

Committee-of-the-Whole Minutes

Tuesday, July 9, 2013

PRESENT: Mayor Scott Raes (*Chair*)
Alderman John Knaack (*Ward 1*)
Alderman David Parker, Jr. (*Ward 2*)
Alderman Janet Bender (*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
Jeff Anderson, City Planner
Mike Waldron, Public Works Director
Greg Swanson, Utilities General Manager
Shawn Christ, Land Development Manager

OTHERS: Members of the Press

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

Informational

Kim Hankins, Public Safety Director, gave an overview of the 2012 Moline Fire Department Annual Report.

Agenda Items

- 1. Request to declare a 2006 Ford E250 Cargo Van (Equipment #363) herein as surplus property and Authorizing the Finance Director to Dispose of Said Surplus Property.** Mike Waldron, Public Works Director, explained that the Police Department has returned a 2006 Ford E250 Cargo van with 72,000 miles to the Fleet Division that is no longer needed in their operation. The Fleet Services Division has no other use for said vehicle, therefore, it is being recommended for disposal. Authorization needs to be given to dispose of this surplus item through the legal disposal process that is most advantageous to the City, whether sealed bid, auction, negotiation or otherwise. A motion was made by Alderman Knaack to approve. Seconded by Alderman Liddell. Motion passed unanimously.

2. Sewer System Cost of Service and Rate Study. Greg Swanson, Utilities General Manager, indicated that staff is seeking authorization to accept a professional services proposal from The Municipal Financial Services Group (MFSG) to complete a Sewer System Cost of Service and Rate Study. This Study is needed to update the Water Pollution Control (WPC) Division’s financial plan to support debt service that will be associated with construction of the North Slope Wastewater Treatment Plant Improvements Project, which is currently in design. The City anticipates that construction of the North Slope Wastewater Treatment Plant Improvements Project will be funded through a low-interest loan from the IEPA’s WPC Loan Program. This Loan Program requires that loan recipients prepare and submit a detailed User Charge System, an Operation, Maintenance and Replacement (OM&R) budget, and certified copies of associated sewer use and rate ordinances, all which serve to demonstrate the recipient’s financial capability to support the loan debt service and properly maintain the system during the repayment period. The proposed Study will allow the City to fulfill this portion of the Loan Program requirements. Overall, the MFSG will review the financial needs of Moline’s sanitary sewer system and develop an equitable rate and fee structure that will properly fund operations, maintenance, system replacements and other expenditures, including the IEPA Loan debt service. MFSG previously completed a Sewer Rate Study for the City in 2009 and a Water Rate Study in 2011. City staff found MFSG’s performance to be exemplary and its team to be knowledgeable, responsive, and forward thinking. The outcome of these previous studies established the foundation of the current financial plans for Moline’s sewer and water utilities. City staff highly recommends acceptance of MFSG’s current study proposal. A motion was made by Alderman Knaack to approve. Seconded by Alderman Liddell. Motion passed unanimously.

3. North Slope Improvements Project – Geotechnical Services. Greg Swanson, Utilities General Manager, stated that staff is seeking authorization to accept a professional services proposal from Terracon Consultants, Inc., to conduct a detailed geotechnical investigation at the North Slope Wastewater Treatment Plant. The geotechnical investigation is required to develop better understanding of the subsurface conditions, which will provide insight required to establish prudent engineering design and appropriate construction contract provisions for the North Slope Wastewater Treatment Plant Improvements Project. In accordance with the provisions of the Project’s engineering design services contract, Strand Associates, Inc., issued a Request for Proposals (RFP), on behalf of the City, seeking proposals for the required geotechnical services. Three written proposals were received, as follows:

<u>Firm</u>	<u>Base Amount</u>	<u>Contingency*</u>	<u>Estimated Total</u>
Terracon Consultants, Inc.	\$33,975.00	\$ 6,750.00	\$ 40,725.00
ECS Midwest, LLC	\$55,725.00	\$11,275.00	\$ 67,000.00
Wang Engineering	\$98,496.42	\$12,477.10	\$110,973.52

*The contingency costs are based upon 5 additional rock cores. The actual number of additional cores required, if any, will be determined in the field based upon subsurface conditions encountered. Each of these proposals was reviewed in detail for responsiveness to the scope of work, related experience and qualifications. Staff and the Project consultant, Strand Associates, Inc., have determined that the proposal submitted by Terracon Consultants, Inc., best meets the City’s needs for the Project. A motion was made by Alderman Turner to approve. Seconded by Alderman Aciri. Motion passed unanimously.

