction in the amount of \$59,270.49

Meeting :

Nov 6, 2017 - City Council Meeting at 6:30 pm

Type :

Action (Consent)

Recommended Action :

Approve Partial Pay Request #1 for East 16th Street to
Twin City Construction in the amount of \$59,270.49

File Attachments

[PPR#4-E 16th St.pdf \(746 KB\)](#)

Consent

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3. Consent Agenda

Subject :

G. Resolution No. R2017-11-22 providing for the abatement of general real property taxes for General Obligation Refunding Bonds (Alternate Revenue Source), Series 2010A (Recovery Zone Facility Bonds)

Meeting :

Nov 6, 2017 - City Council Meeting at 6:30 pm

Type :

Action (Consent)

Recommended Action :

Please make a motion to approve Resolution No. R2017-11-22 abating the 2017 tax levy in the amount of \$483,902.50 for the General Obligation Refunding Bonds (Alternate Revenue Source), Series 2010A (Recovery Zone Facility Bonds)

Public Content

Resolution No. R2017-11-22 provides for the abatement of general real property taxes for the General Obligation Refunding Bonds (Alternate Revenue Source), Series 2010A (Recovery Zone Facility Bonds). The general real property taxes to be abated for the 2017 tax levy by Resolution No. R2017-11-22 totals \$483,902.50. 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. 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. R2017-11-22 and a copy of the debt service schedule.

File Attachments

[R2017-11-22 2010A Bond Abatement.pdf \(7 KB\)](#)

[2010A bond schedule.pdf \(79 KB\)](#)

Consent

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3. Consent Agenda

Subject :	H. Resolution No. R2017-11-23 providing for the abatement of general real property taxes for Taxable General Obligation Bonds (Alternate Revenue Source), Series 2010D (Recovery Zone Economic Development Bonds Direct Payment)
Meeting :	Nov 6, 2017 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Please make a motion to approve Resolution No. R2017-11-23 abating the 2017 tax levy in the amount of \$385,015.00 for the Taxable General Obligation Bonds (Alternate Revenue Source), Series 2010D (Recovery Zone Economic Development Bonds Direct Payment) if acceptable.

Public Content

Resolution No. R2017-11-23 provides for the abatement of general real property taxes for the Taxable General Obligation Bonds (Alternate Revenue Source), Series 2010D (Recovery Zone Economic Development Bonds Direct Payment). The general real property taxes to be abated for the 2017 tax levy by Resolution No. R2017-11-23 totals \$385,015.00. 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. R2017-11-23 and a copy of the debt service schedule.

File Attachments

[2010D bond schedule.pdf \(231 KB\)](#)

[R2017-11-23 2010D bond abatement.pdf \(77 KB\)](#)

Consent

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3. Consent Agenda

Subject :	I. Resolution No. R2017-11-24 providing for the abatement of general real property taxes for General Obligation Refunding Bonds (Alternate Revenue Source), Series 2012
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Meeting : Nov 6, 2017 - City Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Please make a motion to approve Resolution No. R2017-11-24 abating the 2017 tax levy in the amount of \$3,373,250.00 for the General Obligation Refunding Bonds (Alternate Revenue Source), Series 2012 if acceptable.

Public Content

Resolution No. R2017-11-24 provides for the abatement of general real property taxes for the General Obligation Refunding Bonds (Alternate Revenue Source), Series 2012. The general real property taxes to be abated for the 2017 tax levy by Resolution No. R2017-11-24 totals \$3,373,250.00. 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. R2017-11-24 and a copy of the debt service schedule.

File Attachments

[2012 CGH bond schedule.pdf \(52 KB\)](#)
[R2017-11-24 CGH Bond Abatement.pdf \(7 KB\)](#)

Consent

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3. Consent Agenda

Subject : J. Resolution No. R2017-11-25 providing for the abatement of general real property taxes for General Obligation Refunding Bonds (Alternate Revenue Source), Series 2017
Meeting : Nov 6, 2017 - City Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Please make a motion to approve Resolution No. R2017-11-25 abating the 2017 tax levy in the amount of \$898,365.00 for the General Obligation Refunding Bonds (Alternate Revenue Source), Series 2017 if acceptable.

Public Content

Resolution No. R2017-11-25 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 2017 tax levy by Resolution No. R2017-11-25 totals \$898,365.00. 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. R2017-11-25 and a copy of the debt service schedule.

