

# Committee-of-the-Whole Minutes

Tuesday, September 9, 2014

- PRESENT:** Mayor Scott Raes (*Chair*)  
Alderman John Knaack (*Ward 1*)  
Alderman David Parker, Jr. (*Ward 2*)  
Alderman Janet Bender (*Ward 3*)  
Alderman John Zelnio (*Ward 4*)  
Alderman Lori Turner (*Ward 5*)  
Alderman Kevin Schoonmaker (*Ward 6*)  
Alderman Sean Liddell (*Ward 7*)
- ABSENT:** 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 General Manager  
Chris Mathias, Property Management Coordinator  
Erica Williams, Environmental Manager  
Mike Kurek, Design Engineer  
Brian Vyncke, Fire Captain  
Steve Regenwether, Fire Engineer  
Angie Diederich, Firefighter/Paramedic
- OTHERS:** Scott Williams, Art-O-Lite Electric  
Jim Nelson, Parr Instruments  
Hank Jones, Resident  
Don Welvaert, Resident  
Sandy O'Neill, Resident  
Marilyn O'Hara, Resident  
Ron Miller, Resident  
Dawn Neuses, The Dispatch

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

**Proclamation**

Request from Moline Public Library to declare September 2014, as Library Card Sign-Up Month.

**Questions on the Agenda**

**Informational**

**Bicycle Accommodations.** Scott Hinton, City Engineer, gave an overview of the detail that was attached to the agenda.

**Stormwater Master Plan Projects.** Scott Hinton, City Engineer, gave an overview of the detail that was attached to the agenda.

**Agenda Items**

- Approval of a Stormwater Utility Rate Increase.** Scott Hinton, City Engineer, stated that since 2010, the City Council has enacted a Utility Tax and adjusted the Water and Water Pollution Control Utility rates in an effort to adequately fund replacement and repairs to the City’s aging street and utility infrastructure. The Stormwater Utility rates have not been similarly adjusted and are now insufficient to fund the Stormwater portion of the annual Capital Improvement Program and to undertake stormwater “Master Plan” projects. Staff proposes to increase the Stormwater Utility rates by 15% on January 1<sup>st</sup> of 2015, 2016, and 2017 to provide additional funding for stormwater infrastructure replacement and repair. The proposed rate increase will allow the Stormwater Utility to fully fund the stormwater portion of the annual Capital Improvement Program while continuing to work on stormwater master plan projects. When fully implemented in 2017, the majority of households will see a cumulative increase of \$3.04 to their quarterly Stormwater fee, or approximately \$12 per year.

Parcel Size	2014	2015 (+15%)	2016 (+15%)	2017 (+15%)
<u>Residential</u>				
Small < 1/4 Acre	5.84	6.72	7.72	8.88
1/4 < Medium < 1/2 Acre	11.24	12.93	14.86	17.09
1/2 < Large < 2 Acres	23.07	26.53	30.51	35.09
All Others				

The Stormwater Utility, similar to both the Water and Water Pollution Control Utilities, operates as an enterprise fund where the rates are set to provide sufficient revenues to cover the cost of providing the service. In order to operate as a true Utility, the revenues collected must cover all expenditures without being subsidized by other sources. The Stormwater Utility Rates were last increased on January 1, 2005. Alderman Liddell requested further information about all of the stormwater sewer projects in the City. Alderman Zelnio requested investigation for further solutions to the flooding on River Drive that would be less expensive. Alderman Schoonmaker requested that staff contact FEMA for possible solutions that may include purchasing the affected properties. Scott Hinton, City Engineer, stated that he would come back before Council at a later date with requested information.

- Acceptance of IDNR Outfall Diffuser Permit.** Greg Swanson, Utilities General Manager, indicated that the Illinois Department of Natural Resources (IDNR) has issued a Permit authorizing the City to construct a new outfall and diffuser in conjunction with the North Slope Wastewater Treatment Plant Improvements Project. The Permit is required as these improvements are to be constructed in the

Mississippi River Floodway and will discharge into its Public Waters. The Permit must be accepted and executed by duly authorized officers of the City of Moline. This item also appeared on the City Council Agenda on September 9, 2014, under “Items Not on Consent.” A motion was made by Alderman Knaack to approve. Seconded by Alderman Parker. Motion passed unanimously.

