

Mayor Lee called a virtual meeting of the Sterling City Council to order at 6:30 pm on Monday, June 21, 2021. Roll call. Present: Mayor Lee, Aldermen Retha Elston, Josh Johnson, Joe Martin, Christine Wilen, Kaitlyn Ekquist and Jim Wise.

Also attending were City Attorney Tim Zollinger, City Manager Scott Shumard, Superintendent of Building and Zoning Amanda Schmidt, Police Chief Alex Chavira, Deputy Fire Chief Michael Dettman and City Clerk Teri Sathoff.

The meeting was recorded and will be kept on the city hard drive. All members in attendance could hear the other members in attendance.

Tom Brackemeyer addressed the City Council, Mr. Brackemeyer would like to see Comcast channel 11 used to keep the citizens updated on road work that is being completed in the City.

Alderman Elston made a motion to approve the following items on the Consent Agenda:

- A. Approval of Minutes.
- B. Approval of Bills and Payroll.
- C. Request to waive fees for Sauk Valley Area Chamber of Commerce to hold a BLIND Leader Meeting and Hot Dog Day Fun at Sterling Marketplace on August 6, 2021.
- D. Resolution R2021-06-17 to Close Streets for Fiesta Parade on Saturday, September 18, 2021.
- E. Pay Request #2 for 2020 Street Contract Program #2 To Martin and Company Excavating in the amount of \$338,302.11.

Motion seconded by Alderman Wilen. Voting: Ayes – Aldermen Elston, Martin, Wilen, Johnson, Ekquist and Wise. Nays – None. Motion carried.

Alderman Johnson made a motion to approve Mayor Lee's Appointments and Re-appointments to the CGH Hospital Board; seconded by Alderman Wise. Voting: Ayes – Aldermen Elston, Martin, Wilen, Johnson, Ekquist and Wise. Nays – None. Motion carried.

Mayor Lee opened the public hearing for the 2040 Comprehensive Plan at 6:37 pm. There were no questions and no one was in attendance for the public hearing. Mayor Lee closed the public hearing at 6:38 pm.

Alderman Wise made a motion to approve Resolution 2021-06-18 Adopting of the City of Sterling 2040 Comprehensive Plan; seconded by Alderman Johnson. City Planner Dustin

Wolff was in attendance to answer any questions the public or council may have. Alderman Wise thanked the Planning Commission, the staff and City Planners Mark Sauer and Dustin Wolff for all of the hard work and time devoted to the plan. Wise stated this is an easy document to read and will serve the City of Sterling well. Voting: Ayes – Aldermen Elston, Martin, Wilen, Johnson, Ekquist and Wise. Nays – None. Motion carried.

Alderman Ekquist made a motion to approve Ordinance No. 2021-06-16 Authorizing the purchase of Real Property (602 West 7th Street) PIN 11-21-306-014; seconded by Alderman Johnson. Superintendent of Building and Zoning Amanda Schmidt stated there have been many property maintenance issues with this property for several years. Grant funds will be used to demolish the property. Schmidt stated it would be in the best interest of the City to maintain this as an undeveloped lot, selling to the neighbor is not an option at this time as there have been property maintenance issues with their property. Mayor Lee thanked Schmidt for her work on this property, it has been an issue for quite a while. Voting: Ayes – Aldermen Elston, Martin, Wilen, Johnson, Ekquist and Wise. Nays – None. Motion carried.

Alderman Elston made a motion to approve Ordinance No. 2021-06-17 Authorizing the purchase of Real Property (204 West 5th) PIN 11-21-377-010; seconded by Alderman Martin. Superintendent of Building and Zoning Amanda Schmidt stated this is a vacant lot that currently has an abandoned camper parked on it and has had abandoned vehicles parked on it in the past. Alderman Wise asked if there is a way to fence the property off, he is concerned that the adjoining properties will spill over on to this property. Schmidt stated that once the property belongs to the City the vehicles can be towed. Voting: Ayes – Aldermen Elston, Martin, Wilen, Johnson, Ekquist and Wise. Nays – None. Motion carried.

Chief Chavira reported that the police department is down two officers. There are two promising candidates, background investigations are being done and if everything is completed and they pass they could attend the academy in September.

Chief Dettman stated the new ladder truck will be back this week from Naperville it will then go to Lyndon for striping and it will be in service shortly after that.

City Clerk Teri Sathoff reported that July 5th is a City holiday so the next Council meeting will be on Tuesday July 6th.

City Manager Shumard reported the tentative date for the retreat is the end of September. The current invoices for the WACC house on 8th Avenue total approximately \$130,000; \$107,000 has been paid out so far and there is \$23,000 outstanding. The finish work, concrete, landscaping and utility connections still need to be done. There are a couple of options, sell the house as is to avoid paying labor costs or finish the house and sell at

a higher amount. Alderman Elston asked if it would be a problem for a buyer to obtain a loan with it not completed.

Attorney Zollinger stated they could sell the property by bid, auction, accepting no less than 80% of appraised value or the City could sell it to a commercial developer.

Alderman Wilen would like to have a list of items that need to be finished with an estimate of the cost to finish. Mayor Lee stated that if there was an email with estimates that an action can be taken on it at the next meeting.

Alderman Elston wanted to remind the public of the Sterling Municipal Band performances on Wednesdays as well as the pop up market at Dale Park. Elston thanked Building and Zoning Superintendent Amanda Schmidt as well as Police Chief Alex Chavira for their assistance on a property that has been an ongoing issue. Alderman Elston also reminded everyone that the community trailer is available for use and the fireworks will be on July 2nd at dusk.

Alderman Wise would like to have a meeting to discuss revenues from bonds as they relate to public infrastructure projects. Wise would like to know the expectations for 2022/2023 and 2023/2024 so they can pass the information along to the constituents.

Alderman Wise continued that he would like to have a discussion with the City about bonding for the riverfront. Wise would like the consultants to advise the Council what the municipal bond market is expected to do in the next few years.

Mayor Lee stated we need to be cautious about creating expectations that we cannot meet.

Alderman Johnson would like to have a ten year action plan so the Council can let their constituents know what that action plan is. Alderman Johnson stated the City needs to be more transparent.

Alderman Martin stated that there would need to be a caveat that if a federal project comes in we would have to move that project forward.

City Manager Shumard stated that the City is extremely transparent and that we may need to market the projects better. Shumard stated he hates to make promises to the citizens that the City may not be able to keep. It is difficult to predict what a project will cost in ten years.

City Manager Shumard suggested updating the Street Rating List. An engineer will rate the road on several factors including run off and curb and gutter. This is the most objective way to determine what roads should be done.

Mayor Lee advised the Council that the IML conference will be September 23rd – 25th and the conference will be open to all Alderman. Mayor Lee thanked Alderman Martin for presiding over the June 7, 2021 Council meeting. Mayor Lee also thanked everyone that worked on the Comprehensive Plan.

The meeting adjourned at 8:41 pm.

Teri Sathoff
City Clerk