

Monday, December 6, 2021
City Council Meeting at 6:30 pm

CITY COUNCIL MEETING AGENDA

Council Chambers - First Floor

212 Third Avenue

Link to join

<https://us02web.zoom.us/j/86239082162>

1. Meeting Opening

Subject : A. Call to Order
Meeting : Dec 6, 2021 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : B. Roll Call
Meeting : Dec 6, 2021 - City Council Meeting at 6:30 pm
Type : Procedural

1. Meeting Opening

Subject : C. Pledge of Allegiance
Meeting : Dec 6, 2021 - City Council Meeting at 6:30 pm
Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment
Meeting : Dec 6, 2021 - 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 6, 2021 - City Council Meeting at 6:30 pm
Type : Action (Consent)
Recommended Action : Approval of Minutes as presented

File Attachments

[cc11152021.pdf \(105 KB\)](#)

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 6, 2021 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

[admin_20211203_090337.pdf \(646 KB\)](#)
[Accounts Payable by G_L Distribution Report 12_03_2021 9_25_11 AM_Mary McCormick_3D408BK5.pdf \(423 KB\)](#)

Consent

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3. Consent Agenda

Subject :	C. Pay Request to Strand Associates Inc. for the 2020 Stormwater Projects in the amount of \$22,9237.77
Meeting :	Dec 6, 2021 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve Pay Request to Strand Associates Inc. for the 2020 Stormwater Projects in the amount of \$22,9237.77

Public Content

This invoice is in accordance with the engineering service agreements for the work in the areas of 4th and 5th Avenues between 19th Street and Folkers. This invoice includes construction administration, and engineering oversight of the constructionwork.

File Attachments

Consent

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3. Consent Agenda

Subject :	D. Sterling Fire Department to hold a bucket brigade on December 18, 2021
Meeting :	Dec 6, 2021 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve petition from Sterling Fire Department to hold a bucket brigade on December 18, 2021 to raise funds for the Salvation Army

Public Content

This is one of the Sterling Fire Departments annual campaigns to help support the efforts a local organization. This campaign will support the efforts of the Salvation Army.

File Attachments

[admin_20211202_112521.pdf \(48 KB\)](#)

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. Master Developer Presentation from Gorman & Company
Meeting :	Dec 6, 2021 - City Council Meeting at 6:30 pm
Type :	

Public Content

In late summer, the City sought qualifications from qualified developers to provide planning, design, construction and consulting services to the City for the riverfront, including the former Lawrence Brothers Hardware property, the former Stanley-National Property and a portion of the former Northwestern Steel

& Wire Property. Gorman & Company was a respondent to the request. The firm has a very good track record with industrial redevelopment in many areas, including nearby Rockford. Gorman & Company have investigated the site in the past and have taken an interest in helping the City redevelop the riverfront in the role of a "Master Developer."

Ron Clewer is the Illinois Market President for Gorman & Company and has made multiple visits to the riverfront area. Mr. Clewer is here to present on Gorman's successes and what their role as a Master Developer would look like.

8. Business Items

Subject :	A. Resolution Declaring the Redevelopment of the Riverfront a top priority for the Sterling City Council
Meeting :	Dec 6, 2021 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve Resolution Declaring the Redevelopment of the Riverfront a top priority for the Sterling City Council

Public Content

The Redevelopment of the Riverfront remains a top priority for the Sterling City Council. To address current issues, challenges and opportunities confronting the Riverfront, it must be redeveloped with the three pillars of sustainability: economic, environmental and cultural. The Riverfront Redevelopment Plan provides an opportunity to address these issues in addition to future redevelopment along the Rock River. The Downtown Riverfront Redevelopment Plan presents a blueprint to guide the City and other stakeholders in their efforts to reinvent and reclaim the Riverfront. The fundamental goal is to establish the Riverfront as an amenity and destination rooted in the City's historic past, while providing opportunities for the future.