4. An Ordinance amending General Ordinance No. 88-3-2 related to the establishment of an Enterprise Zone in the City of Moline, Illinois, pursuant to an Intergovernmental Agreement with the Cities of East Moline, Silvis, Illinois, Rock Island County, Illinois and the Village of Milan, Illinois, by revising Section 3, Exhibits “A” and “B” to include new territory within the Illinois Quad Cities Enterprise Zone for the proposed Holiday Inn Express. Ray Forsythe, Planning & Development Director, explained that this item expands the Illinois Quad City Enterprise Zone boundaries by adding approximately 3.027 acres (.005 sq. miles) of additional territory. The project will facilitate the Holiday Inn Express. The Holiday Inn Express will consist of a four (4) story, 54,000 sq ft hotel with 110 parking spaces, located at the Quad City International Airport. There will a sizable positive impact on local construction workers and, upon completion, it is expected

that 45 full time equivalent jobs will be created. The public hearing for the zone's expansion was conducted on Tuesday, June 18, 2013. A motion was made by Alderman Parker to approve. Seconded by Alderman Bender. Motion passed unanimously.

5. **A Resolution amending an Intergovernmental Agreement between the Cities of Moline, East Moline, Silvis, Milan and Rock Island County, Illinois which established an Enterprise Zone now called the "Illinois Quad Cities Enterprise Zone" by changing the boundaries to add territory to the Illinois Quad Cities Enterprise Zone; and authorizing the Mayor and City Clerk to execute the amended Intergovernmental Agreement.** Ray Forsythe, Planning & Development Director, stated that the City has received a request from Frontier Hospitality Group of Illinois LLC to amend the boundaries of the Illinois Quad Cities Enterprise Zone to include 2300 69th Avenue, the proposed site of the Holiday Inn Express. The proposed project is a 4 story, 54,000 sq ft Holiday Inn Express hotel with 110 parking spaces, located at the Quad City International Airport next to the Hampton Inn. The hotel will serve travelers flying in and out of the Quad City International Airport, local business people, tourists, and residents. In addition, there will a sizable positive impact on local construction workers and, upon completion, it is expected that 45 full time equivalent jobs will be created. The public hearing for the zone's expansion was conducted on Tuesday, June 18, 2013 at 6:45 pm during the City of Moline's City Council Meeting. A motion was made by Alderman Knaack to approve. Seconded by Alderman Parker. Motion passed unanimously.
6. **Request from the Metropolitan Airport Authority to Annex a Tract of Land Totaling 2.656 Acres Located at 2450 69th Avenue.** Shawn Christ, Land Development Manager, indicated that annexation is sought for the Hampton Inn property near the Quad City Airport and is conditioned on rezoning that will be considered separately. A motion was made by Alderman Knaack to approve. Seconded by Alderman Schoonmaker. Motion passed unanimously.
7. **Request from the Metropolitan Airport Authority to Rezone 2.656 Acres Located at 2450 69th Avenue from AG-2 (General Agriculture District) to B-4 (Highway/Intensive Business District).** Shawn Christ, Land Development Manager, stated that if annexation is approved, this property will be zoned AG-2 (General Agriculture District) by default. The property contains a Hampton Inn hotel and must be rezoned to an appropriate zoning district. At its June 12 meeting, the Plan Commission held a public hearing to rezone this property from AG-2 to B-4 (Highway/Intensive Business District). There were no objections to the request. The Commission found the rezoning is consistent with the City's adopted land use plans and voted to recommend unanimous approval. A motion was made by Alderman Parker to approve. Seconded by Alderman Bender. Motion passed unanimously.
8. **Request from the Metropolitan Airport Authority to Annex a Tract of Land Totaling 3.134 Acres Located in the 2200-2300 Block of 69th Avenue.** Shawn Christ, Land Development Manager, explained that annexation is sought for a vacant tract near the Quad City Airport which is proposed for development of a Holiday Inn Express hotel and is conditioned on rezoning that will be considered separately. A motion was made by Alderman Knaack to approve. Seconded by Alderman Parker. Motion passed unanimously.
9. **Request from the Metropolitan Airport Authority to Rezone 3.134 Acres Located in the 2200-2300 Block of 69th Avenue from AG-2 (General Agriculture District) To B-4 (Highway/Intensive Business District).** Shawn Christ, Land Development Manager, stated that if annexation is approved, this property will be zoned AG-2 (General Agriculture District) by default. The property is proposed for development of a Holiday Inn Express hotel and the owner seeks rezoning to an appropriate zoning district. At its June 12 meeting, the Plan Commission held a public hearing to rezone this property from AG-2 to B-4 (Highway/Intensive Business District). There were no objections to the request. The Commission found the rezoning is consistent with the City's adopted land use plans and voted to recommend unanimous approval. A motion was made by Alderman Parker to approve. Seconded by Alderman Turner. Motion passed unanimously.

