

Monday, November 20, 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 20, 2023 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : B. Roll Call
Meeting : Nov 20, 2023 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : C. Pledge of Allegiance
Meeting : Nov 20, 2023 - City Council Meeting at 6:30 pm
Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment
Meeting : Nov 20, 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 20, 2023 - City Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Approval of Minutes as presented

File Attachments

[cc11062023.pdf \(149 KB\)](#)
[Michael Rizzo.pdf \(6.753 KB\)](#)

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 20, 2023 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

[10-31-23 Budget Performance Report.pdf \(404 KB\)](#)
[10-31-23 Balance Sheets.pdf \(329 KB\)](#)
[admin_20231116_110227.pdf \(611 KB\)](#)
[Accounts Payable by G_L Distribution Report 11_16_2023 10_03_16 AM_Mary McCormick_3D40AAWG.pdf \(344 KB\)](#)

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.

6. Presentations and Awards

Subject :	A. Resolution No. 2023-11-34 Showing Support for the City of Sterling to Become a POW-MIA City.
Meeting :	Nov 20, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approval of Resolution No. 2023-11-34 Showing Support for the City of Sterling to Become a POW-MIA City.

Public Content

The POW/MIA City designation is given by Jefferson Barracks POW/MIA Museum, Inc. to cities who honor and recognize all who served our country in any branch of the United States military who were captured by enemies of the United States or who are missing in action from any year and from any conflict.

File Attachments

8. Business Items

Subject :	A. Tax Levy Estimate
Meeting :	Nov 20, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends the City Council approve the Tax Levy Estimate of \$5,848,543, which is below the requirement for a Truth-in-Taxation hearing.

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 initial tax levyyestimatefor 2023 is \$5,848,543, an increase of \$205,915 or 3.65%, thus no hearing is required.While the total amount the City expects to collect increases 3.65%, staff is pleased to report the actual tax rate remains unchanged. The increased collection is based on growth of the Equalized Assessed Value (EAV) of the City.

The EAV of the City is projected to increase approximately 3.65%. This will provide an 3.65% dollar increase for levies such as police protection and fire protection, assuming their individual levyratesremain unchanged. The aforementioned levy rates are at the Statutory cap, thus the amount collected for those specific levies can only increase through overall growth in property values.

Pension funds do not have levy rate caps under State Statutes in order to provide a guaranteed source of funding for the pensions. The pension funds' tax levies have traditionally grown faster than inflation and EAV growth. In 2022, the City issued pension bonds to improve funding ratios and provide more funds for the pension funds to invest, with the expectation that over the long-term, the growth in pension investments will lessen the burden on property taxes to fund pension costs. The Citys actuary reports have already started to show that the City can begin to decrease contributions to the funds, though the City has to make bond payments. The full potential for savings will continue to grow over the long-term. The City has been making monthly contributions to the pension funds to spread out investment risks. There is approximately \$4million each to contribute to the police and fire pension funds from the initial bond proceeds. Staff is taking a conservative view and increasing fire pension contributions by 4.29% and police pension contributions by 3.29%. This allows the City to hold its overall tax rate steady while still ensuring the pensions are able to keep increasing their assets. The 2025 actuary report on the pensions will give the most accurate reflection on the impact of the pension bondings full effect as all bond proceeds will be invested into the fire and police pension funds by the end of summer 2024.

Staff gives consideration to several factors when recommending a tax levy, including: property tax rates to businesses and citizens, adequate funding of operation, increasing funding ratios to the pension funds to increase their stability and save long-term and the statutory requirements with which the City must

comply. Council and staff have expressed a desire to level out annual increases in the future to avoid sharp spikes in levies to property taxpayers. Increasing the pension funding ratio and making actuarially recommended contributions to the pension funds is key to avoiding spikes and a negative spiral. The Tax Levy Estimate is not final and can be adjusted before the final passage in December.

File Attachments

[2023 Tax Levy Estimate.pdf \(195 KB\)](#)

8. Business Items

Subject :	B. Ordinance 2023-11-27 Approving the Contract and Authorizing Acceptance of Real Property Donation Located at 410 7th Avenue
Meeting :	Nov 20, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approval of Ordinance 2023-11-27 Approving the Contract and Authorizing Acceptance of Real Property Donation Located at 410 7th Avenue

Public Content

The property owner of 410 7th Ave, Mark L. Henson, has proposed donating the property to the City of Sterling. The house that occupied the lot was damaged in a fire and subsequently demolished. The lot is considered non-conforming as it is too small to be rebuilt upon.

The tentative plan is acquire the lot and transfer it to the Sterling Industrial Development Commission for further disposition. Two of the adjoining lots are also non-conforming and would benefit from combining with this parcel if the adjoining property owner of both lots is receptive.

File Attachments

[Ord 2023-11-27 410 7th Ave.pdf \(77 KB\)](#)

[Real Estate Donation Agreement 410 7th Ave.pdf \(105 KB\)](#)

8. Business Items

Subject :	C. Ordinance 2023-11-28, Amending the Job Classification in the 2023 Pay Plan
Meeting :	Nov 20, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff Recommends Approval of Ordinance 2023-11-28, Amending the Job Classification in the 2023 Pay Plan

Public Content

The City was contracting for custodial services for the Coliseum. The contractual costs continued to rise annually and reached \$10,390 per month. Negotiations to bring the price down while maintaining adequate service levels were unsuccessful.

Staff compared the cost to employ the current custodial staff as City employees rather than under an outside contract and found the City could save approximately \$22,000 per year, even after including benefit costs. The custodial staff did not have benefits or paid time off under their contract, and will now benefit from receiving both while the City still saves money.

While updating the Job Classification attachment, it was noticed that the Community Services Officer position was incorrectly titled Police Evidence Clerk, which is already listed in the classification table. Further, the City was able to refill the Parking Enforcement position, which was previously combined with a records position in the table. This has been separated from the records position in the attached table.

No changes to pay are included in this amendment. This amendment only adds custodial positions and corrects the position titles for Community Services Officer and the Parking Enforcement Officer. Staff is currently working with GovHR on a proposal to update the previous compensation and classification study which was last performed in 2016-2017.

File Attachments

[2023 Job Classification Ordinance.pdf \(67 KB\)](#)
[JOB TITLES AND PAY GRADES 2023 Amended.pdf \(203 KB\)](#)

8. Business Items

Subject :	D. Approve Phased Plan Presented by Gorman & Co for the Riverfront
Meeting :	Nov 20, 2023 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends Approval of the Phased Plan as Presented by Gorman & Co for the Riverfront

Public Content

Ron Clewer presented a Phased Plan to the City Council at the November 6th Council Meeting for the riverfront. Per the Master Developer Agreement, the City Council needs to approve the plan for Gorman to continue its work toward redevelopment of the former Lawrence Brothers and National Manufacturing sites.

Phase 1 includes Site and Project Preparation which includes remediation and marketing activities.

Phase 2 includes workforce residential for 3 of the National buildings (2023-2027)

Phase 3 includes hotel and event space at the west end of Lawrence Brothers followed by residential on the east end (2024-2029)

Phase 4 anticipates mixed use development for the remaining National buildings (TBD)

The Phased Plan that was presented to Council is again attached.

File Attachments

[Phased plan report.pdf \(5.557 KB\)](#)