File Attachments

[2017 bond schedule.pdf \(55 KB\)](#)

[R2017-11-25 stormwater abatement.pdf \(7 KB\)](#)

Consent

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3. Consent Agenda

Subject :	K. Acceptance of the bid for demolition of a single-family dwelling and attached garage located at 614 West Third Street
Meeting :	Nov 6, 2017 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	It is the recommendation of the Staff that the City Council award the contract to demolish 614 West Third Street to Burke Excavating, Inc., of Tampico, Illinois, in the amount of \$12,830.00.

Public Content

The City of Sterling acquired the subject property by a Judicial Deed on September 18, 2017. Bids were advertised for the demolition of the building on October 11, 2017, and two (2) bids were received. The bids were opened on Friday, October 27, 2017.

The low bid received was from Burke Excavating, Incorporated, Tampico, Illinois, in the amount of \$12,830.00. The bid was found to be in accordance with the Bid Specifications.

Funding for this work is being provided through the Abandoned Residential Property Municipal Relief Program (APP). A grant awarded to the City of Sterling by the Illinois Housing Development Authority.

File Attachments

[demo-minutes-614w3rd.pdf \(22 KB\)](#)

[614 w 3rd st.jpg \(4.987 KB\)](#)

Consent

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3. Consent Agenda

Subject :	L. Home of Hope to hold a Bucket Brigade on November 18, 2017
Meeting :	Nov 6, 2017 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve the petition from Home of Hope to hold a Bucket Brigade on November 18, 2017 to raise funds for their #GivingTuesday campaigns

Public Content

Home of Hope Cancer Wellness Center will be celebrating #GivingTuesday on November 28, 2017. As a pre-celebration, we would like to have a bucket brigade to support our programs for 2018

File Attachments

[hoh 2017.pdf \(725 KB\)](#)

Consent

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6. Presentations and Awards

Subject :	A. Proclamation for Small Business Saturday
Meeting :	Nov 6, 2017 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Pass Proclamation declaring Small Business Saturday, November 25, 2017

Public Content

Small Business Saturday is November 25, 2017. Small Business Saturday Coalition will list Sterling on their website with passage of this proclamation. Shop Small supports our local community in so many ways, such as local dollars stay here, employing our neighbors, and friendly, personal service.

File Attachments

[proc-shopsmall.pdf \(115 KB\)](#)

6. Presentations and Awards

Subject : B. Presentation from Bill Yocius from Mitchell, Vaught and Taylor, Inc. regarding investment returns for the Police and Fire Pension Funds

Meeting : Nov 6, 2017 - City Council Meeting at 6:30 pm

Type :

8. Business Items

Subject : A. Resolution #R2017-11-26 Authorizing Application to United States EPA Brownfields Assessment Grant Program

Meeting : Nov 6, 2017 - City Council Meeting at 6:30 pm

Type : Action

Recommended Action : Staff recommends passing Resolution #R2016-11-27 Authorizing Application to United States Environmental Protection Agency Brownfields Assessment Grant Program.

Public Content

The IEPA is requiring applicants to pass a resolution demonstrating an intent to apply for brownfield assessment grants. This resolution will notify IEPA of our intent to submit a proposal to U.S. EPA for a \$300,000 Assessment Grant.

File Attachments

[R2017-11-26 epa.pdf \(157 KB\)](#)

8. Business Items

Subject : B. Tax Levy Estimate

Meeting : Nov 6, 2017 - City Council Meeting at 6:30 pm

Type : Action

Recommended Action : Staff recommends approval of the Tax Levy Estimate

Public Content

Each year the City is required to prepare a Tax Levy Estimate prior to adopting the tax levy for the upcoming fiscal year in accordance with the Illinois Truth in Taxation law. The purpose of the tax levy estimate is to determine whether the estimated levy extension is 5% or greater than the previous years actual levy extension. If the upcoming levy extension is 5% or greater than the actual prior levy, the City must conduct a public hearing.

The projected Equalized Assessed Value (EAV) of the City is projected to increase 3.3%. This will provide a 3.3% increase for levies such as police protections and fire protection if the levy rate remains

unchanged. It should be noted the State is reducing personal property tax replacement funds to cities and will be cutting income tax transfers by 10% in an attempt to address its own budget issues.

The pension funds do not have levy rate caps under State Statutes. The pension funds tax levies have grown far faster than inflation and EAV growth, for many years. Last year, the actuary recommended a minimum contribution to the fire pension fund of \$1,159,533 compared to \$1,132,888 for the prior year. This is a \$26,493 increase over last year, or a 2.34% increase. amount represents 99.8% of payroll. This is the smallest fire pension increase since 2008-09 with the exception of a slight decrease in 2011-12. This reflects the fire pension funds improved investment performance this year and additional capital in the fund due to past increased contributions using the actuaries recommendations.

