

Monday, November 6, 2023
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, 2023 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

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

1. Meeting Opening

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

2. Communication from Visitors

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

File Attachments

[cc10162023 .pdf \(110 KB\)](#)

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

Public Content

File Attachments

[admin_20231103_102713.pdf \(640 KB\)](#)
[Accounts Payable by G_L Distribution Report 11_03_2023 9_27_51 AM_Mary McCormick_3D40A9K3.pdf \(512 KB\)](#)

Consent

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3. Consent Agenda

Subject :	C. Pay Request #4 for Reconstruction of Tori Pines Subdivision To Twin City Construction in the amount of \$146,136.56
Meeting :	Nov 6, 2023 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Pay Request #4 for Reconstruction of Tori Pines Subdivision To Twin City Construction in the amount of \$146,136.56

Public Content

On March 20, 2023, the Council awarded the bid to Twin City Construction for the reconstruction of The Tori Pines Subdivision. A private developer originally constructed the roads.

File Attachments

[Council Agenda Item - Pay Request #4 Twin City Construction Tori Pines Roadway Reconstruction.pdf \(562 KB\)](#)

Consent

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3. Consent Agenda

Subject :	D. Final Pay Request to Fischer Excavating Inc. for 4th and 5th Avenue in the amount of \$29,610.64
Meeting :	Nov 6, 2023 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Final Pay Request to Fischer Excavating Inc. for 4th and 5th Avenue in the amount of \$29,610.64

Public Content

File Attachments

[Council Agenda Item - Pay Request - Final Fischer Excavating 4th & 5th Avenue.pdf \(255 KB\)](#)

Consent

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3. Consent Agenda

Subject :	E. Proclamation for Small Business Saturday, November 25, 2023
Meeting :	Nov 6, 2023 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Proclamation for Small Business Saturday, November 25, 2023

Public Content

This serves as a reminder to shop local and support the businesses that support our community.

File Attachments

[Proclamation Small Business 2023.pdf \(169 KB\)](#)

Consent

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3. Consent Agenda

Subject :	F. Proclamation for Diwali Hindu
Meeting :	Nov 6, 2023 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of the Proclamation for Diwali Hindu

Public Content

File Attachments

[Diwali Hindu Proclamation 2023.pdf \(199 KB\)](#)

Consent

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3. Consent Agenda

Subject :	G. Resolution No. R2023-11-25 to close streets for Sights and Sounds Christmas Walk on Friday, December 1, 2023
Meeting :	Nov 6, 2023 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Resolution No. R2023-11-25 to close streets for Sights and Sounds Christmas Walk on Friday, December 1, 2023

Public Content

Sterling Main Street and the Sauk Valley Area Chamber are preparing the Sights and Sounds Christmas Walk to be held on Friday, December 1, 2023. This Resolution outlines the time of closures for IDOT.

File Attachments

[R2022-11-25 christmas walk.pdf \(96 KB\)](#)
[Road Closure Petition.pdf \(214 KB\)](#)

Consent

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3. Consent Agenda

Subject :	H. Resolution No. R2023-11-26 providing for the abatement of general real property taxes for General Obligation Refunding Bonds (Alternate Revenue Source), Series 2017.
Meeting :	Nov 6, 2023 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Resolution No. R2023-11-26 abating the 2023 tax levy in the amount of \$609,990.00 for the General Obligation Refunding Bonds (Alternate Revenue Source), Series 2017 if acceptable.

Public Content

Resolution No. R2023-11-26 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 2023 tax levy by Resolution No. R2023-11-26 totals \$609,990.00. 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. R2023-11-26 and a copy of the debt service schedule.

File Attachments

[Resolution 2023-11-26 Abatement of Taxes.pdf \(10 KB\)](#)
[2017 bond schedule.pdf \(55 KB\)](#)

Consent

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3. Consent Agenda

Subject :	I. Resolution No. R2023-11-27 providing for the abatement of general real property taxes for General Obligation Refunding (ARS) Bonds, Series 2020A.
Meeting :	Nov 6, 2023 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Resolution No. R2023-11-27 abating the 2023 tax levy in the amount of \$259,600.00 for the General Obligation Refunding (ARS) Bonds, Series 2020A if acceptable.

