

Committee-of-the-Whole Minutes

Tuesday, October 22, 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
Shawn Christ, Land Development Manager
Alison Fleming, Human Resources Manager
Laura Duran, Parks Recreation Director
Don Goff, Network & Database Administrator
LeeAnn Fisher, Library Director
Trevor Fisk, Police Captain
Todd Allen, Fire Battalion Chief
Scott Hinton, City Engineer
Kathy Carr, Finance Director
Mike Waldron, Public Works Director
Kaye Whitley, Community Development Manager
Pat Burke, Economic Development Manager
Chris Comeaux, Fire Engineer
- OTHERS:** Joe Rives, WIU QC Riverfront President
Jerry Taylor, QC Convention & Visitors Bureau
Rory Washburn, Quad City Area Labor Management
Jerry Lack, Illowa Construction Labor & Management
Suzanne Chevelier, Renew Moline
Janet Mathias, Renew Moline
Mary Lorenzen, CACUP
Thomas Geyer, QC Times
Dawn Neuses, The Dispatch
Roland Glembine, WHBF News
Sandy Bingman, Resident
Sandy O'Neil, Resident
Mel Piff, Resident
Ron Miller, Resident
David Anderson, Resident

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

Questions on the Agenda

Mayor Raes indicated that item #13 will not be presented.

Mayor's Board Appointments

Mayor's appointment of Matt Sivertsen to the Special Service Area #6 Board to fill the expired term of Ron Sheehan to expire September 30, 2016. A motion was made by Alderman Knaack to approve. Seconded by Alderman Parker. Motion passed unanimously.

Proclamation

A Proclamation from the Quad Cities Convention and Visitors Bureau to declare Saturday, November 2, 2013, as "American Discovery Trail Day."

Agenda Items

- 1. A Resolution approving the project and program recommendations of the Citizens Advisory Council on Urban Council (CACUP) as contained within the CDBG Annual Action Plan and authorizing the Mayor to submit and implement said projects, programs and plan for FY 2014.** K. J. Whitley, Community Development Program Manager, stated that the City of Moline receives an annual entitlement grant award of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). As part of the public participation process, CACUP reviews applications for said funds and makes a recommendation to the City Council on the projects and programs to be funded for each program year. These projects and programs are contained within the Annual Action Plan, which is used as the application to initiate the annual entitlement funding process with HUD and also the serves as the document to guide implementation of the projects. A motion was made by Alderman Knaack to approve. Seconded by Alderman Bender. Motion passed unanimously.
- 2. Water Main Lining Pilot Project.** Greg Swanson, Utilities General Manager, explained that City staff is requesting authorization to accept a proposal from 3M Company, in the amount of \$70,250.00, for specialized services required to complete an innovative water main lining pilot project. This project will involve cleaning and lining the existing 6-inch cast iron water mains at four locations, using the 3M Scotchkote Pipe Renewal Liner 2400 system. Once installed, 3M's unique patented liner system will eliminate the discolored water problems currently associated with the unlined cast iron water mains at these dead end locations. The project locations are: 11th Avenue B, west of 46th Street; 18th Street C, north of 28th Avenue; 44th Street, North of 18th Avenue and 45th Street, North of 19th Avenue. City staff has conducted a good faith review of available sources and determined that 3M Company is the only vendor that can supply an AWWA Class IV structural water main lining system that is certified to the NSF/ANSI 61 standard and allows for same-day return to service of the water main being lined. The same-day return to service eliminates the need to construct a costly temporary water system to allow for water main lining to occur. City staff has been working with 3M personnel to gain Illinois Environmental Protection Agency (IEPA) approval of this unique and innovative pilot project. During the project execution, 3M personnel will be responsible to clean, swab and inspect the existing water main prior to lining application and then conduct post lining inspection to ensure proper execution. City staff will complete all other project related activities, such as, customer notification, excavations, disinfection, bacteriological testing and pavement restoration. City staff has negotiated a price of \$48.00 per foot for a two-pass 3.6 mm lining. This per foot cost is substantially less than the cost of open-cut water main replacement. Staff proposes to fund the pilot project using funds that remain in Water reserves after the 17th Avenue tank rehabilitation project was completed for an amount of \$108,309.28 under budget. Completion of this project and subsequent monitoring of these sites will allow staff to assess the viability of this water main rehabilitation technique. A motion was made by Alderman Parker to approve. Seconded by Alderman Turner. Motion passed unanimously.

