

Committee-of-the-Whole Minutes

Tuesday, October 1, 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:** Mike Waldron, Public Works Director/Acting 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
Lee Ann Fisher, Library Director
Jerry Patrick, Police Captain
Todd Allen, Battalion Chief
Scott Hinton, City Engineer
Kathy Carr, Finance Director
Jeff Anderson, City Planner
Shawn Christ, Land Development Manager
Chris Mathias, Property Management Coordinator
Greg Swanson, Utilities General Manager
Brett Clark, Fire Engineer
- OTHERS:** Members of Cub Scouts
Cam Torres, Two Rivers YMCA
Mike Weber, PGAV TIF Consultant
Sandy Bingman, Resident
Sandy O'Neil, Resident
Rory Washburn, Quad City Area Labor Management
Jerry Lack, Illowa Construction Labor & Management
Augustana College Students
Members of the Press

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

Presentation

Safe Routes to School (Cam Torres, Two Rivers YMCA)

Questions on the Agenda

Mayor Raes used his prerogative as chair to remove Council Bill 3031-2013 from the formal Council Agenda.

Agenda Items

1. **Request from Brad Bagby for a variance to the sidewalk installation requirement for a property located at 5531-5537 38th Avenue.** Shawn Christ, Land Development Manager, stated that Brad Bagby is constructing a four-plex apartment building on 38th Avenue. This is a frontage road for John Deere Expressway where the road is narrow with roadside ditches, no curbs, and a steep roadside slope. There are no sidewalks along this roadway. Other dwellings have been constructed along this roadway in the recent past and all have received sidewalk variances. A motion was made by Alderman Liddell to approve. Seconded by Alderman Schoonmaker. Motion passed with Aldermen Knaack & Acri voting nay.
2. **A Special Ordinance authorizing the Mayor and City Clerk to execute an Agreement for Sale of Real Estate and do all things necessary to convey the City-owned property at 2113 6th Avenue, Moline, to Pablo Reyna and Cathy Reyna.** Chris Mathias, Property Management Coordinator, explained that the City acquired this property in May 1997 via quit claim deed from the prior owners after they failed to demolish or rehabilitate the dangerous structure (house) on the property. As authorized by the City Council on May 27, 1997, the City demolished the dangerous structure (house) located on the property. This property was declared surplus by the City Council on September 17, 2013, in Council Bill 1144-2013. The neighboring property owners, Pablo Reyna and Cathy Reyna, have indicated a willingness to acquire the property. The sale of this property will lower the City's property maintenance expenses and increase the property tax base in the future. Disposal of this surplus property by negotiated sale to Pablo Reyna and Cathy Reyna, neighbors, is the most advantageous disposition to the City. A motion was made by Alderman Knaack to approve. Seconded by Alderman Bender. Motion passed unanimously.
3. **Water Treatment Plant – Electrical System Arc Flash Hazard Assessment.** Greg Swanson, Utilities General Manager, indicated that the City issued a request for proposals (RFP) seeking proposals from qualified firms who are capable of providing technical services and equipment as required to perform an arc flash hazard assessment of the Water Treatment Plant electrical system. This hazard assessment is required to create a safer working environment, reduce City liability and comply with associated safety regulations. Four firms submitted proposals that were responsive to the RFP requirements. Each of these proposals includes a provision for added scope electric hazard labeling, although this was not specified in the RFP. These technical services proposals are summarized in the following table:

Firm	Projected Cost
Tri-City Electric Company	\$ 8,300.00
Graybar –alternative #1	\$10,723.00
River Cities Engineering	\$12,724.00
Graybar –alternative #2	\$15,664.00
NEI Electric Power Engineering, Inc.	\$31,750.00

City staff requests authorization to accept the proposal submitted by Tri-City Electric Company in the amount of \$8,300.00. A motion was made by Alderman Knaack to approve. Seconded by Alderman Acri. Motion passed unanimously.

4. **Water Treatment Plant – Electrical System Inspection and Maintenance.** Greg Swanson, Utilities General Manager, stated that the City issued a request for proposals (RFP) seeking proposals from qualified firms who are capable of providing technical services and equipment as required to perform comprehensive testing, cleaning and maintenance, including infrared thermal inspection, of the Water Treatment Plant electrical system. Graybar was the only firm that responded to the RFP, submitting a

written proposal, which includes a base amount of \$20,996.75 and a rate schedule for added scope work, should such work be required. City staff is requesting authorization to accept Graybar's proposal. A motion was made by Alderman Turner to approve. Seconded by Alderman Liddell. Motion passed unanimously.

The meeting adjourned at 6:40 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Tracy A. Koranda".

Tracy A. Koranda
City Clerk