Public Content

Resolution No. R2023-11-27 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 2023 tax levy by Resolution No. R2023-11-27 totals \$259,600.00. 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. R2023-11-27 and a copy of the debt service schedule.

File Attachments

[Resolution 2023-11-27 Abatement of Taxes.pdf \(66 KB\)](#)
[2020A bond schedule.pdf \(80 KB\)](#)

Consent

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3. Consent Agenda

Subject :	J. Resolution No. R2023-11-28 providing for the abatement of general real property taxes for General Obligation (ARS) Bonds, Series 2020B.
Meeting :	Nov 6, 2023 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Resolution No. R2023-11-28 abating the 2023 tax levy in the amount of \$289,000.00 for the General Obligation (ARS) Bonds, Series 2020B if acceptable.

Public Content

Resolution No. R2023-11-28 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 2023 tax levy by Resolution No. R2023-11-28 totals \$289,000.00. 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 non-home rule sales taxes, which will allow us to abate the levy.

Attached is a copy of Resolution No. R2023-11-28 and a copy of the debt service schedule.

File Attachments

[Resoulution 2023-11-28 Abatement of Taxes.pdf \(10 KB\)](#)
[2020B bond schedule.pdf \(72 KB\)](#)

Consent

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3. Consent Agenda

Subject :	K. Resolution No. R2023-11-29 providing for the abatement of general real property taxes for General Obligation Refunding (ARS) Bonds, Series 2020C.
Meeting :	Nov 6, 2023 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Resolution No. R2023-11-29 abating the 2023 tax levy in the amount of \$442,400.00 for the General Obligation Refunding (ARS) Bonds, Series 2020C if acceptable.

Public Content

Resolution No. R2023-11-29 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 2023 tax levy by Resolution No. R2023-11-29 totals \$442,400.00. 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. R2023-11-29 and a copy of the debt service schedule.

File Attachments

[Resolution 2023-11-29 Abatement of Taxes.pdf \(10 KB\)](#)
[2020C bond schedule.pdf \(75 KB\)](#)

Consent

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3. Consent Agenda

Subject :	L. Resolution No. R2023-11-30 providing for the abatement of general real property taxes for Taxable General Obligation Bonds (Alternate Revenue Source), Series 2021A.
Meeting :	Nov 6, 2023 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Resolution No. R2023-11-30 abating the 2023 tax levy in the amount of \$2,216,262.50 for the Taxable General Obligation Bonds (Alternate Revenue Source), Series 2021A if acceptable.

Public Content

Resolution No. R2023-11-30 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 2023 tax levy by Resolution No. R2023-11-30 totals \$2,216,262.50. 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. R2023-11-30 and a copy of the debt service schedule.

File Attachments

[Resolution 2023-11-30 Abatement of Taxes.doc.pdf \(63 KB\)](#)
[2021A CGH bond schedule.pdf \(104 KB\)](#)

Consent

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3. Consent Agenda

Subject :	M. Resolution No. R2023-11-31 providing for the abatement of general real property taxes for General Obligation Bonds (Alternate Revenue Source), Series 2021B.
Meeting :	Nov 6, 2023 - City Council Meeting at 6:30 pm
Type :	Action (Consent)

Recommended Action :

Approval of Resolution No. R2023-11-31 abating the 2023 tax levy in the amount of \$1,320,700.00 for the General Obligation Bonds (Alternate Revenue Source), Series 2021B if acceptable.

File Attachments

[Resolution 2023-31.pdf \(10 KB\)](#)
[2021B CGH bond schedule.pdf \(101 KB\)](#)

Consent

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3. Consent Agenda

Subject :	N. Resolution No. R2023-11-32 providing for the abatement of general real property taxes for Taxable General Obligation Bonds (Alternate Revenue Source), Series 2022A.
Meeting :	Nov 6, 2023 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Resolution No. R2023-11-32 abating the 2023 tax levy in the amount of \$1,810,482.50 for the Taxable General Obligation Bonds (Alternate Revenue Source), Series 2022A if acceptable.