3. **Zoning Map amendment for multiple properties located in the 4200-4300 block of 26th Avenue from R-2 (One-Family Residence District) to R-6 (Multifamily Residence District).** Shawn Christ, Land Development Manager, indicated that the Plan Commission identified an error on the zoning map which affects ten (10) multi-family residential properties on this block. All but one of these properties contain apartments and condominiums. The error occurred in 2006 when the new map mistakenly “downzoned” these properties to the R-2 zoning district. The Plan Commission held a hearing October 9 and recommends unanimous approval to rezone all properties to R-6 to correct the error. A motion was made by Alderman Turner to approve. Seconded by Alderman Acri. Motion passed unanimously.
4. **Request from the Illinois Department of Military Affairs to annex a tract of land totaling approximately 25 acres located at 5272 78th Avenue, Milan.** Shawn Christ, Land Development Manager, explained that City staff has been working with the Illinois Department of Military Affairs and the Quad City International Airport since 2010 to annex and rezone the Milan Readiness Center (Armory) in conjunction with a water main extension and upgrade project. A petition to rezone the property will be considered separately. A motion was made by Alderman Knaack to approve. Seconded by Alderman Acri. Motion passed unanimously.
5. **Zoning Map amendment for property located at 5212 78th Avenue, Milan, from R-2 (One-Family Residence District) to B-4 (Highway/Intensive Business District) following annexation.** Shawn Christ, Land Development Manager, stated that following annexation, the Milan Readiness Center (Armory) should be rezoned to a suitable zoning district. Plan Commission held a hearing on October 9 and recommends unanimous approval. A motion was made by Alderman Liddell to approve. Seconded by Alderman Schoonmaker. Motion passed unanimously.
6. **Request from the Planning & Development Department to annex a City-owned tract of land totaling 55.7-acres located at the northeast corner of the intersection of 50th Street and 87th Avenue.** Shawn Christ, Land Development Manager, indicated that if the adjoining Army National Guard/Milan Armory property is annexed, staff requests permission to immediately proceed with annexation of the City-owned “Bealer” property with the default zoning of R-2 One-Family Residence District. These actions will aid in marketing the property for sale & development. A motion was made by Alderman Liddell to approve. Seconded by Alderman Parker. Motion passed unanimously.
7. **Request from the Moline Plan Commission to recommend to the City of Rock Island a street name change for a two-block portion of 4th Avenue to “River Drive” along property located at 4501 4th Avenue, Rock Island.** Shawn Christ, Land Development Manager, stated that at the Plan Commission meeting held on October 9, 2013, Commissioners discussed how Moline’s River Drive extends into adjoining cities and could be developed into a multi-city naming effort similar to “Avenue of the Cities”. They noted River Drive terminates in Rock Island near Metrolink’s new Transit Maintenance Facility, and that two-block stretch is called 4th Avenue. They also noted 4th Avenue is not utilized by any other facility for addressing purposes. The Plan Commission recommends that a name change for Rock Island’s 4th Avenue to River Drive be suggested to the City of Rock Island. A motion was made by Alderman Turner to approve. Seconded by Alderman Parker. Motion passed unanimously.
8. **Request from Nicholas DeVolder for a variance to the sidewalk installation requirements for a property located at 3420 48th Avenue.** Shawn Christ, Land Development Manager, indicated that Mr. DeVolder is constructing two storage buildings on this industrially-zoned property and has applied for a variance to waive the sidewalk requirement. This is a corner lot which fronts on a narrow, unimproved street with no curbs and no ditches. Maps indicate that the street right-of-way is 40 feet wide along 48th Avenue but undefined along 38th Street. The nearest public sidewalk is approximately a half-mile from the site behind Ryan’s Steakhouse. There are no or slope restraints along this property frontage. The site survey suggests the street right-of-way is wide enough along 48th Avenue to accommodate a sidewalk, but not along 38th Street. There are no other sidewalks in the area. A motion was made by Alderman Liddell

