

Committee-of-the-Whole Minutes

Tuesday, November 4, 2014

- PRESENT:** Mayor Scott Raes (*Chair*)
Alderman John Knaack (*Ward 1*)
Alderman David Parker, Jr. (*Ward 2*)
Alderman John Zelnio (*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
Nate Scott, IT Manager
Lisa Powell-Williams, Library Coordinator
Kim Hankins, Public Safety Director
Scott Hinton, City Engineer
Kathy Carr, Finance Director
Jeff Anderson, City Planner
Mike Waldron, Public Works Director
Annaka Whiting, Housing Grant Compliance Analyst
Greg Swanson, Utilities General Manager
- OTHERS:** Marilyn O'Hara, Resident
Sandy O'Neill, Resident
Kevin Smith, The Dispatch

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

Mayor Raes announced that Alderman Bender submitted her resignation effective immediately due to personal reasons.

Agenda Items

- 1. A Resolution authorizing approval of an amendment to the Revolving Loan Fund Guidelines.**
Annaka Whiting, Housing Grant Compliance Analyst, stated that the City's Revolving Loan Fund has not been utilized in over a year. Staff, with Loan Committee's knowledge and consent, proposes lowering the interest rate to the Revolving Loan Fund Guidelines to make the program more marketable and attractive to potential business owners. Approval of this item would authorize an amendment to the Revolving Loan Fund Guidelines. A motion was made by Alderman Knaack to approve. Seconded by Alderman Parker. Motion passed unanimously.

2. **A Resolution authorizing the Mayor and City Clerk to execute a Subordination Agreement for a Mortgage held against 4512 Avenue of the Cities, through the Façade Program.** Annaka Whiting, Housing Grant Compliance Analyst, explained that Bank Orion has recently refinanced a property located at 4512 Avenue of the Cities, which is owned by Jack Laud. The City currently has a recorded Mortgage against that property for a façade grant that was given to Mr. Laud in 2013. Through the Façade Program, the loan is forgivable after five years with the condition that the property be maintained until 2018, when the loan is expected to be forgiven. Prior to Bank Orion refinancing, the City was in 3rd position behind existing mortgages. Bank Orion has refinanced and paid out the first two mortgages against the property with the condition that the City subordinate and be moved up to 2nd position so that Bank Orion can take 1st position. This is the first subordination request through the Façade Program; nonetheless, staff is comfortable with subordinating given the fact that the refinancing will allow the City to move up to 2nd position from 3rd, while taking into consideration that there is still sufficient equity in the building in the event the loan defaults prior to 2018. Approval of this item would authorize execution of the Subordination Agreement for 4512 Avenue of the Cities. A motion was made by Alderman Parker to approve. Seconded by Alderman Zelnio. Motion passed with Alderman Schoonmaker abstaining due to employment.

3. **A Resolution authorizing the Utilities General Manager to approve Change Order #1 to the Contract with Williams Brothers Construction, Inc., for the North Slope Wastewater Plant Improvements Project.** Greg Swanson, Utilities General Manager, indicated that the North Slope Wastewater Plant Improvements Project’s scope of work includes the procurement and installation of four new high-speed, high-efficiency blowers. The Project bidding documents required bidders to specifically indicate in their bids either APG-Neuros or GE-Roots as the brand of high-speed, high-efficiency blowers to be furnished if awarded the contract. The City accepted a bid from Williams Brothers Construction, Inc., which included GE-Roots blowers. However, subsequent to the bid opening and award, City staff learned that a licensing agreement between GE-Roots and Turbomax, the blower manufacturer, had not been renewed; said licensing agreement had allowed Turbomax blowers to be sold under the GE-Roots name in the United States. As a result, City staff has determined that it is in the City’s best interests to install fully licensed APG-Neuros blowers in the Project. The change order increases the original contract value of \$37,082,000 to \$37,238,665, as follows:

| Contract Cost with GE-Roots Blowers | Change Order Amount | Contract Cost with APG-Neuros Blowers |
|-------------------------------------|---------------------|---------------------------------------|
| \$37,082,000 | \$156,665 | \$37,238,665 |

Staff requested authorization to approve Change Order #1 in the amount of \$156,665 allowing Williams Brothers Construction, Inc. to furnish four APG-Neuros blowers for the North Slope Wastewater Plant Improvements Project. A motion was made by Alderman Parker to approve. Seconded by Alderman Liddell. Motion passed unanimously.

4. **A Resolution authorizing the Utilities General Manager to accept a professional services proposal from True North Consultants for environmental construction oversight services required for the North Slope Wastewater Plant Improvements Project.** Greg Swanson, Utilities General Manager, explained that several environmental conditions of potential concern exist at the North Slope Wastewater Plant Improvements Project site. True North Consultants (“True North”) is very familiar with these environmental site conditions and has submitted a proposal to provide the required oversight to monitor and document the contractor’s activities in relation to these site conditions. True North’s oversight services involve four primary areas of activity: 1) Preparation of Material Handling Plan; 2) Environmental Monitoring & Oversight; 3) Dewatering System Observation, Sampling & Analysis; and 4) Preparation of a Summary Report. These environmental construction oversight services are considered to be essential to the success of the Project. City staff

requests authorization to accept True North Consultants' proposal, which includes an estimated cost range of \$53,630 to \$81,020, and specific unit prices for added scope work, should such work be required. A motion was made by Alderman Parker to approve. Seconded by Alderman Turner. Motion passed unanimously.

5. **Other – A request to fund approximately 30% of the cost to acquire properties considered to be repetitive loss by the Illinois Environmental Protection Agency.** Scott Hinton, City Engineer, stated that the City of Moline has been notified by the Illinois Environmental Protection Agency regarding two properties in the 200 block of 48th Street that have been identified as “Repetitive Loss Properties” during flooding events. The guidelines outlined by the IL EPA for buying out such properties only allows the IL EPA to fund approximately 70% of the assessed value of the properties. The City of Moline would have to fund the remaining approximately 30% for the buy outs to proceed. The properties would become green space and be owned and maintained by the City of Moline. A motion was made by Alderman Acri to approve. Seconded by Alderman Knaack. Motion failed unanimously.

The meeting adjourned at 6:50 p.m.

Respectfully submitted,



Tracy A. Koranda
City Clerk