Public Content

Resolution No. R2023-11-32 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 2023 tax levy by Resolution No. R2023-11-32 totals \$1,810,482.50. 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 non-home rule sales taxes, which will allow us to abate the levy.

Attached is a copy of Resolution No. R2023-11-32 and a copy of the debt service schedule.

File Attachments

[resolution 2023-11-32 Abatement of Taxes.pdf \(63 KB\)](#)
[2022A bond schedule.pdf \(61 KB\)](#)

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 :	O. Resolution No. R2023-11-33 providing for the abatement of general real property taxes for General Obligation Bonds (Alternate Revenue Source), Series 2022B.
Meeting :	Nov 6, 2023 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Resolution No. R2023-11-33 abating the 2023 tax levy in the amount of \$646,950.00 for the General Obligation Bonds (Alternate Revenue Source), Series 2022B if acceptable.

Public Content

Resolution No. R2023-11-33 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 2023 tax levy by Resolution No. R2023-11-33 totals \$646,950.00. 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. R2023-11-33 and a copy of the debt service schedule.

File Attachments

[Resolution 2023-11-33 Abatement of Taxes.pdf \(10 KB\)](#)
[2022B bond schedule.pdf \(69 KB\)](#)

Consent

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6. Presentations and Awards

Subject :	A. Ron Clewer of Gorman & Company with Master Developer Update
Meeting :	Nov 6, 2023 - City Council Meeting at 6:30 pm
Type :	

8. Business Items

Subject :	A. Ordinance 2023-11-25 Vacate Right of Way at 409 Ave L
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Meeting :	Nov 6, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve Ordinance 2023-10-25 Vacate Right of Way at 409 Ave L

Public Content

Mallard Manufacturing has been working with City Staff through the ongoing construction and site work on their property at 409 Avenue L. An updated site plan was submitted showing private parking on the north side of the property along W. 5th Street within the right of way.

5th Street west of their property has a 50' right of way. The right of way widens to 66' at their site. Mallard's need for parking on the north led to discussions on how best to address this need. The vacation of a portion of the right of way was deemed the best option for the site as it gives Mallard the needed private parking and matches the right of way for the rest of the block to the west.

The Plan Commission reviewed the proposed right of way vacation and concurred with the recommendation to vacate.

File Attachments

[M-5th Street ROW Vacation at Ave L_2023 09 13.pdf \(384 KB\)](#)
[Scan2023-09-15_162543.pdf \(1.815 KB\)](#)
[20231026 Ordinance Vacating A Portion Of The Public Right Of Way; Mallard MFG with Exhibits.pdf \(315 KB\)](#)
[Ord 2023-11-25 Ordinance Vacating A Portion Of The Public Right Of Way; Mallard MFG with Exhibits \(002\).pdf \(1.412 KB\)](#)

8. Business Items

Subject :	B. Ordinance 2023-11-26 Amending Locations At Which Solicitation May Take Place at Public Right of Way Intersections
Meeting :	Nov 6, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approval of Ordinance 2023-11-26 Amending Locations At Which Solicitation May Take Place at Public Right of Way Intersections

Public Content

The Police Chief and the City Clerk's Office have received a request from a volunteer-led organization to modify the list of intersection locations at which bucket brigades, are allowed to be performed due to safety.

This ordinance will remove 1st Avenue and 2nd Street (Southbound) as well as 2nd Street and 1st Avenue (southbound) while adding 5th Street and Locust Street

File Attachments

8. Business Items

Subject :	C. Approve Agreement for Civil Engineering Services for the Riverfront Park Area
Meeting :	Nov 6, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Budget Source :	Capital Fund
Recommended Action :	Approve the City Manager to enter into an Agreement for Civil Engineering Services for the Riverfront Park Area with Strand & Associates

Public Content

The Riverfront Commission issued a Request For Proposals for civil engineering, bidding and construction administration services to facilitate the build out of the riverfront park area. A subcommittee was established to judge the proposals received. After scoring the submittals, the subcommittee has recommended Strand & Associates to perform the engineering work. This includes stormwater management, utility design, lighting and security, parking lot design, final grading for all the build-outs (shelter, playground, splash pad etc) and river access for paddle crafts. This also includes coordination with IDNR and the IEPA.

