

Mayor Charles L. "Skip" Lee called a virtual meeting of the Sterling City Council to order at 6:30 pm on Monday, December 7, 2020. Roll call. Present: Aldermen Retha Elston, Josh Johnson, Joe Martin, John Stauter, Christine Wilen and Jim Wise. Absent: None.

Also attending were City Attorney Tim Zollinger, City Manager Scott Shumard, Finance Director Cindy Von Holten, Superintendent of Building and Zoning Amanda Schmidt, Police Chief Alex Chavira, Interim Fire Chief Mike Dettman, Superintendent of Public Works Brad Schrader and City Clerk Teri Sathoff.

Mayor Lee, City Manager Shumard, Police Chief Chavira and City Clerk Sathoff were present in the council chambers, everyone else attended via Zoom. The meeting was recorded and will be kept on the city hard drive. All members in attendance could hear the other members in attendance.

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

- A. Approval of Minutes.
- C. Approval of Bills and Payroll.
- D. Pay Request # 1 to Civil Constructors, INC. in the amount of \$307,802.08 for Brinks Circle Reconstruction Project.
- E. Pay Request # 4 to Martin & Company Excavating in the amount of \$51,880.76 for the 2020 Street Program.

Motion seconded by Alderman Wise. The Plan Commission Meeting Minutes were removed from the consent agenda and will be placed on the December 21<sup>st</sup> Council meeting, the minutes were inadvertently misplaced on the agenda and they were not viewable to the public. Voting: Ayes – Aldermen Elston, Johnson, Stauter, Wilen, Martin and Wise. Nays – None. Motion carried.

Alderman Stauter made a motion to approve Ordinance No. 2020-12-42 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; seconded by Alderman Martin. Robert Vail with Bernardi Securities stated this would be the last council action that would need to be taken for the two bonds. Bernardi Securities will be submitting the information to the rating agency next week, the rating should be returned by the end of the month. The

rates will be locked in the end of January. Voting: Ayes – Aldermen Elston, Johnson, Martin, Stauter, Wilen and Wise. Nays – None. Motion carried.

Alderman Wilen made a motion to approve 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; seconded by Alderman Wise. Alderman Wise inquired if the \$36,000,000 would be deposited directly into the IMRF account, Robert Vail stated that it will likely be deposited at the same time as the other municipalities, he is attempting to get confirmation on that. Voting: Ayes – Aldermen Elston, Johnson, Martin, Stauter, Wilen and Wise. Nays – None. Motion carried.

Alderman Wise made a motion to approve Ordinance No. 2020-12-41 Annexing certain territory contiguous to the City of Sterling (Steelton Subdivision - Group 12); seconded by Alderman Stauter. Andrew Franklin who lives at 902 West Avenue was in attendance in the Council chambers. Mr. Franklin stated he currently has chickens and roosters and he would like to know how the annexation would affect this. Superintendent of Building and Zoning Amanda Schmidt informed Mr. Franklin that he would be allowed to keep his current chickens and roosters. The code allows for 4 chickens and no roosters so when the roosters and any chickens over the allowable amount pass away he is not allowed to replace them. Attorney Zollinger stated that Mr. Franklin was at the Plan Commission meeting and he questioned the existence of a sewer agreement for his residence at 902 West Avenue. Attorney Zollinger sent Mr. Franklin a letter with a copy of the sewer agreement that was signed 12 years prior by the previous homeowner. Voting: Ayes – Aldermen Elston, Johnson, Martin, Stauter, Wilen and Wise. Nays – None. Motion carried.

Alderman Wise made a motion to approve Resolution No. R2020-12-27 to Refer Consideration to Annex Certain Territory Contiguous to the City of Sterling (Steelton Subdivision - Group 13) to the Plan Commission; seconded by Alderman Martin. Attorney Zollinger stated that group 14 and 15 will be the last 2 groups to be annexed. Voting: Ayes – Aldermen Elston, Johnson, Martin, Stauter, Wilen and Wise. Nays – None. Motion carried.

