

Monday, August 2, 2021
City Council Meeting

CITY COUNCIL MEETING AGENDA
Council Chambers - First Floor
212 Third Avenue
Zoom Link
<https://us02web.zoom.us/j/82735136869>
Webinar ID: 827 3513 6869

1. Meeting Opening

Subject : A. Call to Order
Meeting : Aug 2, 2021 - City Council Meeting
Type : Procedural

1. Meeting Opening

Subject : B. Roll Call
Meeting : Aug 2, 2021 - City Council Meeting
Type : Procedural

1. Meeting Opening

Subject : C. Pledge of Allegiance
Meeting : Aug 2, 2021 - City Council Meeting
Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment
Meeting : Aug 2, 2021 - City Council Meeting
Type : Information

File Attachments

[public comment policy.pdf \(75 KB\)](#)

3. Consent Agenda

Subject : A. Approval of Minutes
Meeting : Aug 2, 2021 - City Council Meeting
Type : Action (Consent)
Recommended Action : Approval of Minutes as presented

File Attachments

[cc07192021 .pdf \(248 KB\)](#)

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 :	Aug 2, 2021 - City Council Meeting
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

[admin_20210730_083129.pdf \(541 KB\)](#)
[Accounts Payable by G_L Distribution Report 07_30_2021 8_45_00 AM_Mary McCormick_3D407Z7Z_.pdf \(387 KB\)](#)

Consent

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3. Consent Agenda

Subject :	C. Pay Request # 9 to Martin and Company for Northland Mall Regional Detention Pond in the amount of \$12,146.75.
Meeting :	Aug 2, 2021 - City Council Meeting
Type :	Action (Consent)
Recommended Action :	Staff recommends approval of Pay Request # 9 to Martin and Company for Northland Mall Regional Detention Pond in the amount of \$12,146.75.

Public Content

Pay request #9 is a release of prior retainage as work for the Northland Detention Basin is all but complete. A final payment for the remainder of the retainage is pending tree replacement later in the year.

File Attachments

[Council Agenda Northland Mal Regional Detention Pond Pay Request August 2, 2021.pdf \(267 KB\)](#)

Consent

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3. Consent Agenda

Subject :	D. Final Pay Request #9 To Civil Constructors for Dillon Avenue from West 11th Street to West 4th Street Phase II in the amount of \$6,103.64.
Meeting :	Aug 2, 2021 - City Council Meeting
Type :	Action (Consent)
Recommended Action :	Staff recommends approval of the Final Pay Request, #9 to Civil Constructors for Dillon Avenue from West 11th Street to West 4th Street Phase II in the amount of \$6,103.64.

Public Content

Council awarded the Dillon Avenue Reconstruction and stormwater work to Civil Constructors in the amount of \$1,242,131.69. Actual expenses for the project based on quantities totaled \$1,220,726.57. Final work, including restoration has been completed. The outstanding balance is \$6,103.64.

File Attachments

[Council Agenda Item - Dillon Ave Reconstruction Pay Request Final July 2021.pdf \(1.726 KB\)](#)

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 :	E. Pay Request #1 to Martin and Company for 1st Avenue in the amount of \$258,723.44.
Meeting :	Aug 2, 2021 - City Council Meeting
Type :	Action
Recommended Action :	Staff recommends approval of Pay Request #1 to Martin and Company for 1st Avenue in the amount of \$258,723.44.

Public Content

City Council awarded a contract to Martin & Company for the reconstruction of 1st Ave in the amount of \$2,486,500. Work in the amount of \$287,470.49 has been completed. \$28,747.05, or 10%, is being held back as retainage. The balance due on the work is \$258,723.44. Work is continuing at the expected case after the earlier delays due to bad dirt in the 1500 block.

File Attachments

[Council Agenda Item - 1st Avenue Engineer Payment Estimate July 2021.pdf \(862 KB\)](#)

5. Recommended Personnel Action

Subject :	A. Re-appointment of Aurelio Gallardo to the Plan Commission.
Meeting :	Aug 2, 2021 - City Council Meeting
Type :	Action
Recommended Action :	Approve Mayor Lee's re-appointment of Aurelio Gallardo to the Plan Commission.

Public Content

As set forth in Chapter 2, Administration, Article V, Boards, Commissions and Committees of the Sterling City Code; and with the advice and consent of the City Council, it is recommended that Aurelio Gallardo be re-appointed to the Planning Commission, his term will expire June 30, 2024.

8. Business Items

Subject :	A. Ordinance No. 2021-08-20 Fixing a Time and Place for Public Hearing with Respect to the Lincoln Highway TIF
Meeting :	Aug 2, 2021 - City Council Meeting
Type :	Action
Recommended Action :	Adoption of the Ordinance No. 2021-08-20 Fixing a Time and Place for Public Hearing with respect to the Lincoln Highway TIF, which public hearing will be held at 6:35 pm on September 20, 2021, at City Hall.

Public Content

In early 2014, the Kmart store on Lincolnway closed permanently. Since that time, the property has sat vacant. A developer acquired the property in 2020 after discussing potential development incentives with the City, including TIF. The City has worked with Attorney Rob Lesage of WMPJ to begin setting up a new TIF to serve the area immediately around and surrounding Kmart. SB Friedman has completed the reports for the consideration of a new TIF District and Business Improvement District in the area. Those reports have been put on file and we have put them on file and included them on the City's website. A public hearing will be held at 6:35 pm on September 20, 2021, at City Hall to consider the redevelopment plan and project for the Lincoln Highway TIF. A meeting of the Joint Review Board will also be held prior to the public hearing and is scheduled for August 31, 2021, at City Hall.