The actuary recommended a minimum contribution to the police pension fund of \$ 1,137,726 this year versus \$ 1,058,614 the prior year. This is a \$79,065 or 7.5% increase over the prior year. amount represents 71% of payroll. This is the 3rd lowest increase since 2011-12. This reflects the police pension funds improved investment performance this year and additional capital in the fund due to past increased contributions using the actuaries recommendations.

There are a few factors to consider when setting next years levy, including: property tax rates to businesses and citizens, increasing funding ratios and statutory requirements. Continual discussions of a property tax freeze from the State still remains a big concern.

Staff is concerned about the ramifications of not fully funding the pensions at the amount recommended by the actuary. The City can reduce pension levies in the future, particularly if reductions occur in the number of retirees, or investment rates increase. The sooner the added contributions get invested, the faster the compounding interest will work in our favor to reduce pension levy increases over the long-term future and prevent the State from seizing our local funding in the event our fire and police pension funds are not adequately funded as State statute allows. Reducing funding now for short-term breaks will assuredly create higher future tax increases due to the loss of funds for investment. Hoping for higher future investment returns or anticipating that the State will alter the 90% funding requirement by the year 2040 merely shiftsthe risk of even higher property taxes to the future. Costs for fire and police services provided today and in yesteryear should not be borne by the next generation. The effect would be akin to the pension ramp the State of Illinois instituted, which has come back to haunt.

Should the Council wish to provide for a lower property tax rate without jeopardizing the fire and police pension funds and thusly creating higher tax increases in the future, the Council must consider either reducing several members of the city staff or find other revenue sources, such as contemplating reversing the commitment to use the local option sales taxes for road and storm sewer projects or some combination of staff reductions and other taxes.

Staff is proposing a tax levy estimate of \$4,729,694, an increase of \$135,704 or 2.95%. Because the overall EAV increased 3.3% and the levy *amount* is proposed to increase 2.95%, the proposed property tax *rate* is actually *lower*. Thus, if the median home value of an owner occupied home of \$83,300 remained unchanged, the owner would see a decrease of \$2.14 for the year in the City portion of the property taxes.

At the request of Council, an alternative levy estimate was developed that funded the fire and police pension funds at the minimum level required by State Statutes. This request lowers the fire and police pension funding by a combined \$511,462. This results in a 10.5% decrease in the levy. If the median home value of an owner occupied home of \$83,300 remained unchanged, the owner would see a decrease of \$84.98 (\$7.08 per month) for the year in the City portion of the property taxes. At an assumed rate of return of 6.5%, the loss of interest would be more than \$33,000 in the first year. The actuarial firm has not

finished the 10 year projection but they did note that contributing the minimum for 3 years would result in a 52% increase in the actuarial required contribution in 2022, whereas, if the City had been made the full requirements up until that point, the City would have a 5% increase in required contribution. . In 2022, the recommended fire police contribution would be \$110,000 higher than otherwise if the City contributed only the minimum for 3 years. By 2023, the recommended fire and police contribution would be \$183,000 higher than otherwise if the City contributed only the minimum for 3 years.

Staff and representatives of the pension fund boards believe the \$7/ month savings is not worth the added compounding costs to future taxpayers for costs incurred today and in prior years.

File Attachments

[2017 Tax Levy Estimate.pdf \(27 KB\)](#)

8. Business Items

Subject :	C. Ordinance #2017-11-24 for Schmitt Partners, L.P. (Owner) and Sandy Glazer (Hair & Company) to reclassify the property located at 2605 Woodlawn Road to allow for cosmetic tattooing
Meeting :	Nov 6, 2017 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approval of Ordinance #2017-11-24 approving the petition from Schmitt Partners, L.P. and Sandy Glazer.

Public Content

On September 18, 2017 the City Council referred the petition from Schmitt Partners, L.P. and Sandy Glazer to the Plan Commission. The Plan Commission held a public hearing on October 19, 2017. The petition asked to reclassify the property located at 2605 Woodlawn Road from Community Business to Community Business Special Use to allow for cosmetic tattooing in the existing Hair & Co premises. Language was added to the ordinance requiring compliance with public health requirements, limiting the Special Use to just the unit containing Hair & Co. and compliance with Section 102-440 of the Zoning Code regulating tattooing and body piercing operators in the City.