- to approve. Seconded by Alderman Parker. Motion passed with Alderman Acri voting nay and Alderman Schoonmaker abstaining due to employment.
9. **Declaration of seized and forfeited vehicles as surplus property.** Trevor Fisk, Police Captain, stated that Illinois State Statute provides that law enforcement agencies may seize vehicles used during the attempt or commission of specific crimes and subsequently initiate forfeiture proceedings on those vehicles. The below listed vehicles were seized and forfeited to the police department, and staff is requesting that they be declared as surplus property and disposed of by the Finance Director through the legal disposal process that is most advantageous to the City, whether sealed bid, auction, negotiation or otherwise: 1998 Chevrolet 2500 Truck VIN# 1GCGC29R7WE118562. A motion was made by Alderman Knaack to approve. Seconded by Alderman Bender. Motion passed unanimously.
10. **A Special Ordinance approving Kymbyl Komplete Kare, Inc.'s vegetation and nuisance abatement bid proposal, and authorizing the Mayor and City Clerk to enter into a contract with Kymbyl Komplete Kare, Inc. for vegetation and nuisance abatement services in the amount of \$32.00 per hour for 2014 and \$35.00 per hour for 2015, with a show up fee in the amount of \$15.00 for 2014 and 2015, and for landfill charges of \$15.00 per cubic yard for 2014 and 2015 for the period of January 1, 2014 through December 31, 2015.** Maureen Riggs, City Attorney, explained that the Law Department published a Request for Bids for vegetation and nuisance abatement services on September 18, 2013. Kymbyl Komplete Kare, Inc., submitted the only responsible and responsive bid, possesses the equipment necessary to perform the work entailed and has been the only company to submit a bid for the past several years. City staff recommends accepting Kymbyl Komplete Kare, Inc.'s bid for vegetation and nuisance abatement services as set forth above. A motion was made by Alderman Bender to approve. Seconded by Alderman Turner. Motion passed unanimously.
11. **Second Amendment to KONE Development Agreement.** Maureen Riggs, City Attorney, stated that in the initial Development Agreement with Financial District Properties KP LLC, there is a clause requiring the Developer to have 75% of the residential units in the KONE Building sold and closed to third party buyers before Developer would be entitled to a property tax rebate. Developer has completed construction of the building but has been unable to sell the residential units because potential buyers have been unable to obtain conventional financing for purchase of these units as they are in a commercial building with no other existing residential units. Therefore, Developer proposes to finish the units and rent them out. Deleting the 75% sold requirement would allow Developer to proceed with its plan and obtain the property tax rebate under the Development Agreement once all remaining requirements are met. A motion was made by Alderman Knaack to approve. Seconded by Alderman Liddell. Alderman Schoonmaker made a motion to amend by requiring 75% of the residential units in the KONE Building to be leased or sold prior to being entitled to a property tax rebate. Seconded by Alderman Liddell. Motion to amend passed unanimously. Alderman Liddell made a motion to approve the amended motion. Seconded by Alderman Schoonmaker. Motion passed unanimously.
12. **Approval of Amendment #1 for the Local Agency Agreement for Participation for Motor Fuel Tax Section 06-00234-00-LS, WIU Rivertech Streetscape.** Scott Hinton, City Engineer, indicated that Construction for MFT Section 234 was completed in 2010, the contractor has been paid in full, and the project has long been closed out. IDOT has excess ARRA stimulus funds available and wishes to distribute them to local projects instead of returning them to the Federal government. IDOT proposes to deposit \$50,980.06 of these funds to the City's Motor Fuel Tax Fund through the WIU Rivertech Streetscape project. A motion was made by Alderman Liddell to approve. Seconded by Alderman Acri. Motion passed unanimously.
13. **Other – Annual TIF Reports.** Pat Burke, Economic Development Manager submitted the attached annual TIF Reports.

- 14. Other - A Resolution authorizing the Mayor and City Clerk to execute an Intergovernmental Agreement between the City of Moline and the Illinois Office of the Comptroller to provide the City access to the Comptroller's Local Debt Recovery Program.** Kathy Carr, Finance Director, stated that the Illinois Office of the Comptroller operates a system for the collection of debt owed to the State of Illinois by persons receiving payments from the State. Pursuant to adoption of Public Act 97-632, municipalities may utilize the State's system to access the State's local debt recovery program for purposes of collecting both tax and non-tax debts owed to the municipalities. In order to participate in the Local Debt Recovery Program, municipalities are required to enter into an intergovernmental agreement with the Illinois Office of the Comptroller. An intergovernmental agreement was entered into on February 26, 2013. This agreement will replace the previous agreement, and is necessary due to new software implementation by the Illinois Office of the Comptroller, and to designate the Moline Finance Director as the "Chief Officer of the Local Unit" for purposes of this agreement and for certification of debts owed to the City. A motion was made by Alderman Knaack to approve. Seconded by Alderman Schoonmaker. Motion passed unanimously.

The meeting adjourned at 7:03 p.m.