File Attachments

[Boundary Map.pdf \(175 KB\)](#)

[City of Sterling - Lincoln Highway TIF Eligibility Report and Redevelopment Plan and Project - 2021_04_21.pdf \(1.453 KB\)](#)

[STERLING Lincoln Highway TIF \(Ordinance re Hearing and Notice v2\).pdf \(99 KB\)](#)

8. Business Items

Subject :	B. Waive Bid Process and Accept Proposal from Schindler in the amount of \$229,002.00 to replace the Elevator at City Hall
Meeting :	Aug 2, 2021 - City Council Meeting
Type :	Action
Recommended Action :	Staff recommends approval of waiving The Bid Process and Accept Proposal from Schindler in the amount of \$229,002.00 to replace the Elevator at City Hall.

Public Content

The current elevator that services the public areas of the Coliseum was installed in 1980. The average service time of an elevator is around 20-25 years when maintained so this elevator has served the City well. This has been on the repair/replace list for some time. Staff has attempted to extend the usefulness of the elevator these last couple of years but we are at the point of having replacement parts being hard to find, equipment being severely outdated and the cost of just repairing is becoming very high. Staff requested bids from several different elevator companies in the surrounding areas to modernize the elevator and bring everything up to code including the elevator room. We only received bids from 2 companies. Schindler Elevator in the amount of \$229,002 which included the modernization of the elevator and all subcontractor work. Schindler would act as a general contractor for the job. And a bid from Otis in the amount of \$98,000 which did not include any outside work by others. The current elevator in the Police Department is a Schindler elevator and was installed during the remodel. Both elevators are currently serviced by Schindler.

File Attachments

[Sterling City Hall Elevator Modernization Quote 73021.pdf \(10.259 KB\)](#)

[Sterling City Hall - Otis Elevator modernization proposal - 7-9-21.pdf \(196 KB\)](#)

[Elevator Modernization - Work By Others.pdf \(123 KB\)](#)

8. Business Items

Subject :	C. Purchase of the A9 Monsoon from RNOW INC with optional equipment in the amount of \$258,308.00.
Meeting :	Aug 2, 2021 - City Council Meeting
Type :	Action
Recommended Action :	Staff recommends the purchase of the A9 Monsoon from RNOW INC with optional equipment in the amount of \$258,308.00, this is \$21,692.00 under what was budgeted in the Capital Improvement Fund.

Public Content

The Public Works Department received three bids for a 2021 Diesel Powered Heavy Duty Regenerative Air Street Sweeper. The A9 Monsoon was the highest bid however it did meet all the specifications that were listed in the bid packet.

RNOW

West Allis, Wisconsin \$239,247.00 A7 Tornado

RNOW

West Allis, Wisconsin \$254,676.00 A9 Monsoon

Standard

Elmhurst, IL \$229,963.00 Regen X

An A9 Monsoon was brought to the Public Works for a demo and after seeing two additional options for the machine Public Works would like to add the Front Bumper Spray Bar and an 8 Power Boom with Hand Hose to the truck. The total for additional equipment is \$3,632.00.

File Attachments

[admin_20210730_091844.pdf \(20 KB\)](#)

8. Business Items

Subject :	D. Award the contract for the Avenue D and E Reconstruction to Martin and Company Excavating in the amount of \$498,387.47
Meeting :	Aug 2, 2021 - City Council Meeting
Type :	Action
Recommended Action :	It is the recommendation of City Engineer, Willett Hofmann & Associates, to award the contract for the Avenue D and E Reconstruction to Martin and Company Excavating in the amount of \$498,387.47.

Public Content

Ave E from 9th to 10th has been on the City's priority list as there was a cross-connection with the sanitary and storm sewer lines. The City was unable to perform the separation and road work as a natural gas line was discovered to have been bored through the sewer line. The City had to wait for NICOR to relocate the gas line before reconstructing.

Ave D from 14th to Lefevre was identified as a high-use road due to the adjacency to Kilgour Park. This particular section of road has degraded significantly in the last couple of years and is held together with a mosaic of cold patch. It does not have curb and gutter. The plan is to add curb and gutter, storm drainage, and 3 additional parking stalls at the north end of the parking. Funds will come from the remaining Stormwater Fund balance.

File Attachments

[1528Z20_2021-07-28_Award-Recommendation-to-City.pdf \(690 KB\)](#)

8. Business Items

Subject :	E. Modification to Quitclaim Deed National Property
Meeting :	Aug 2, 2021 - City Council Meeting
Type :	Action

Recommended Action :

Staff recommends Council approve the National Western Parcel Agreement to modify the Quitclaim Deed for the National Property

Public Content

The City's representatives worked with Stanley Black & Decker to revise the Deed Modification for the former National property that was donated to the City. The Western Parcel Agreement and the Deed Modification are each ready to proceed to the City Council for authorization. The modification removes the Western Parcel, which is the training building area and the parking to the west, from the State Site Remediation Program (SRP). Stanley will declare that the Western Parcel is no longer part of the site for No Further Remediation (NFR) purposes and will exclude it from the Remedial Action Completion Report, which will require an updated legal description. This portion of the property is not highly contaminated, but it will still be appropriately capped. Removing it from the SRP/NFR process will provide us local flexibility to restart the demolition and rehab of the former training building. Because the City intends to use this specific area for riverfront parking and the realignment of Wallace Street, the paperwork required to receive an NFR letter is unnecessary. The contractor intends to restart work on the site almost immediately.

File Attachments

[1093Z21_STERLING_3-04-21.pdf \(142 KB\)](#)

[Modification to Quitclaim Deed - National Property \(BCLP\)\(603877943.2\).pdf \(537 KB\)](#)

[National Western Parcel Agreement 4846-4023-2432 v.1.pdf \(87 KB\)](#)