

Monday, December 7, 2020
City Council Meeting at 6:30 pm

CITY COUNCIL MEETING AGENDA

Pursuant to Governor Pritzkers Executive Order No. 2020-07 (COVID-19 Executive Order No. 5), Governor Pritzker has suspended certain rules of the Open Meetings Act specifically the Executive Order permits remote public meetings. In light of the current COVID-19 public health emergency and the prohibition of public gatherings of 10 or more, the City Council has chosen to conduct the board meeting remotely.

If you would like to listen to the meeting, please go to

<https://us02web.zoom.us/j/83686660213>

Or iPhone one-tap :

US: +13126266799,,83686660213# or +19292056099,,83686660213#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 836 8666 0213

International numbers available: <https://us02web.zoom.us/j/83686660213>

1. Meeting Opening

Subject :	A. Call to Order
Meeting :	Dec 7, 2020 - City Council Meeting at 6:30 pm
Type :	Procedural

1. Meeting Opening

Subject :	B. Roll Call
Meeting :	Dec 7, 2020 - City Council Meeting at 6:30 pm
Type :	Procedural

2. Communication from Visitors

Subject :	A. Public Comment
Meeting :	Dec 7, 2020 - 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 7, 2020 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Minutes as presented

File Attachments

[cc111620.pdf \(77 KB\)](#)

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 Plan Commission Minutes
Meeting :	Dec 7, 2020 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approve minutes as presented

Consent

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3. Consent Agenda

Subject :	C. Approval of Bills and Payroll
Meeting :	Dec 7, 2020 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

[admin_20201204_094831.pdf \(636 KB\)](#)
[Accounts Payable by G_L Distribution Report 12_04_2020 9_59_12 AM_Mary McCormick_3D407AY3.pdf \(430 KB\)](#)

Consent

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3. Consent Agenda

Subject :	D. Pay Request # 1 to Civil Constructors, INC. in the amount of \$307,802.08 for Brinks Circle Reconstruction Project.
Meeting :	Dec 7, 2020 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Staff recommends approval of Pay Request # 1 to Civil Constructors, INC. in the amount of \$307,802.08 for Brinks Circle Reconstruction Project.

Public Content

The Brinks Circle rebuild project is complete. A final pay request will follow for work completed since this pay request to complete the landscaping and outstanding rock tickets for some unsuitable soil that had to be removed. Good weather allowed Civil to complete the project ahead of their initial schedule.

File Attachments

[6697 Brink Circle Invoice_1.pdf \(29 KB\)](#)

Consent

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3. Consent Agenda

Subject :	E. Pay Request # 4 to Martin & Company Excavating in the amount of \$51,880.76 for the 2020 Street Program.
Meeting :	Dec 7, 2020 - City Council Meeting at 6:30 pm
Type :	Action (Consent)
Recommended Action :	Staff recommends approval of Pay Request for 2020 Street Program for Martin & Company Excavating in the amount of \$51,880.

Public Content

At the October 5, 2020 Council Meeting, the Council awarded Street Contract #2 in the amount of \$484,931.77 to Martin & Company Excavating. Road work covered includes:

E. 25th Street, west of 6th Avenue

Avenue K from 3rd to 4th

4th Ave from 5th to 7th

8th Ave from 10th to 11th

18th Avenue from 5th Street to Platt Park

Shinkle Avenue/W. 20th Street

Martin has completed the paving work on Shinkle/W. 20th Street and 18th Ave, which is reflected in pay request #1

File Attachments

[Pay Request Martin - 2020 Street Program Council Dec 2020.pdf \(983 KB\)](#)

Consent

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8. Business Items

Subject :	A. Ordinance No. 2020-12-42 Authorizing the issuance of taxable general obligation bonds
Meeting :	Dec 7, 2020 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends approval of Ordinance No. 2020-12-42 Authorizing the issuance of taxable general obligation bonds

Public Content

Ordinance No. 2020-12-42 Authorizing the issuance of not to exceed \$21,000,000 general obligation bonds (Alternate Revenue Source), Series 2021B, of The City of Sterling, Whiteside County, Illinois, providing the details of such bonds and for an alternate revenue source and the levy of direct annual taxes sufficient to pay the principal of and interest on such bonds, and related matters.

The purpose of the bond is to finance capital improvements to CGH facilities within the City of Sterling.

File Attachments

[Ord 2020-12-42.pdf \(504 KB\)](#)

8. Business Items

Subject :	B. Ordinance No. 2020-12-43 Authorizing the issuance of taxable general obligation bonds
Meeting :	Dec 7, 2020 - City Council Meeting at 6:30 pm
Type :	Action

Recommended Action :

Staff recommends approval of Ordinance No. 2020-12-43 Authorizing the issuance of taxable general obligation bonds

Public Content

Ordinance No. 2020-12-43 Authorizing the issuance of not to exceed \$36,000,000 taxable general obligation bonds (Alternate Revenue Source), Series 2021A, Of The City of Sterling, Whiteside County, Illinois, providing the details of such bonds and for alternate revenue source and the levy of direct annual taxes sufficient to pay the principal of and interest on such bonds, and related matters.

The purpose of the bond is to fund a portion of the unfunded liability in the IMRF pension fund related to CGH employees.