Respectfully submitted,



Tracy A. Koranda
City Clerk

TIF Summary as of December 2012

TIF 1 Downtown

	EAV	Total Revenue	Total Exp.	Fund Balance
2007	\$47,497,907	\$3,100,439	\$4,186,065	(\$2,659,556)
2008	\$48,879,849	\$2,952,073	\$5,075,106	(\$4,782,589)
2009	\$49,530,739	\$3,464,929	\$5,008,415	(\$6,215,003)
2010	\$50,300,852	\$3,473,974	\$3,889,440	(\$6,630,469)
2011	\$49,935,284	\$3,601,726	\$4,990,766	(\$8,019,510)
2012	\$48,814,370	\$4,707,275	\$3,352,516	(\$6,664,751)
Base EAV	\$27,153,391			

TIF 2 One Moline Place

	EAV	Total Revenue	Total Exp.	Fund Balance
2007	\$1,437,349	\$106,371	\$371,925	(\$316,284)
2008	\$1,700,615	\$120,516	\$293,228	(\$488,996)
2009	\$2,096,982	\$138,291	\$240,425	(\$591,130)
2010	\$2,381,334	\$161,180	\$239,050	(\$566,866)
2011	\$2,355,135	\$194,040	\$2,735,192	(\$3,210,152)
2012	\$2,583,231	\$2,988,395	\$287,526	(\$509,283)
Base EAV	\$49,818			

TIF 3 Old Moline High School

	EAV	Total Revenue	Total Exp.	Fund Balance
2007	\$900,245	\$2,357	\$0	\$5,296
2008	\$922,774	\$49,230	\$47,787	\$6,739
2009	\$925,225	\$51,616	\$48,167	\$10,188
2010	\$945,397	\$51,863	\$60,912	\$1,139
2011	\$948,763	\$53,589	\$50,374	\$4,354
2012	\$925,046	\$54,470	\$50,788	\$8,036
Base EAV	\$376,088			

TIF Summary as of December 2012

TIF 4 Autumn Trails

	EAV	Total Revenue	Total Exp.	Fund Balance
2007	\$1,266,105	\$76,882	\$0	\$44,239
2008	\$1,754,035	\$100,239	\$0	\$144,568
2009	\$2,545,340	\$136,676	\$206,440	\$74,804
2010	\$2,399,374	\$204,612	\$145,588	\$133,828
2011	\$2,399,374	\$192,600	\$189,590	\$136,838
2012	\$2,339,381	\$194,197	\$859,384	(\$528,399)
Base EAV	\$101,494			

TIF 5 KONE Centre

	EAV	Total Revenue	Total Exp.	Fund Balance
2010	\$0	\$0	\$1,405	(\$1,405)
2011	\$174,203	\$9,319	\$0	\$7,914
2012	\$5,362,962	\$32,368	\$0	\$40,282
Base EAV	\$171,939			

TIF 6 Moline Place Phase II & III

	EAV	Total Revenue	Total Exp.	Fund Balance
2010	\$173,858	\$0	\$6,204	(\$35,221)
2011	\$362,996	\$9	\$0	(\$35,212)
2012	\$0	\$4	\$396,000	(\$431,208)
Base EAV	\$161,454			

TIF Summary as of December 2012

TIF 7 Moline Business Park

	EAV	Total Revenue	Total Exp.	Fund Balance
2011		\$6,675,741	\$889,551	\$5,786,190
2012	\$171,395	\$10,234	\$62,850	\$5,733,575
Base EAV	\$171,939			

TIF 8 Route 6 & 150

	EAV	Total Revenue	Total Exp.	Fund Balance
2012		\$2	\$27,569	\$435
Base EAV	\$41,727			

TIF 9 41st Street

	EAV	Total Revenue	Total Exp.	Fund Balance
2012		\$0	\$28,898	(\$28,898)
Base EAV	\$561,763			

TIF Summary as of December 2012

TIF 7 Moline Business Park

	EAV	Total Revenue	Total Exp.	Fund Balance
2011		\$6,675,741	\$889,551	\$5,786,190
2012	\$171,395	\$10,234	\$62,850	\$5,733,575
Base EAV	\$171,939			

TIF 8 Route 6 & 150

	EAV	Total Revenue	Total Exp.	Fund Balance
2012		\$2	\$27,569	\$435
Base EAV	\$41,727			

TIF 9 41st Street

	EAV	Total Revenue	Total Exp.	Fund Balance
2012		\$0	\$28,898	(\$28,898)
Base EAV	\$561,763			