Plan Commission voted as follows:

Aye Freed, Gallardo, Larson, Linville, Schwingle

Nay none

File Attachments

[2017-11-24 hair & co.pdf \(85 KB\)](#)

[PC-Hair & Co-dw.pdf \(3.637 KB\)](#)

8. Business Items

Subject :	D. Ordinance #2017-11-25 for J. Herzog & Sons, Inc owners of the Northland Mall requesting a replat of Lot 1 of the Northland Mall Subdivision
Meeting :	Nov 6, 2017 - City Council Meeting at 6:30 pm
Type :	Action

Recommended Action :

Approval of Ordinance #2017-11-25 approving the petition for the subdivision plat for J. Herzog & Sons, Inc.

Public Content

The City Council referred this petition to the Plan Commission on October 2, 2017. The Plan Commission reviewed the petition on October 19, 2017. The owners of the Northland Mall have requested the subdivide of an outlot next to the former auto parts store for future development. The minimum lot size for a subdivide in the RB district is 1 acre this request is for over 3 acres of land. The only concern that was mentioned was cross access of the lot and entrance/exit which has all been addressed.

File Attachments

[PC-Mall subdivide.pdf \(1,875 KB\)](#)

[PC-Mall subdivide-dw.pdf \(1,664 KB\)](#)

[2017-11-25 Mall subdivide.pdf \(13 KB\)](#)

8. Business Items

Subject :	E. Ordinance #2017-11-26 for David Sigel, owner of 901 & 903 Avenue G, subdividing the properties to allow for resale of both homes
Meeting :	Nov 6, 2017 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approval of Ordinance #2017-11-26 approving the petition for the subdivision plat.

Public Content

Plan Commission reviewed the petition on October 19, 2017. The subdivide is needed to correct issues that have been on the properties for a number of years. At this point the petitioner is needing to sell the properties and staff has found this to be the best solution for the existing problems on site.

Plan Commission voted as follows:

Aye Freed, Gallardo, Larson, Linville, Schwingle

Nay none

File Attachments

[2017-11-26 Sigel sub.pdf \(11 KB\)](#)

[PC-sigel sub.pdf \(1,418 KB\)](#)

[PC-sigel sub-dw.pdf \(1,714 KB\)](#)

8. Business Items

Subject :	F. Ordinance #2017-11-27 to Amend Section 102-660 Exterior Lighting Standards
Meeting :	Nov 6, 2017 - City Council Meeting at 6:30 pm
Type :	Action

Recommended Action :

Plan Commission recommends approval of Ordinance #2017-11-27 amending Chapter 102 Art VI Section 606 to modify the exterior lighting standards within the Zoning Code.

Public Content

Over the past 7+ years staff has fielded numerous complaints about the updated lighting code. While most of the complaints have slowed the one that keeps coming up is the 20 height restriction on light poles. The complaints are heard both from the contractors and developers. This update will allow 30 poles in limited areas of the property. Staff feels this is a good compromise that allows for some 30 poles but also restricts the heights of the poles around the perimeter of the site, parking areas, loading docks and building foundation.

Plan Commission voted as follows:

Aye Freed, Gallardo, Larson, Linville, Schwingle

Nay none

File Attachments

[2017-11-27 lighting.pdf \(87 KB\)](#)

[PC-lighting dw.pdf \(1.134 KB\)](#)

8. Business Items

Subject :	G. Ordinance No. 2017-11-28 Ordinance Authorizing the Sale of Surplus Personal Property and Extension of Economic Development Grant
Meeting :	Nov 6, 2017 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends adopting Ordinance #2017-11-28 selling personal property to the Greater Sterling Development Corporation

Public Content

In furtherance of the riverfront redevelopment and the realignment of Wallace Street, it was determined the remaining warehouse on the property should be removed. In cooperation with the Greater Sterling Development Corporation, it was agreed that the building could be reused in part as a mid-sized business incubator within the Meadowlands Business Park, filling a space between the small business incubator owned by the Sterling Industrial Development Commission and a larger warehouse owned by the GSDC in the Meadowlands. GSDC has agreed to move the building and re-erect a portion of it for such purposes in furtherance of economic development at their cost. The building as it sits has a number of code deficiencies, and the reconstruction of it will require developing a new set of building plans as no plans for the building as it exists can be found despite an exhaustive search by the GSDC. As part of the development effort, this agreement transfers the building to the GSDC and \$39,000 to assist with costs to procure the necessary plans to meet our building codes.

File Attachments

[2017-11-28 best cobb.pdf \(85 KB\)](#)