

Monday, December 2, 2019
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 : Dec 2, 2019 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : B. Roll Call
Meeting : Dec 2, 2019 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : C. Pledge of Allegiance
Meeting : Dec 2, 2019 - City Council Meeting at 6:30 pm
Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment
Meeting : Dec 2, 2019 - 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 : Dec 2, 2019 - City Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Approval of Minutes as presented

File Attachments

[cc111819.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 :	Dec 2, 2019 - 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 12-02-19.pdf \(402 KB\)](#)
[apsummary 12-02-19.pdf \(382 KB\)](#)

Consent

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3. Consent Agenda

Subject :	C. Pay Request #1 for Civil Constructors for the Hey's & Windsor Lift Stations in the amount of \$257,868.90
Meeting :	Dec 2, 2019 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve Pay Request #1 for Civil Constructors for the Hey's & Windsor Lift Stations in the amount of \$257,868.90

Public Content

The City's sanitary sewer force main, north of Lynn Boulevard and east of 16th Ave suffered a partial collapse. The broken line washed out some subsurface areas below the farm field it runs through which then resulted in a sink hole in which a farmer's combine ran into in September 2018. The City developed engineering options for fixing or replacing the force main. Due to the age and condition of the line and the possibility of similar collapses elsewhere in the line within a working farm field, it was determined the best option was to replace the line with a new line that will be located primarily in the right-of-way along Lynn Boulevard.

The City awarded the low bid in the amount of \$319,931.13 to Civil Constructors, Inc. of Freeport, Illinois. The funds for this project come from the Sewer Fund. Civil Constructors has submitted a partial pay request in the amount of \$257,868.90.

File Attachments

[PR1-Lift Stations.pdf \(146 KB\)](#)

Consent

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3. Consent Agenda

Subject :	D. Partial Pay Request #4 for 2019 Streets Program Contract #1 from Civil Constructors in the amount of \$29,682.84
Meeting :	Dec 2, 2019 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve Partial Pay Request #4 for 2019 Streets Program Contract #1 from Civil Constructors in the amount of \$29,682.84

Public Content

Street Contract #1 originally included 2nd Avenue (8th-11th), 6th Avenue (7th-11th) and the 1200 block of E. 13th Street. Additional work was added including two downtown alleys and an alley off of Asbury.

Work continues on W. 6th Street, east of Woodburn and south of Kidd Field and has been slowed, especially with the fall weather.

File Attachments

[PR4-2019streets.pdf \(102 KB\)](#)

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.

8. Business Items

Subject :	A. BINA hearing for bonds
Meeting :	Dec 2, 2019 - City Council Meeting at 6:30 pm

Type :

Public Content

Good evening, ladies and gentlemen. This hearing will come to order. Let the record reflect that this is a public hearing being held pursuant to the requirements of Sections 10 and 20 of the Bond Issue Notification Act of the State of Illinois, as amended. Notice of this hearing was published on November 15, 2019, in The Daily Gazette, a newspaper of general circulation in the City. This is a hearing regarding a plan to issue not to exceed \$3,500,000 in aggregate principal amount of the City's General Obligation Bonds (Alternate Revenue Source), Series 2020B. The proceeds of the Bonds will be used to (i) finance road improvement projects and other various public infrastructure projects and (ii) pay certain costs of issuance of the Bonds.

The Bonds will be issued by the City in accordance with the provisions of Section 15 of the Local Government Debt Reform Act of the State of Illinois, as amended, and shall constitute a general obligation of the City, payable from (i) all collections distributed to the City from Non-Home Rule Municipal Retailers Occupation and Non-Home Rule Municipal Service Occupation Taxes, increased to not exceed 1% as approved by the voters in the City at the consolidated election held on April 4, 2017, (ii) all collections distributed to the City from Retailers Occupation Taxes, Service Occupation Taxes, Use Taxes and Service Use Taxes and (iii) ad valorem taxes of the City for which its full faith and credit have been irrevocably pledged, unlimited as to rate or amount.

This public hearing is required by Sections 10 and 20 of the Bond Issue Notification Act of the State of Illinois, as amended. At the time and place set for the public hearing, residents, taxpayers and other interested persons will be given the opportunity to express their views for or against the proposed plan of financing, the issuance of the Bonds and the purpose of the issuance of the Bonds

8. Business Items

Subject :	B. USEPA Presentation "Intersection of Real Estate and Brownfields"
Meeting :	Dec 2, 2019 - City Council Meeting at 6:30 pm
Type :	Information

Public Content

USEPA Presentation: Intersection of Real Estate and Brownfields This 50 minute webinar presentation was originally delivered in September by the USEPA's Office of Brownfields & Land Revitalization. It overviews the redevelopment process for brownfield properties and the roles of the public and private sectors in redevelopment.

8. Business Items

Subject :	C. Proposal for Lawrence Brothers by Gary Anderson
Meeting :	Dec 2, 2019 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends entering into an agreement with Gary Anderson Architects for a Feasibility Study for Lawrence Brothers and the riverfront in the amount of \$75,100.

Public Content

As the City continues to make incremental progress with Lawrence Brothers, the City will need to engage in long-term planning for the future of the riverfront site including Lawrence and National. With current interest in the property and the availability of State Historic Tax Credits that were previously unavailable, the site has more opportunity than ever. Developers have recommended the City conduct a market study to determine the viability of the area for reuse. The USEPA Office of Brownfields and Revitalization recognizes a market analysis as a key component to redevelopment of a brownfield site.

Gary W Anderson Architects has developed a proposal to deliver a market study and a financial package to entice developers and provide staff and Council members the information to make sound financial decisions that will lead to a visionary and impactful development. These buildings can create a Gateway opportunity for Sterling. Current impressions can be dramatically changed that can have a significant impact on impressions of the community and have a sizable economic impact as well.

Their proposed deliverables would be as follows:

- Engage Hunden Strategic Partner to conduct a market study on various potential uses that promote Sterlings long-term goals, including hospitality and lodging, banquet and meeting space, residential, commercial, entrepreneurial, and urban agriculture as viable end uses for the buildings within the context of the community and region.
- Develop 5 images of the projects potential from several perspectives. These would provide visuals to help the community and potential developers understand the full potential of the site
- Provide Schematic design floor plans of each level. Schematic site plan with new entries and circulation into the site.
- Provide a financial proforma utilizing projected income, capital stack of financial sources, estimated construction costs, and 20-year projection of operations.
- Conduct a Preliminary Determination of Eligibility for a Historic District

File Attachments

[LB contract.pdf \(297 KB\)](#)

[LB letter.pdf \(186 KB\)](#)