- 10. Request from Frontier Hotel Group for a Variance to the Sidewalk Installation Requirements for Property Located in the 2200-2300 Block of 69th Avenue.** Shawn Christ, Land Development Manager, said that Frontier Hotel Group has proposed to develop a Holiday Inn Express on a vacant tract owned by and located near the Quad City International Airport. The owners have applied for a variance to waive the sidewalk requirement for their frontage on 69th Avenue. Their application and site plan are attached. Staff's map exhibit and photographs are also attached. The adjoining Hampton Inn was constructed under County jurisdiction and does not have a public sidewalk. There is a road shoulder, no curb, and a shallow ditch along the Hampton Inn frontage. Along the subject property, however, there is a curb and no ditch along the entire frontage. The property does slope to the northwest but does not appear steep enough to cause construction challenges. There is sufficient right-of-way on the subject property, but it is questionable west of the site where additional right-of-way may be needed for future improvements. There are several businesses and restaurants in the vicinity but no sidewalks as these areas were either constructed under County jurisdiction or prior to City sidewalk requirements. McDonald's did obtain a sidewalk variance with its site redevelopment last year due to its small lot size and proximity to the 27th Street Bridge. Staff visited the site and feels the application meets some but not all of the Council's criteria for sidewalk variances. Staff finds no hardship or unusual topography peculiar to this site, and finds no safety risk. The applicant is correct that there are no other sidewalks in the vicinity and those sidewalks will not be built until adjoining sites are redeveloped or installed by the City or State. A motion was made by Alderman Knaack to deny the request for a variance to delay the installation of a sidewalk. Seconded by Alderman Schoonmaker. Motion passed unanimously.
- 11. Zoning Hearing Officer – Agreement for Professional Services.** Shawn Christ, Land Development Manager, indicated that the City entered into an agreement for professional services in 2006 with attorney Thomas A. Skorepa to serve as the City's Zoning Hearing Officer and preside over zoning hearings and proceedings. The agreement was extended in July 2010 for a three-year period and is due to expire. The City and Skorepa wish to extend the agreement for an additional three-year period under the same terms and conditions of the current agreement. A motion was made by Alderman Bender to approve. Seconded by Alderman Liddell. Motion passed unanimously.
- 12. Purchase of 80 replacement PCs from Eastern Data, Inc.** Nate Scott, Information Technology Manager, stated that staff requests Council approval for the purchase of 80 PC workstations. One hundred (100) PCs were purchased last year and this purchase will allow IT staff to replace all remaining workstations that still have the Windows XP operating system, which has an end-of-life date of April, 2014. An RFP was published and ended on June 17, 2013. Thirteen (13) responses were received, with Eastern Data, Inc. being the lowest responsive and responsible bidder with a total cost of \$38,731.20 for 80 Lenovo ThinkCentre M72e Towers. Staff budgeted \$48,000 for this purchase. A motion was made by Alderman Brown to approve. Seconded by Alderman Acri. Motion passed unanimously.
- 13. Authorization to execute a contract for professional planning services with The Lakota Group for updates to the Moline Centre Plan, Floreiente Neighborhood Plan, and the Edgewater Neighborhood Plan.** Jeff Anderson, City Planner, explained that the Illinois Department of Commerce and Economic Opportunity (DCEO) awarded the City of Moline \$100,000.00 for the purpose of updating the Moline Centre Plan, the Floreiente Neighborhood Plan, and the Edgewater Neighborhood Plan. This grant award was made as part of a competitive grant application process under the Illinois "Ike" Disaster Recovery Program and funded through federal Disaster Recovery Community Development Block Grant (CDBG) funds through the federal Department of Housing and Urban Development. Since funding eligibility under this program is predicated upon flooding and storm damage related to Hurricane Ike, the City's three neighborhood district plans that cover the Mississippi River shoreline were identified as the most appropriate areas to meet the program's intent to the extent a flood prevention and mitigation element is a required program component.

Renew Moline has partnered with the City on this project. The City of Moline and Renew Moline published a Request for Proposals for professional planning services to assist with the development of the above-mentioned plans. Upon review and evaluation of the proposals submitted to the City, three (3) firms were selected for an interview. Of these three firms, the Lakota Group was identified as the preferred consulting firm to assist with the project. A motion was made by Alderman Parker to approve. Seconded by Alderman Turner. Motion passed unanimously.

- 14. Acceptance of the Lowest Responsive and Responsible Bid From Valley Construction Company for MFT 12-00254-00-RS, 12th Avenue, 19th to 34th Streets.** Scott Hinton, City Engineer, said that the Illinois Department of Transportation received and opened bids for MFT 254 on June 14, 2013 with the following results:

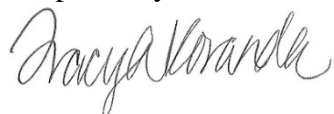
94,749.99	alley Construction
99,015.01	andt Construction
,024,353.00	cCarthy Improvement Company

A motion was made by Alderman Knaack to approve. Seconded by Alderman Brown. Motion passed unanimously.

- 15. Approval of a Licensing Agreement requested by Holy Cross Lutheran Church.** Shawn Christ, Land Development Manager, stated that Holy Cross Lutheran Church is seeking approval of a Licensing Agreement to allow 12 boulders to be placed on 20th Avenue and 21st Avenue right-of-way at 4107 21st Avenue, Moline. The boulders will be placed at the entrances and exits of the parking lot, approximately 5 feet onto the right-of-way. A motion was made by Alderman Turner to approve. Seconded by Alderman Bender. Motion passed with Alderman Liddell voting nay.

The meeting adjourned at 6:52 p.m.

Respectfully submitted,



Tracy A. Koranda
City Clerk