Alderman Wilen made a motion to approve 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; seconded by Alderman Stauter. 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. Voting: Ayes – Aldermen Elston, Johnson, Martin, Stauter, Wilen and Wise. Nays – None. Motion carried.

Alderman Wise made a motion to approve 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); seconded by Alderman Martin. Alderman Wise asked if the property would be fenced in, Superintendent of Building and Zoning Amanda Schmidt informed Alderman Wise that they do have it currently fenced for security purposes. Dan Kapolenek, who represents Sand & Sea stated that the only outdoor processing will be from 1 truck a day loading a hopper with material. The goal of the operation is to keep everything inside to reduce noise. Attorney Zollinger stated that it is unusual to have a letter of objection and non-objection in one resolution Sand and Sea requested a rezoning to I1 or I2 with a special use, the Planning Commission wanted to address both. Voting: Ayes – Aldermen Elston, Johnson, Martin, Stauter, Wilen and Wise. Nays – None. Motion carried.

Alderman Elston made a motion to approve Ordinance No. 2020-12-44 Approving the Contract and Authorizing the Purchase of Real Property (PIN: 11-20-204-003); seconded by Alderman Wise. Alderman Stauter questioned the time frame for the expansion, he wanted to know if this would be a long term project. Superintendent of Public Works Brad Schrader stated he would like to get Public Works crews in to clear out the brush and debris. He stated that they will work with Willett Hoffmann and Associates to address the drainage issues. Alderman Wise asked if this would assist with the drainage issues for the property to the south, Schrader stated that it would alleviate some of the problems however they would have to get cooperation from the property owner to the west as the drainage issues do come from there as well. Voting: Ayes – Aldermen Elston, Johnson, Martin, Stauter, Wilen and Wise. Nays – None. Motion carried.

Police Chief Chavira stated that Sgt. E. Pat Bartel was promoted to the position of Deputy Chief of Operations on Wednesday December 2nd, he is attending Staff and Command school at Northwestern Illinois University. He also shared with the council that the annual shop with a cop will be this week, they have made some changes to the way it will be conducted do to COVID-19.

Mayor Lee congratulated Deputy Chief Bartel on the promotion, he comes from a family of law enforcement officers and we are proud to have Pat as part of the City of Sterling Police Department.

City Manager Scott Shumard advised the council that the invitation to bid for the cleanup of the waste water building at National will be published in the paper on December 10<sup>th</sup>. Shumard has met with Vonda Miller onsite to discuss the cleanup. In January we should be able to award the bid. Shumard also stated he would like to address COVID-19 sick time use at the next meeting, it is not going away so it may need to be extended.

Alderman Elston thanked Main Street for the fireworks for the Sights and Sounds, they were enjoyable. Elston thanked Public Works for the decorations and the tree on the National Building looks nice. Elston asked everyone to continue wear masks and social distance, the hospitals are full and nurses are working a lot of hours. Alderman Elston also stated that the Dogwood Acres dog park is a great addition to the city, her daughter took their dog there and all the dogs seemed to be having a great time.

Alderman Wise thanked Public Works for the leaf clean up. Wise also stated he attended Dixon City Council meeting via Facebook live, Dixon City Mayor Lee Arellano Jr. thanked Mayor Lee and Mayor Wescott for the efforts in enforcing mitigations during Thanksgiving week, Wise also thanked the businesses that complied.

Alderman Johnson thanked Public Works for the decorations and he enjoyed the fireworks as well.

Alderman Stauter thanked Public Works for the decorations, they are looking great.

Mayor Lee thanked everyone involved in the fireworks and downtown celebrations. Mayor Lee stated that the COVID-19 numbers seem to be dropping, he feels that if we can continue on this path until mid-January we should see some real improvement.

Mayor Lee stated that December 12<sup>th</sup> 2020 will be a big day, "Go Navy, beat Army"

The meeting adjourned at 7:08 pm.

Teri Sathoff  
City Clerk