

Tuesday, December 31, 2024
City Council Special Meeting at 12:00 pm

CITY COUNCIL MEETING AGENDA

Council Chambers - First Floor

212 Third Avenue

Zoom link

<https://us02web.zoom.us/j/84330371878>

1. Meeting Opening

Subject : A. Call to Order

Meeting : Dec 31, 2024 - City Council Special Meeting at 12:00 pm

Type : Procedural

1. Meeting Opening

Subject : B. Roll Call

Meeting : Dec 31, 2024 - City Council Special Meeting at 12:00 pm

Type : Procedural

1. Meeting Opening

Subject : C. Pledge of Allegiance

Meeting : Dec 31, 2024 - City Council Special Meeting at 12:00 pm

Type : Procedural

2. Communication from Visitors

Subject : A. Public Comment

Meeting : Dec 31, 2024 - City Council Special Meeting at 12:00 pm

Type : Information

File Attachments

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

3. Business Items

Subject : A. Waive Bid Process for Environmental Abatement at 402 Locust Street

Meeting : Dec 31, 2024 - City Council Special Meeting at 12:00 pm

Type : Action

Budgeted : Yes

Budget Source : ARPA

Recommended Action : Staff Recommends Approval of Waiving Bid Process for Environmental Abatement at 402 Locust Street

Public Content

The City approved the use of ARPA funding to assist the Sterling Theater in replacing the seating, which requires environmental abatement of asbestos containing flooring materials. The flooring materials do not pose a hazard if left in place, however, they become a risk when altered as would be the case in removing and replacing seating in the theater.

The updated requirements for the use of ARPA funds do not allow enough time for a bid process before the deadline to commit funds. Sterling Environmental is a locally owned small business that has successfully performed several abatement projects for the City in the past, including assisting the City in the removal of the wastewater treatment plant at National, environmental abatement at the Coliseum during the remodel and similar flooring removal in the storefronts attached to the theater along 4th Street. Pricing from Sterling Environmental has always been exceptionally competitive. When complete, new flooring and theater seats will be installed under separate contracts.

3. Business Items

Subject :	B. Contract with Sterling Environmental For Abatement at 402 Locust Street
Meeting :	Dec 31, 2024 - City Council Special Meeting at 12:00 pm
Type :	Action
Fiscal Impact :	Yes
Budgeted :	Yes
Budget Source :	ARPA
Recommended Action :	Staff Recommends Council Approve the Contract with Sterling Environmental in the Amount of \$30,325 For Abatement at 402 Locust Street Sterling Theater

Public Content

Sterling Environmental will perform the asbestos abatement of flooring materials inside the Sterling Theater at 402 Locust Street. The theater seats will be replaced and the flooring contains asbestos that will need to be abated. Timing is being coordinated with the Theater staff to minimize the fiscal impact. The expectation is for the project to be completed in April.

File Attachments

[Contract - City of Sterling - Sterling Theater.pdf \(1,991 KB\)](#)

3. Business Items

Subject :	C. Waive Bid Process for Demolition of Properties located at 410, 412 and 414 East 3rd Street
Meeting :	Dec 31, 2024 - City Council Special Meeting at 12:00 pm
Type :	Action
Recommended Action :	Staff Recommends Council Approve Waiving the Bid Process for Demolition of Properties located at 410, 412

Public Content

On March 4th, 2024, the City purchased 410, 412 and 414 East 3rd Street. These properties were either damaged by fire and/or in disrepair. The City purchased the properties for demolition to avoid obtaining them through judicial deeds at an extra cost. ARPA Funds were previously planned to pay for the demolition.

The updated requirements for the use of ARPA funds do not allow enough time for a bid process before the deadline to commit funds. The City has sought quotes in lieu of bids to get the project under contract before the close of 2024.

3. Business Items

Subject :	D. Contract with Stichter for Demolition at 410, 412 and 414 East 3rd Street in the amount of \$46,475.00.
Meeting :	Dec 31, 2024 - City Council Special Meeting at 12:00 pm
Type :	Action
Recommended Action :	Staff Recommends Council Approve the Contract with Stichter for Demolition at 410, 412, and 414 East 3rd Street in the amount of \$46,475.00.

Public Content

The City Council approved Ordinance 2024-03-07 on March 4th, 2024 to purchase the properties at a reduced price. These properties were damaged by fire and in disrepair. The City purchased the properties for demolition to avoid obtaining them through judicial deeds at an extra cost. ARPA Funds will be used for the demolition.

Two quotes were received, one from Burke Excavating and one from Stichter Construction.

Staff recommends approving the contract with Stichter Construction for the demolition.

File Attachments

[U64871E1X119203_12272024_142255_014267.pdf \(1,500 KB\)](#)
[U64871E1X119203_12272024_142326_014269.pdf \(492 KB\)](#)

3. Business Items

Subject :	E. Waive Bid Process for Demolition of Properties located at 501 and 503 Avenue B
Meeting :	Dec 31, 2024 - City Council Special Meeting at 12:00 pm
Type :	Action
Recommended Action :	Staff Recommends Council Approve Waiving the Bid Process for Demolition of Properties located at 501 and 503 Avenue B

Public Content

On February 2, 2024, the City agreed to purchase the properties at 501 and 503 Ave B. These properties had fallen into significant disrepair, subject to several code complaints and condemnation. The City purchased the properties to eliminate the blight and had potential to become a fire training facility as they are directly across the street from Station 1. ARPA Funds were previously planned to pay for the demolition.

