

Committee-of-the-Whole Minutes

Tuesday, April 23, 2013

PRESENT: Mayor Don Welvaert (*Chair*)
Alderman John Knaack (*Ward 1*)
Alderman David Parker, Jr. (*Ward 2*)
Alderman Scott Raes (*Ward 3*)
Alderman Dick Brown (*Ward 4*)
Alderman Lori Turner (*Ward 5*)
Alderman Kevin Schoonmaker (*Ward 6*)
Alderman Sean Liddell (*Ward 7*)
Alderman Stephanie Acri (*Alderman At-Large*)

STAFF: Lew Steinbrecher, City Administrator
Maureen Riggs, City Attorney
Tracy Koranda, City Clerk
Ray Forsythe, Planning & Development Director
Alison Fleming, Human Resources Manager
Laura Duran, Parks Recreation Director
Nate Scott, IT Manager
Bryon Lear, Library Coordinator
Kim Hankins, Public Safety Director
Scott Hinton, City Engineer
Kathy Carr, Finance Director
Jeff Anderson, City Planner
Mike Waldron, Public Works Director

OTHERS: Members of the Press

Mayor Welvaert called the meeting to order at 6:30 p.m. in Council Chambers.

Informational

ADA and PROWAG Requirements. Scott Hinton, City Engineer, gave an overview of the report attached to the agenda regarding Americans with Disabilities Act and Public Rights of Way Accessibility Guidelines.

Agenda Items

- 1. Approval of a Sole Source Purchase from Republic Electric for 5th Avenue Streetlights.** Scott Hinton, City Engineer, stated that the 5th Avenue Streetscaping Plan approved by Council several years ago is being incorporated into the 5th Avenue reconstruction projects. Among the streetscaping items to be included in this year's project are LED streetlights that will match the streetlights installed as part of the 2010 and 2012 5th Avenue projects. Republic Electric is the local distributor for the streetlights and proposes to supply 64 streetlights for this year's project at 2010 pricing levels for \$255,700.00. A motion was made by Alderman Knaack to approve. Seconded by Alderman Parker. Motion passed unanimously.
- 2. Approval of a Jurisdictional Transfer Agreement with the Illinois Department of Transportation to Accept Jurisdiction of Local Streets Constructed as Part of the John Deere Road Widening Project.**

Scott Hinton, City Engineer, explained that the Illinois Department of Transportation (IDOT) will improve existing streets and construct new local streets as part of the John Deere Road widening project. This Agreement defines responsibilities, establishes cost sharing amounts, and transfers jurisdictional control of the ROW, ownership of the pavement, and all future maintenance responsibilities of the new local streets to Moline. Moline's share of the \$12.6 million project is estimated to be \$238,930.00. A motion was made by Alderman Knaack to approve. Seconded by Alderman Turner. Motion passed unanimously.

3. **Acceptance of a Deed of Dedication for a Storm Sewer and Drainage Easement through 1854 31st Street.** Scott Hinton, City Engineer, indicated that a storm sewer and drainage easement is necessary through 1854 31st Street to facilitate the reconstruction of 31st Street north of Avenue of the Cities. This Deed of Dedication conveys and dedicates the easement. A motion was made by Alderman Raes to approve. Seconded by Alderman Turner. Motion passed unanimously.
4. **Approval of a Resolution for Improvement by Municipality Under the Illinois Highway Code for MFT Section 12-00254-00-RS, 12th Avenue, 19th – 34th Streets.** Scott Hinton, City Engineer, said that a Resolution for Improvement is necessary to use budgeted MFT funds for the Avenue of the Cities resurfacing project. A motion was made by Alderman Turner to approve. Seconded by Alderman Schoonmaker. Motion passed unanimously.
5. **Approval of a Local Agency Agreement for Federal Participation for MFT Section 12-00254-00-RS, 12th Avenue, 19th – 34th Streets.** Scott Hinton, City Engineer, explained that in 2013, the City of Moline will receive Federal transportation funds through the Illinois Department of Transportation in an amount not to exceed \$840,000.00 to resurface 12th Avenue from 19th to 34th Streets. The Federal funds require a 20% local match. The 2013 Capital Improvement Program (CIP) includes \$210,000.00 in Motor Fuel Tax (MFT) funds to fund the local match. Approving this Agreement provides acknowledgement to IDOT that the City has sufficient funds set aside to fund the local match, all participating construction costs above the maximum federal contribution, and all non-participating construction costs. A motion was made by Alderman Knaack to approve. Seconded by Alderman Liddell. Motion passed unanimously.
6. **A Resolution authorizing a grant from the Tourism Tax Fund to fund \$6,500 to the Quad Cities Convention & Visitors Bureau to support the “International Softball Congress (ISC) World Tournament.”** Keith Verbeke, Finance Manager, stated that a men's fastpitch softball tournament will be held at Greenvally Sports Complex. One hundred teams from the United States, Canada and beyond will compete in this nine day championship event. A motion was made by Alderman Raes to approve. Seconded by Alderman Knaack. Motion passed unanimously.
7. **Intergovernmental training use agreement for use of property for police training.** Kim Hankins, Public Safety Director, said that the Police Department would like to conduct Crisis Containment Unit tactical training at the Marseilles Training Center in Marseilles, Illinois. The Illinois Department of Military Affairs has agreed to allow the training only upon receipt of an executed Intergovernmental Training Use Agreement stipulating the terms for the use of the Center and indemnifying them from any loss and liability that might occur during the training. The term of the agreement is April 2013 through September 2013. A motion was made by Alderman Raes to approve. Seconded by Alderman Schoonmaker. Motion passed unanimously.
8. **First Amendment to Key Auto Mall Redevelopment and Economic Incentive Agreement.** Ray Forsythe, Planning & Development Director, indicated that the approved Agreement inaccurately set the Incentive Base using all sales for the dealership which includes those sales that are not taxed in Illinois due to the residency of the vehicle buyer. In addition, the Dealership Owners have revised the Phase II development plans to include demolition and new construction rather than remodeling of an existing building. This amendment will revise the Base to the correct figure for sales to Illinois residents only and