3. **North Slope Improvements Project Construction Contract.** Greg Swanson, Utilities General Manager, explained that bids for the North Slope Wastewater Treatment Plant Improvements Project were opened and publicly read on August 22, 2014. Three bids were received:

<b>Bidder</b>	<b>Lump Sum Base Bid</b>	<b>Bid Alternative No. 1B</b>	<b>Total</b>
Williams Brothers Construction	\$36,780,000.00	\$302,000.00	\$37,082,000.00
Civil Constructors	\$41,420,000.00	\$300,000.00	\$41,720,000.00
River City Construction	\$45,917,000.00	\$284,000.00	\$46,201,000.00

No irregularities or contingent conditions were noted in the bids received, and the lowest bidder has been determined to be qualified for the work. Staff recommends awarding the bid, including bid alternative No. 1B, in the total amount of \$37,082,000.00 to the lowest bidder, Williams Brothers Construction Inc., contingent upon execution of a Loan Agreement with Illinois Environmental Protection Agency’s Water Pollution Control Loan Program. Additional documentation attached. This item also appeared on the City Council Agenda on September 9, 2014, under “Items Not on Consent.” A motion was made by Alderman Parker to approve. Seconded by Alderman Zelnio. Motion passed unanimously.

4. **Utility overhang easement over City-owned property at River Drive and 20<sup>th</sup> Street.** Chris Mathias, Property Management Coordinator, indicated that MidAmerican Energy is requesting that the City of Moline grant a permanent utility easement to allow power lines to overhang the City-owned property at River Drive and 20<sup>th</sup> Street. The existing power lines running along the north side of River Dr. need to be relocated to the north to accommodate the River Drive construction project. Upon further investigation, staff recommends approval to dedicate the affected parcel as right of way in order to allow MidAmerican permanent access. A motion was made by Alderman Turner to approve dedicating the parcel as right of way. Seconded by Alderman Schoonmaker. Motion passed unanimously.
5. **Approval to update the City of Moline’s Debt Management Policies.** Kathy Carr, Finance Director, stated that the key to a well managed debt program is the development and adherence to a formal debt policy. A debt policy establishes the parameters for issuing and managing debt. A consistently applied policy provides evidence to the rating agencies as to the City’s commitment to sound financial management and controlled borrowing practices. It is regarded positively when evaluating credit worthiness. The proposed policy includes elements that are commonly found in a debt policy. Among them are provisions establishing overall limitations on the issuance of debt, purposes for which debt may be issued, credit objectives, methods of sale and compliance with arbitrage requirements. Additionally, the City may borrow from financial institutions using term loans and line of credits to minimize the expense and administrative effort associated with other types of borrowings. A motion was made by Alderman Knaack to approve. Seconded by Alderman Parker. Motion passed unanimously.
6. **A Resolution authorizing the Mayor and City Clerk to execute a Consent to Assignment of the Marina Harbor Facility Lease and Concession Contract between current Lessee, Marquis Management, LLC, and Pretasky Roach Properties, LLC.** Maureen Riggs, City Attorney,

explained that the City is the owner of real property on which the Marquis Harbor Marina and the Captain's Table Restaurant are located, and Marquis Management, LLC ("Marquis") is the owner and operator of the marina and the restaurant. The City leases the real property to Marquis pursuant to a Marina and Harbor Facility Lease and Concession Contract ("Lease") dated November 8, 1991, and its addendums and amendments; the Lease termination date is April 30, 2020. Article VIII of the Lease provides for its assignment pursuant to written consent of both parties. Marquis wishes to assign the Lease to Pretasky Roach Properties, LLC ("Pretasky") pursuant to an Asset Purchase Agreement executed December 19, 2013 by Marquis, as Seller, Dubuque Yacht Basin, Inc., as Member, and Pretasky, as Buyer. The Asset Purchase Agreement authorizes the sale and transfer of the marina and restaurant to Pretasky and includes all related personal property, goodwill and assets associated therewith. Under this Consent to Assignment, Pretasky will assume all responsibilities, obligations and duties of Lessee pursuant to the Lease and its addendums and amendments. The City's rights and obligations under the Lease will not be affected. A motion was made by Alderman Liddell to approve. Seconded by Alderman Schoonmaker. Motion passed unanimously.

The meeting adjourned at 7:28 p.m.

Respectfully submitted,



*Tracy A. Koranda*  
City Clerk