The updated requirements for the use of ARPA funds do not allow enough time for a bid process before the deadline to commit funds. The City has sought quotes in lieu of bids to get the project under contract before the close of 2024.

3. Business Items

Subject :	F. Contract with Stichter Construction for Demolition at 501 and 503 Avenue B in the amount of \$62,500.00.
Meeting :	Dec 31, 2024 - City Council Special Meeting at 12:00 pm
Type :	Action
Recommended Action :	Staff Recommends Council Approve the Contract with Stichter Construction for Demolition at 501 and 503 Avenue B in the amount of \$62,500.00.

Public Content

The City Council approved Ordinance 2024-02-05 to purchase the properties at 501 and 503 Ave B. The properties have fallen into disrepair and were subject to several code complaints and recent condemnation. The site was originally an option for a future fire training facility or future development. ARPA Funds will be used to demolish the property.

Two quotes were received, one from Burke Excavating and one from Stichter Construction.

Staff Recommends approving the contract with Stichter Construction to demolish the properties.

File Attachments

[U64871E1X119203_12272024_142723_014270.pdf \(1.509 KB\)](#)
[U64871E1X119203_12272024_142326_014269.pdf \(492 KB\)](#)

3. Business Items

Subject :	G. Waive Bid Process for Demolition of Properties located at 302 4th Avenue
Meeting :	Dec 31, 2024 - City Council Special Meeting at 12:00 pm
Type :	Action
Recommended Action :	Staff Recommends Council Approve Waiving the Bid Process for Demolition of Properties located at 302 4th Avenue.

Public Content

302 4th Ave is currently owned by Kurt and Brian Properties, it was damaged in a fire and in disrepair. The City has a tentative property exchange agreement with the owners. This property and the vacant US Bank lot are the last 2 that need to be acquired for the City to facilitate a clean up and redevelopment of the entire block that was damaged in a 2023 fire. The City has previously committed ARPA funds to this effort.

The updated requirements for the use of ARPA funds do not allow enough time for a bid process before the deadline to commit funds. The City has sought quotes in lieu of bids to get the project under contract before the close of 2024.

3. Business Items

Subject :	H. Contract with Stichter Construction for the Demolition at 302 4th Avenue in the amount of \$24,080.00.
Meeting :	Dec 31, 2024 - City Council Special Meeting at 12:00 pm
Type :	Action
Recommended Action :	Staff Recommends Council Approve the Contract with Stichter Construction for the Demolition of 302 4th Avenue in the amount of \$24,080.00.

Public Content

302 4th Ave is currently owned by Kurt and Brian Properties, it was damaged in a fire and in disrepair. The City has a tentative property exchange agreement with the owners. This property and the vacant US Bank lot are the last 2 that need to be acquired for the City to facilitate a clean up and redevelopment of the entire block that was damaged in a 2023 fire. The City has previously committed ARPA funds to this effort.

Two quotes were received, one from Burke Excavating and one from Stichter Construction.

Staff recommends approving the contract with Stichter Construction

ARPA funds will pay for the demolition.

File Attachments

[U64871E1X119203_12272024_143142_014272.pdf \(1.464 KB\)](#)

[U64871E1X119203_12272024_142326_014269.pdf \(492 KB\)](#)

3. Business Items

Subject :	I. Lobbying Firm for Rivers Edge Redevelopment Zone Designation
Meeting :	Dec 31, 2024 - City Council Special Meeting at 12:00 pm
Type :	Action
Budgeted :	No
Recommended Action :	Staff recommends authorizing the Mayor to enter into an agreement with MRH Solutions for lobbyist services pertaining to the designation of Sterling as a River Edge

Public Content

On October 21, 2024, the Sterling City Council approved issuing a request for proposals to hire a lobbying firm to assist the City in gaining the Rivers Edge Redevelopment Zone designation from the State of Illinois. The designation would give the City's riverfront area access to the River Edge Historic Tax Credit Program, which provides state income-tax credit equal to 25% of a project's qualified expenditures to owners of certified historic structures located within River Edge Redevelopment Zones. The program was designed to incent substantial rehabilitation investments that will create jobs in Illinois, stimulate the economies of River Edge communities, and revitalize historic structures and neighborhoods. Cities such as Rockford, Aurora, and Peoria have successfully used this program. In 2024, Moline, East Moline and Rock Island were added to the River Edge program. Sterling's riverfront facilities are prime for similar reinvestment and the tax credit would significantly boost the likelihood of project success.

File Attachments

[Lobbyist - MRH Solutions LLC.pdf \(2,800 KB\)](#)

[Lobbyist - GCS Inc..pdf \(3,162 KB\)](#)

[Lobbyist - Mac Strategies Group.pdf \(10,203 KB\)](#)

[Lobbyist - Lite Strategies LLC.pdf \(3,230 KB\)](#)