to permit an extension for completion of the revised Phase II Development. A motion was made by Alderman Raes to approve. Seconded by Alderman Knaack. Motion passed unanimously.

Mayor Welvaert recessed the Committee-of-the-Whole meeting in order to conduct a public hearing and reconvened at 6:49 p.m.

- 9. Approval of a Feasibility Study and Inducement Resolution for proposed TIF area – Quad City Multi-Modal Station.** Ray Forsythe, Planning & Development Director, indicated that this Resolution is required to begin the process to implement tax increment financing (TIF). It is necessary for the City to adopt a redevelopment plan and redevelopment project, designate a redevelopment project area on the basis of finding that the area qualifies pursuant to statutory requirements, and make a finding that the redevelopment project area on the whole has not been subjected to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan, which plan contains a commitment to use public funds; and allows the City to recover these expenditures from first proceeds of the TIF program, if established. A motion was made by Alderman Knaack to approve. Seconded by Alderman Parker. Motion passed unanimously.
- 10. Approval to enter into a Technical Services Agreement with Peckham Guyton Albers & Viets, Inc. (PGAV) for consulting services in an amount not to exceed \$27,000.00 to explore the feasibility of establishing a tax increment finance redevelopment project area in an area identified herein as Quad City Multi-Modal Station.** Ray Forsythe, Planning & Development Director, explained that this Agreement provides the necessary technical/professional services required to establish the TIF district for the Quad City Station Redevelopment Project Area for consulting services in an amount not to exceed \$27,000.00 to explore the feasibility of creating a new tax increment financing district and establishing a tax increment finance redevelopment project area for said project. A motion was made by Alderman Parker to approve. Seconded by Alderman Turner. Motion passed unanimously.
- 11. Approval of a Feasibility Study and Inducement Resolution for proposed TIF area – Riverbend Commons.** Ray Forsythe, Planning & Development Director, said that this Resolution is required to begin the process to implement tax increment financing (TIF). It is necessary for the City to adopt a redevelopment plan and redevelopment project, designate a redevelopment project area on the basis of finding that the area qualifies pursuant to statutory requirements, and make a finding that the redevelopment project area on the whole has not been subjected to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan, which plan contains a commitment to use public funds; and allows the City to recover these expenditures from first proceeds of the TIF program, if established. A motion was made by Alderman Turner to approve. Seconded by Alderman Parker. Motion passed unanimously.
- 12. Approval to enter into a Technical Services Agreement with Peckham Guyton Albers & Viets, Inc. (PGAV) for consulting services in an amount not to exceed \$27,000.00 to explore the feasibility of establishing a tax increment finance redevelopment project area in an area identified herein as Riverbend Commons.** Ray Forsythe, Planning & Development Director, indicated that this Agreement provides the necessary technical/professional services required to establish the TIF district for the Riverbend Commons Redevelopment Project Area for consulting services in an amount not to exceed \$27,000.00 to explore the feasibility of creating a new tax increment financing district and establishing a tax increment finance redevelopment project area for said project. A motion was made by Alderman Knaack to approve. Seconded by Alderman Turner. Motion passed unanimously.

The meeting adjourned at 7:08 p.m.

Respectfully submitted,

A handwritten signature in black ink, reading "Tracy A. Koranda". The signature is written in a cursive, flowing style.

Tracy A. Koranda
City Clerk