

Committee-of-the-Whole Minutes

Tuesday, October 8, 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
Lee Ann Fisher, Library Director
Kim Hankins, Public Safety Director
Scott Hinton, City Engineer
Kathy Carr, Finance Director
Jeff Anderson, City Planner
Mike Waldron, Public Works Director
Greg Swanson, Utilities Manager
Dave Owens, Water Plant Manager
- OTHERS:** Jerry Lack, Illowa Construction Labor & Management
Sandy Bingman, Resident
Sandy O'Neil, Resident
Bill Vogelbaugh, Former Resident
Members of the Press

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

Mayor's Board Appointments

Mayor's appointment of Dick Potter to the Historic Preservation Advisory Commission to fill the expired term of Tom Bracke to expire April 30, 2016. A motion was made by Alderman Knaack to approve. Seconded by Alderman Turner. Motion passed unanimously.

Agenda Items

- 1. Water Plant UV Reactor Procurement.** Greg Swanson, Utilities General Manager, explained that City staff is requesting authorization to accept a proposal from Engineered Treatment Systems (ETS) in the amount of \$526,600.00 for eight (8) Model SX-635-16 ultraviolet (UV) reactors, related equipment, spare

parts, and technical support services, with an additional \$30,000.00 allocation for six (6) additional UV transmittance monitors, if required. This procurement request represents the culmination of three years of research, assessment, and regulatory interaction with regard to providing 2.5 log cryptosporidium inactivation at the water treatment plant for enhanced public health protection. A concise overview of the procurement path follows.

In September 2010, City Council exercised its home rule powers by granting a variance to the purchasing requirements of the Illinois Municipal Code and Chapter 27, "Purchasing," of the Moline Code of Ordinances, which authorized City staff to obtain written proposals for UV disinfection equipment for the City's UV Project and to select the lowest responsive and responsible proposal for Illinois Environmental Protection Agency (IEPA) review, pre-approval and possible procurement by the City. Council took this action because the IEPA required the City to designate one specific brand and model of UV reactor for cryptosporidium inactivation of Moline's water treatment plant, due to the extremely complex nature of UV reactor validation testing data.

City staff and the project's engineering consultant partner subsequently obtained and reviewed written proposals for a variety of UV disinfection equipment and conducted extensive technical assessment of the associated UV system alternatives. Ultimately, the installation of ETS Model SX-635-16 UV reactors on the filter effluent piping at each of the eight filters was determined to be the most prudent and cost-effective means to provide 2.5 log cryptosporidium inactivation at the Moline water treatment plant. The IEPA has been involved throughout the technical assessment process and recently provided pre-approval of the use of the ETS Model SX-635-16 UV reactors at the Moline water treatment plant.

The 2010 Special Ordinance provided that the proposal for the IEPA pre-approved UV equipment to be incorporated into the City's UV Project construction contract so that the UV equipment contract would be between the Project's general contractor and the UV equipment supplier. However, City staff subsequently determined that it is the best interests of the City to purchase the ETS Model SX-635-16 reactors outright. This procurement approach will provide the City with increased oversight and control during the installation, start-up, and testing of the UV reactors, which is crucial to meeting the compliance deadline. Additionally, this procurement approach will provide the City with five (5) years of maintenance service, technical support and spare parts. A motion was made by Alderman Turner to approve. Seconded by Alderman Bender. Motion passed unanimously.

2. **Water Plant UV Disinfection and Filter Upgrade Project – Engineering Contract Amendment.** Dave Owens, Water Plant Manager, stated that Staff is requesting authorization to accept a proposal amending the existing design and construction engineering services contract with Greeley and Hansen LLC to include an additional \$95,000.00 allocation. As Council is aware, the Illinois Environmental Protection Agency (IEPA) ultraviolet (UV) reactor review and preapproval process has been inordinately lengthy and cumbersome. As a result, \$75,000.00 of the original engineering services budget has been expended in these unanticipated IEPA related activities. Additionally, staff has determined that it is prudent and cost-effective to include filter media replacement in this project. The cost of engineering services associated with the added scope filter media replacement is \$20,000.00. The IEPA issued preapproval of the selected ETS UV reactors and granted the City a two-year time extension for project completion in September 2013. The revised project schedule is as follows:
- December 2013: Submission of project plans and specifications to IEPA permit section
 - March 2014: IEPA construction permit issued and construction contract awarded
 - March 2015: Construction completed
 - April – July 2015: Operational trial
 - August – September 2015: IEPA review of operational trail data
 - October 1, 2015: IEPA compliance deadline

Staff is requesting City Council approval of the recommended engineering service contract amendment so that design activities can proceed without delay and the compliance deadline of October 1, 2015 can be met. A motion was made by Alderman Knaack to approve. Seconded by Alderman Parker. Motion passed unanimously.