File Attachments

[Res No 2021-12-25 Riverfront Priority Resolution.docx.pdf \(119 KB\)](#)

8. Business Items

Subject :	B. Ordinance No. 2021-12-32 Authorizing the issuance of Taxable General Obligation Bonds in an aggregate principal amount not to exceed \$27,500,000 for the purpose of funding a portion of the City's unfunded pension liability relating to the police and fire employees, funding a budget stabilization account, and paying for costs related thereto, as amended.
Meeting :	Dec 6, 2021 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends approval of Ordinance No. 2021-12-32 Authorizing the issuance of Taxable General Obligation Bonds in an aggregate principal amount not to exceed \$27,500,000 for the purpose of funding a portion of the City's unfunded pension liability relating to the police and fire employees, funding a budget stabilization account, and paying for costs related thereto, as amended.

Public Content

This Ordinance authorizes the issuance of Taxable General Obligation Bonds (Alternate Revenue Source) of the City of Sterling, Whiteside County, Illinois, in an aggregate principal amount not to exceed \$27,500,000 for the purpose of funding a portion of the City's unfunded Police and Fire pension funds liability. The bonds are taxable, allowing for reinvestment to lower City's unfunded liability. The intent is to use the bond proceeds to pay down the unfunded liability by making pension fund investments. This is a unique opportunity given the interest rates are low. It allows the City to make long-term investment return while paying current near historic low rates on the borrowed funds. While there are never guarantees, this should yield substantial long-term savings for all property taxpayers. The Council may choose to lower the amount of the bond issuance prior to the bond sale early next year, but it cannot exceed the amount in the Ordinance of \$27,500,000. The bonds will be repaid using the portion of the pension property tax levies that would otherwise be used to pay down the unfunded liability. As such, there is no tax increase to fund the bonds, and should result in smaller increases than would otherwise be required to fund the pensions adequately.

File Attachments

[Ord No. 2021-12-32.pdf \(145 KB\)](#)

8. Business Items

Subject :	C. Ordinance No. 2021-12-33 Authorizing the issuance of General Obligation Bonds (Alternate Revenue Source), in an aggregate principal amount not to exceed \$8,000,000 for the purpose of financing the costs of certain capital projects within the City and paying for costs related thereto.
Meeting :	Dec 6, 2021 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Ordinance No. 2021-12-33 Authorizing the issuance of General Obligation Bonds (Alternate Revenue Source), in an aggregate principal amount not to exceed \$8,000,000 for the purpose of financing the costs of certain capital projects within the City and paying for costs related thereto.

Public Content

This Ordinance authorizes the issuance of non-taxable General Obligation Bonds (Alternate Revenue Source) of the City of Sterling, Whiteside County, Illinois, in an aggregate principal amount not to exceed \$8,000,000 for the purpose of financing the costs of certain capital projects within the City.

The intent is to use the bond proceeds to help pay for large upcoming road projects in the City of Sterling including Wallace Street, Griswold, E. 2nd Street and W. Lefevre Road. The Council can choose to issue a lesser amount prior to the bond sale next year, but cannot exceed the amount. Bonds will be repaid using the two local option sales taxes.

File Attachments

[Ord No. 2021-12-33.pdf \(145 KB\)](#)

8. Business Items

Subject :	D. Ordinance No. 2021-12-31 Amending the City Code
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to Create Two-way Traffic on 1st Avenue, North of 5th Street

Meeting :

Dec 6, 2021 - City Council Meeting at 6:30 pm

Type :

Action

Recommended Action :

Approval of Ordinance No. 2021-12-31 Amending the City Code to Create Two-way Traffic on 1st Avenue, North of 5th Street.

Public Content

A study conducted by the University of Louisville found that the risk of collision or injury doubles when driving through a neighborhood of one-way streets. The study also found if you are riding a bike or walking, you are also more likely to be injured on a one-way street. In terms of property values, they found "continued correlation with increased property values on two-way compared to one-way streets.

The Pros of converting one-way streets to two-way streets are:

- Slower traffic speeds.
 - Reduced accidents
 - Reduced accident severity
- Decrease Vehicle Miles Traveled by eliminating indirect routes (driving around the block to get to your destination).
- Pedestrian safety tends to increase
- Property values tend to increase (creates more of a neighborhood feel)
- Eliminates wrong way drivers

The Cons of converting one-way streets to two-way streets are:

- The expense of signage and signals where needed
- Two-way streets do not handle the volume of traffic that one-ways can take

The full reconstruction of 1st Avenue is nearly complete, including new sidewalks, utility improvements, additional width for more on-street parking. Most of the new signage and signal work is complete. As the contractor nears completion, the adoption of Ordinance No. 2021-12-31 will formally make 1st Avenue a two-way street once again. A press release will follow.

