

Council Meeting
Council Chambers

A meeting of the Sterling City Council was called to order December 17, 2002, 7:30pm, by Mayor Ted Aggen. Present: Mayor Aggen, Aldermen Adell, Bartz, Chevalier, Cox, Martin and Viering. No one was absent.

The Pledge of Allegiance was recited.

Alderman Cox made the motion to approve the following items on the Consent Agenda; seconded by Alderman Martin. Voting: Aye 7. Nay 0. Motion carried.

Minutes of December 3, 2002

Bills and Payroll totaling \$343,440.34

An Annexation Agreement between the E.A., Long Family Limited Partnership, Abiding Word Christian Center and the City of Sterling was presented. The Plan Commission recommended that the City Council approve the Agreement with the following conditions:

A Landscape Plan be submitted for review

The screening is placed between the proposed baseball fields and the adjacent property on 28th Street.

The lights in the parking lot areas be directional

No lights in the baseball or soccer fields.

Signage plan be submitted for approval

Property is zoned as R-1 and a special use permit are issued as needed prior to development.

Mr. Dan Hawkins, attorney for the petitioner showed the drawings for the proposed development and answered questions for the city council.

Construction is scheduled for next year depending on the drainage issues.

Access from Lynn Boulevard may not be built because of the cost estimate for the drainage. Three mechanisms are proposed for the drainage with Thomas Park as a detention area. The plans include two drainage ponds with the 40-acre parcel. One pond will be created with the park district to alleviate drainage in the surrounding area. A second pond will accommodate drainage for the church's property. A walking trail is proposed for use with the Park District. The drainage moves from one level to another. This will allow for a regional retention area with the water slowing as it moves to the west. Alderman Cox expressed his concern about the sewer extension.

Attorney Coplan explained the owner would conform to the provision for

retention. Grants can be negotiated but presently there are too many unknowns. City Manager Jay Wieland explained that the sewer line will be designed for the area and the city will pay their share with the owner to upsize the sewer for the area. Attorney Coplan explained that the owner would only extend the sewer to where they need it. The unused portion of the land can be developed as wetlands. Alderman Adell made the motion authorizing the Mayor to execute the Agreement; seconded by Alderman Martin. Voting: Aye 7. Nay 0. Motion carried.

A Pre-annexation Agreement between Sterling Rail, LLC and the City for a land parcel was presented. The parcel is commonly referred to as the Ryder Truck Site. The area will be developed as a future economic development activity. Alderman Cox made the motion to approve the Pre-Annexation Agreement and authorize the Mayor to execute the agreement; seconded by Alderman Martin. Voting: Aye 7. Nay 0. Motion carried.

RESOLUTION NO. R2002-12-39 FIRST AMENDMENT TO THE TERM SHEET BETWEEN STERLING STEEL COMPANY AND THE CITY OF STERLING was presented. Because of the delays in finalizing plans and closing on financing transactions the time frame for the closing on the bond issue and related redevelopment agreements needs to be extended. Alderman Martin made the motion to pass Resolution No. R2002-12-39 as presented; seconded by Alderman Bartz. Voting: Aye 7. Nay 0. Motion carried.

RESOLUTION NO. R2002-12-40, A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN AGREEMENT WITH FOLEY AND LARDNER FOR BOND COUNSEL SERVICES RELATED TO THE ISSUANCE OF TAX INCREMENT REVENUE BONDS FOR THE ROCK RIVER REDEVELOPMENT/STERLING STEEL COMPANY, LLC PROJECT was presented. A bond counsel must be retained for legal reviews and opinions in preparing the bond issue. Leggett and Platt Inc. parent company of Sterling Steel Company approved the use of Foley and Lardner as bond counsel who have extensive experience in dealing with tax increment revenue bond issues. Alderman Cox made the motion to pass

Resolution No. 2002-12-40 as presented; seconded by Alderman Adell.
Voting: Aye 7. Nay 0. Motion carried.

RESOLUTION NO. R2002-12-41, A RESOLUTION ENTERING INTO AN AGREEMENT WITH ILLINOIS- AMERICAN WATER COMPANY FOR THE DISPOSAL AND TREATMENT OF BACKWASH WASTE WATER AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT was presented. The Illinois

American Water Company (IAWC) is working on an agreement that would allow discharge of the backwash wastewater from their new Ion Exchange treatment process in the City's sanitary sewer system. This water is the by-product of the company's radium reduction process, which is done by means of ion exchange treatment. The agreement allows IAWC to release approximately 30,000 gallons of backwash water into the city's sanitary sewer system daily. IAWC will pay for building its connection to the city sanitary sewer system on Second Street and pay for the cost of redirecting sanitary sewer flows to the Freeport lift station by constructing an additional sewer force main and upgrading the pumps in the lift station. They will pay all sewer connection fees, sewer user fees, and a surcharge fee of \$0.50 per 100 cubic feet per month of backwash water discharge. Alderman Bartz made the motion to pass Resolution No. R2002-12-41; seconded by Alderman Martin. Voting: Aye 7. Nay 0. Motion carried. City Manager Jay Wieland thanked Vern Gottel, Scott Howard, Ron Coplan, and Bob Casper of Willett Hoffman and Associates for all their efforts in completing this agreement.

Alderman Martin made the motion to adjourn to an Executive Session at 8:13pm to discuss property acquisition 5ILCS 120/2(c) and for the purpose of discipline or termination of an employee Section 120/2(c)(1); seconded by Alderman Cox. Voting: Aye 7. Nay 0. Motion carried.

Alderman Cox made the motion to adjourn the Executive Session and reconvene the regular Council Meeting at 8:53pm; seconded by Alderman Viering. Voting: Aye 7. Nay 0. Motion carried.

Alderman Cox made the motion that the city proceed with the acquisition of 5 acres of the Theilbar property West of Sterling to use as a clean fill site at

a total cost not to exceed \$60,000, payable in 5 years at 5% interest; seconded by Alderman Bartz. Voting: Aye 7. Nay 0. Motion carried.

City Clerk Rosemary Coughlin reported that the election candidates have until December 26, 2002 to withdraw in writing their nomination petitions for the Consolidated Primary Election on February 25, 2003.

City Attorney Ron Coplan reported that the city is now the owner of 209 First Avenue.

Chief Potthoff reported that Police Officer Dennis Swinton has completed 10 weeks of Management School. The Dare Graduation is schedule for 9:30am Wednesday and Thursday of this week.

City Manager Jay Wieland reported copies of the preliminary Brownfield's Grant Proposal are available for review. The city received excellent letters of support from Representative Evans and Manzullo.

Mayor Aggen reported that the city will be hosting the Northern Illinois Mayor's Association meeting on January 16, 2003 at the Wagon Wheel Restaurant. Girl Scout Cookies will be on sale January 3-19, 2003.

No further business to discuss, Alderman Cox made the motion to adjourn the meting at 8:55pm; seconded by Alderman Bartz. Voting: Aye 7. nay 0. Motion carried. Meeting adjourned.

Rosemary C. Coughlin, MMC
City Clerk