File Attachments

[Ord 2020-12-43.pdf \(468 KB\)](#)

8. Business Items

Subject :	C. Ordinance No. 2020-12-41 Annexing certain territory contiguous to the City of Sterling (Steelton Subdivision - Group 12)
Meeting :	Dec 7, 2020 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends approval of Ordinance No. 2020-12-41 Annexing certain territory contiguous to the City of Sterling (Steelton Subdivision - Group 12)

Public Content

On October 19, 2020, the City Council referred this matter to the Plan Commission. A public hearing was held at the Plan Commission meeting on November 19, 2020, regarding the proposed annexation and zoning recommendations for the 6 parcels. These property owners have all been connected to city sewer for years and have signed pre-annexation agreements on file. All property owners have received notification of the annexation.

File Attachments

[Ord 2020-12-41 Annexing Property \(Group 12\) 1-29-20.pdf \(318 KB\)](#)

[Copy of STERLING Group 12 Property List 1-29-20.pdf \(343 KB\)](#)

[STERLING Group 12 Territory Map 1-29-20.pdf \(212 KB\)](#)

8. Business Items

Subject :	D. Resolution No. R2020-12-27 to Refer Consideration to Annex Certain Territory Contiguous to the City of Sterling (Steelton Subdivision - Group 13)
Meeting :	Dec 7, 2020 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff Recommends approval of Resolution No. R2020-12-27 Referring Consideration to Annex Certain Territory

Public Content

This is Round 13 of the annexations of the Steelton Subdivision. This property is connected to The City sewer and has an annexation agreement to annex once contiguous.

File Attachments

[STERLING Resolution Referring Annexation to Plan Commission \(Steelton Group 13\) 1-29-20.pdf \(306 KB\)](#)

[STERLING Group 13 Territory Map 1-29-20.pdf \(239 KB\)](#)

8. Business Items

Subject :	E. Ordinance No. 2020-12-40 Amending the zoning map to reclassify property owned by Loos 1052 LLC from community business to community business with special use
Meeting :	Dec 7, 2020 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends approval of Ordinance 2020-12-40 Amending the zoning map to reclassify property owned by Loos 1052 LLC from community business to community business with special use

Public Content

On November 2, 2020, City Council referred the petition from Loos 1052 LLC (owner) and Scott Hibbard (tenant) to the Plan Commission for a public hearing. A public hearing was held at the regularly scheduled Plan Commission meeting on November 19, 2020. The petitioners requested a special use permit to allow for an apartment to be constructed in the basement of the house at 601 W 3rd Street. The property has undergone a complete overhaul with the 1st floor being renovated for office space and the 2nd story being converted into residential units. The Zoning Code wasn't written with the expectation of a basement being used in this manner but the use is consistent with the existing comp plan and will also fit in nicely with the updated version as well. The property owner, builder, and architect have done an amazing job with keeping the character of this historic building but still updating it to the current code.

File Attachments

[Ordinance 2020-12-40 Amending Zoning Map to Reclassify Loos Special Use.pdf \(84 KB\)](#)

8. Business Items

Subject :	F. Resolution 2020-12-28 Authorizing a letter of objection to the Whiteside County Board relating to a request for rezoning from Sand & Sea LLC (B-3 to I-2) and authorizing a letter of non-objection to reclassification to I-1 with special use for property at 25460 Deer Run, Sterling, Illinois (pin #10-36-201-001)
Meeting :	Dec 7, 2020 - City Council Meeting at 6:30 pm
Type :	Action

Recommended Action :

Staff recommends approval of Resolution 2020-12-28 Authorizing a letter of objection to the Whiteside County Board relating to a request for rezoning from Sand & Sea LLC (b-3 to i-2) and authorizing a letter of non-objection to reclassification to I-1 with special use for the property at 25460 Deer Run, Sterling, Illinois (pin #10-36-201-001)

Public Content

On November 2, 2020, the City Council referred this matter to the Plan Commission for discussion. The Plan Commission met on November 19, 2020, and discussed the proposal for the property located at 25460 Deer Run. The owners of the property were present to describe the process and answer questions from the commission. After a lengthy discussion, the members of the Plan Commission voted to recommend that the City object to the request to rezone the property to I-2, but provide a letter of no objection with the rezoning request to I-1 with special use

File Attachments

[Resolution 2020-12-28 Authorizing Ltr Objection Sand Sea.pdf \(85 KB\)](#)

8. Business Items

Subject :	G. Ordinance No. 2020-12-44 Approving the Contract and Authorizing the Purchase of Real Property (PIN: 11-20-204-003)
Meeting :	Dec 7, 2020 - City Council Meeting at 6:30 pm
Type :	Action
Recommended Action :	Staff recommends approval of Ordinance No. 2020-12-44 Approving the Contract and Authorizing the Purchase of Real Property (PIN: 11-20-204-003)

Public Content

The City approached the family of the owner of the wooded lot directly west of the City's Public Works facility on W. Lefevre about the possibility of purchasing the lot for stormwater detention to allow for the Public Works building expansion without losing outdoor storage area. It will also allow for future expansion and storage when needed.

The family indicated some willingness to sell the property at their price of \$36,000. The City requested an appraisal of the property. ARC Appraisals appraised the property at \$34,000, a difference of 5.9% from the price the family wanted. Staff finds the family's asking price to be within reason based on the appraisal and recommends the purchase of the lot for future detention and storage.

The property will require significant clearing of both trees and old construction debris. The area has a natural drainage path from south to north that has been neglected over time, causing drainage issues. The City will be able to rectify this issue as well with the purchase of the property.

File Attachments

[Ord 2020-12-44 Approving Purchase of Real Property Stutzke.pdf \(86 KB\)](#)
[20201201 TBZ Stutzke Real Estate Contract.pdf \(252 KB\)](#)
[PIN1120204003.JPG \(250 KB\)](#)
[C-20-008 - Report.pdf \(1.814 KB\)](#)