File Attachments

[Ord No 2021-12-31 1st Avenue 2 way traffic.pdf \(109 KB\)](#)

8. Business Items

Subject :

E. Agreement between the State of Illinois Department of Transportation and the City of Sterling for the Reconstruction of IL Route 40 (Locust Street) from 14th Street to 25th Street.

Meeting :

Dec 6, 2021 - City Council Meeting at 6:30 pm

Type :

Action

Recommended Action :

Authorize the Mayor to enter into an Agreement between the State of Illinois Department of Transportation and the City of Sterling for the Reconstruction of IL Route 40

(Locust Street) from 14th Street to 25th Street.

Public Content

The State of Illinois Department of Transportation will be reconstructing and resurfacing approximately 0.86 miles of Illinois Route 40 (Locust Street) from 14th Street to a point south of 25th Street. The State agrees to pay all of the construction and engineering costs using federal and State funds, subject to the City paying for the following:

- \$81,365 or 10% of the total cost of the traffic signals at LeFevre, Miller Road, St Mary's Road/23rd Street and Lynn Blvd. (Federal funding covers 80% and the State splits the 20% share with the City as the cross roads are local streets)
- \$11,500 for manhole adjustments for the City's sewer lines.
- \$13,930 for P&C (Protection and Control) Engineering to feed electric to the traffic signals

The City's total share of the project cost is \$106,795.

The State will also be constructing a sidewalk on the west side and a multi-use path on the East side of the highway north of Lefevre. In the past, the City was assigned a share of the cost. The State now covers the full cost of construction, but per the agreement, all future maintenance and reconstruction becomes the responsibility of the City.

File Attachments

[admin_20211203_142758.pdf \(247 KB\)](#)

8. Business Items

Subject :	F. Resolution No. R2021-12-22 Transferring Jurisdiction and Control of Real Property to the Industrial Development Commission
Meeting :	Dec 6, 2021 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends approval of Resolution No. R2021-12-22 Transferring Jurisdiction and Control of Real Property to the Industrial Development Commission

Public Content

Public Act 102239 was signed into law in August and allows for local industrial development commission to "use or disposal of surplus real estate owned by the municipality." The statutes that govern the Sterling Industrial Development Commission (SIDC) allow for more option in selling surplus property. By transferring jurisdiction and control of various residential lots in the City to the SIDC, the SIDC can then work to sell and dispose of these lots that the City has maintained and been restricted in the manner in which they can be sold and disposed.

File Attachments

[Res 2021-12-22 Transferring ownership to SIDC.pdf \(97 KB\)](#)

[Res 2021-12-22 Exhibit A.pdf \(39 KB\)](#)

8. Business Items

Subject :	G. Resolution No. R2021-12-23 Appropriating funds in the amount of \$106,795 for the Reconstruction and Resurfacing IL 40 (Locust Street) from 14th Street to 25th Street.
Meeting :	Dec 6, 2021 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve Resolution No. R2021-12-23 Appropriating funds in the amount of \$106,795 for the Reconstruction and Resurfacing IL 40 (Locust Street) from 14th Street to 25th Street.

Public Content

The attached resolution is a requirement of the Agreement with the Illinois Department of Transportation. This resolution commits the City to funding its total share of the project cost as outlined in the Agreement. This cost is \$106,795 and will be spent from the Capital Fund.

File Attachments

[admin_20211203_142829.pdf \(39 KB\)](#)

8. Business Items

Subject :	H. Resolution No. R2021-12-24 The Acceptance of the State's proposed plans for the improvements to Route 40 /Locust Street.
Meeting :	Dec 6, 2021 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Approve Resolution No. R2021-12-24 The Acceptance of the State's proposed plans for the improvements to Route 40/Locust Street.

Public Content

The attached resolution is a requirement of the Agreement with the Illinois Department of Transportation. This resolution is an acceptance of the State's proposed plans for the improvements to Route 40/Locust Street. The State's plans are attached.

File Attachments

[admin_20211203_142841.pdf \(59 KB\)](#)

[Final Plans 64D78 10.25.2021.pdf \(39,094 KB\)](#)