A separate contract with a park design firm will oversee above surface design such as hardscape materials and splashpad design.

Engineering Services, including the design, bidding and an onsite construction observation engineer are estimated at \$577,500. This project will be paid through the Capital Fund.

File Attachments

[1498.028.23-02.\(OWNER REVIEW NFS-110223\).pdf \(102 KB\)](#)

8. Business Items

Subject :	D. Approve Agreement for Landscape Architectural Services for the Riverfront
Meeting :	Nov 6, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve the City Manager to enter into an Agreement for Landscape Architectural Services for the Riverfront Park Area with Parkitecture + Planning, LLC

Public Content

The Riverfront Commission issued the Request For Proposals for civil engineering for the riverfront park area. The recommended engineering firm, Strand & Associates planned to subcontract with Parkitecture to perform the landscape and hardscape design work for the area and assistant in the construction document creation. This includes materials selection, site layout, landscaping, splashpad design and ice ribbon design (optional for Phase 2). The contract also includes construction monitoring to ensure the vision is executed.

Strand recommended breaking out the services of Parkitecture so the City could avoid the markup typically applied by prime contractors on subcontractor contracts. Parkitecture was very highly recommended by every municipality interviewed in the RFP process for its design work and working relationships with clients.

The estimated fee for design services and construction oversight is \$119,360. This will be paid from the Capital Fund.

File Attachments

[Sterling Riverfront Park Parkitecture Contract for Execution \(002\).pdf \(583 KB\)](#)

[Sterling Park LA scope.pdf \(103 KB\)](#)

8. Business Items

Subject :	E. Approve Agreement for Design and Construction Administration Services for Riverfront Shelter
Meeting :	Nov 6, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Budget Source :	Capital Fund
Recommended Action :	Approve the City Manager to enter into an Agreement for Design and Construction Administration Services for a Riverfront Shelter with Studio GWA

Public Content

The Riverfront Commission issued a Request For Proposals for architectural services to design and construction administration services to build a shelter on the riverfront that would serve multiple purposes including an area for tables and seating, bathrooms and performance stage. A subcommittee was established to judge the proposals received. After scoring the submittals, the subcommittee has recommended Studio GWA to perform the work of design and construction administration. The timeline for construction is dependent on site engineering design and construction, including utilities, being completed for the area. The architects from Studio GWA will coordinate the timing and bidding with the engineers performing the overall site design work. The agreement for the work is attached. Architectural Services, including the design and construction administration are estimated at \$64,500. Structural, mechanical, electrical and plumbing engineering which will be subcontracted, are estimated at \$53,960. Total projected fees are \$118,460. This project will be paid through the Capital Fund.

File Attachments

[Sterling Riverfront Shelter_Client Agreement_2023-11-02.pdf \(700 KB\)](#)

11. Study Session

Subject :	A. UTV and Off Highway Vehicles For Use On City Streets
Meeting :	Nov 6, 2023 - City Council Meeting at 6:30 pm
Type :	Discussion

12. Executive Session

Subject :	A. Discussion Related to the Purchase or Leasing of Real Property
Meeting :	Nov 6, 2023 - City Council Meeting at 6:30 pm
Type :	Action,Discussion
Recommended Action :	Move to closed session as provided for under 5 ILCS 120 /2 for the purposes of discussion related to the purchase or leasing of real property.

Public Content

5 ILCS 120/2 provides the Governing Body with certain exceptions to the Open Meetings Act and allows for the conducting of a closed session. Provisions of 5ILCS 120/2(c)(5) specifically provide for a closed session to discuss the purchase or lease of real property for the use of the public body.

It is the policy of the City of Sterling to conduct discussions relating to the purchasing or leasing of real property in such a closed session. Therefore, the City Council should move by simple majority vote to go into a closed session for the above purpose as provided for under 5 ILCS 120/2.

No action will follow the closed session.