3. **An Ordinance adopting and approving the 2013 Amendment to the City of Moline TIF Redevelopment Project Area No. 1.** Ray Forsythe, Planning & Development Director, indicated that in order to facilitate the creation of a new Tax Increment Financing District for both the Riverbend Commons and the Quad Cities Station, the City of Moline must amend TIF #1 to remove the subject properties. A motion was made by Alderman Parker to approve. Seconded by Alderman Bender. A motion was made by Alderman Liddell to amend the motion by amending TIF #1 by removing the subject property of Quad Cities Station only. Motion to amend seconded by Alderman Acri. Motion to amend passed unanimously. A motion to approve amending TIF #1 by removing the subject property of Quad Cities Station was made by Alderman Liddell. Seconded by Alderman Parker. Motion passed unanimously. A motion to approve amending TIF #1 by removing subject property of Riverbend Commons was made by Alderman Knaack. Seconded by Alderman Bender. Motion passed with Alderman Liddell voting nay.
4. **An Ordinance approving the Tax Increment Redevelopment Plan and Project for the Riverbend Commons Redevelopment Project Area.** Ray Forsythe, Planning & Development Director, stated that in order to facilitate the creation of a new twelfth TIF for Riverbend Commons, the City of Moline must approve the Redevelopment Plan and Project for the Riverbend Commons Redevelopment Project Area. The Joint Review Board (JRB) met August 29, 2013. The JRB reviewed the eligibility study and redevelopment plan and concluded that the area is blighted and can be considered for TIF designation. The JRB's recommendation to City Council passed unanimously. A motion was made by Alderman Knaack to approve. Seconded by Alderman Bender. Motion passed with Alderman Liddell voting nay.
5. **An Ordinance designating the Riverbend Commons Redevelopment Project Area.** Ray Forsythe, Planning & Development Director, explained that one of the responsibilities of City Council with regard to creating a TIF district is to designate the proposed area as the redevelopment project area. The Joint Review Board (JRB) met August 29, 2013. The JRB reviewed the eligibility study and redevelopment plan and concluded that the area is blighted and can be considered for TIF designation. The JRB's recommendation to City Council passed unanimously. A motion was made by Alderman Parker to approve. Seconded by Alderman Bender. Motion passed with Alderman Liddell voting nay.
6. **An Ordinance adopting Tax Increment Financing for the Riverbend Commons Redevelopment Project Area.** Ray Forsythe, Planning & Development Director, spoke about the final action by City Council is to adopt tax increment financing for the redevelopment project area. The Joint Review Board (JRB) met August 29, 2013. The JRB reviewed the eligibility study and redevelopment plan and concluded that the area is blighted and can be considered for TIF designation. The JRB's recommendation to City Council passed unanimously. A motion was made by Alderman Knaack to approve. Seconded by Alderman Parker. Motion passed with Alderman Liddell voting nay.
7. **An Ordinance approving the Tax Increment Redevelopment Plan and Project for the Quad Cities Station Redevelopment Project Area.** Ray Forsythe, Planning & Development Director, indicated that the creation of Moline's eleventh Tax Increment Finance (TIF) district is being considered in order to assist the development of the Quad Cities Station Redevelopment Project Area. The Joint Review Board (JRB) met August 29, 2013. The JRB reviewed the eligibility study and redevelopment plan and concluded that the area is blighted and can be considered for TIF designation. The JRB's recommendation to City Council passed unanimously. A motion was made by Alderman Parker to approve. Seconded by Alderman Bender. Motion passed unanimously.

8. **An Ordinance designating the Quad Cities Station Redevelopment Project Area.** Ray Forsythe, Planning & Development Director, explained that one of the responsibilities of City Council with regard to creating a TIF district is to designate the proposed area as the redevelopment project area. The Joint Review Board (JRB) met August 29, 2013. The JRB reviewed the eligibility study and redevelopment plan and concluded that the area is blighted and can be considered for TIF designation. The JRB's recommendation to City Council passed unanimously. A motion was made by Alderman Knaack to approve. Seconded by Alderman Turner. Motion passed unanimously.
9. **An Ordinance adopting Tax Increment Financing for the Quad Cities Station Redevelopment Project Area.** Ray Forsythe, Planning & Development Director, stated that the final action by City Council is to adopt tax increment financing for the redevelopment project area. The Joint Review Board (JRB) met August 29, 2013. The JRB reviewed the eligibility study and redevelopment plan and concluded that the area is blighted and can be considered for TIF designation. The JRB's recommendation to City Council passed unanimously. A motion was made by Alderman Parker to approve. Seconded by Alderman Knaack. Motion passed unanimously.

The meeting adjourned at 6:50 p.m.

Respectfully submitted,



Tracy A. Koranda
City Clerk