

# Committee-of-the-Whole Minutes

Tuesday, February 10, 2015

**PRESENT:** Mayor Scott Raes (*Chair*)  
Alderman John Knaack (*Ward 1*)  
Alderman David Parker, Jr. (*Ward 2*)  
Alderman Carol Triebel (*Ward 3*)  
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  
Bernita Reese, 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

**OTHERS:** Members of the Press

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

## Presentation

Joe Taylor, Quad Cities Convention and Visitors Bureau, gave an update on Missouri Valley Conference Women's Basketball Tournament.

## Agenda Items

- 1. An Ordinance amending Chapter 22, "OFFENSES – MISCELLANEOUS," of the Moline Code of Ordinances, by repealing Section 22-4100, "UNLAWFUL USE OF WEAPONS," and Section 22-4103, "DISCHARGE OF WEAPONS," in their entirety and enacting in lieu thereof new Sections 22-4100 and 22-4103 dealing with the same subject matter.** Maureen Riggs, City Attorney, stated that Title 15, Section 5001, of the United States Code, contains a provision preempting local municipalities from prohibiting the sale of bb guns and other imitation guns, including paint ball or pellet-firing air guns that expel a projectile; the exception to this provision is the sale of such guns to minors (18 years or younger). Adoption of this ordinance will amend the City's weapons ordinance to follow the federal regulation and to clarify that it is unlawful to use or discharge weapons, other than police officers'

weapons and paintball guns/paintball markers, on public property or right-of-way within the City and that it is unlawful to sell weapons of any kind to minors. A motion was made by Alderman Knaack to approve. Seconded by Alderman Schoonmaker. Motion passed unanimously.

**2. A Special Ordinance authorizing the Mayor and City Clerk to execute a Second Amendment to and Restatement of the Development Agreement between the City of Moline and Moline Promenade Investors, LLC for the Quad Cities Multi-Modal Station and Element Hotel.** Lew Steinbrecher, City Administrator, explained that the City entered into a Development Agreement with Moline Promenade Investors, LLC (“Developer”) for the Quad Cities Multi-Modal Station project in November 2013. The agreement provided, in part, that Developer would renovate the former O’Rourke Building into an extended stay hotel and retail and commercial outlets. Due to the inefficiencies and higher costs associated with renovating an old, existing warehouse building into an upscale extended stay hotel (versus new construction), the Developer has experienced higher construction costs to build the Element Hotel at the former O’Rourke Building. These costs amount to an additional \$2.6 million expense to the Developer to bring this hotel product online, now making this private financial investment questionable and creating a challenge for the City to open the passenger rail station without a hotel, restaurants and commercial retail in the facility. The total project cost has now risen to \$13.5 million due to these increased costs coupled with site and building preparation costs that were not budgeted at the time of the original agreement. In an effort to prevent the Developer from withdrawing from this project due to the economic unfeasibility of the hotel with these higher costs and opening the train station in an otherwise vacant building, City staff opened renegotiations to save this project. The amendment to the Development Agreement proposes a rebate maximum of \$1.925 million, which would be paid out over an estimated eleven years. This incentive represents 14.25% of total project costs. In return, the City will receive a renovated O’Rourke Building with a 95-room hotel, restaurants and commercial retail space to complement the train station, reimbursement of its \$1.3 million to originally acquire this site and other eligible costs, as well as new hotel-motel use tax revenues, and approximately \$60,000 annually in parking fee revenues. Without this incentive, it is unlikely from an economical perspective that the Element Hotel would be located in the O’Rourke Building. A motion was made by Alderman Knaack to approve. Seconded by Alderman Parker. Motion passed unanimously.

**3. A Resolution authorizing the Mayor and City Clerk to execute a contract with Walter D. Laud, Inc. for Project #1221, 2015 Pavement Patching Program, in the amount of \$1,183,790.55.** Scott Hinton, City Engineer, indicated that bids were opened and publicly read on January 27, 2015 for Project #1221 with the following results:

\$1,183,790.55	Walter D. Laud, Inc.
\$1,212,975.00	Centennial Contractors of the Quad Cities, Inc.
\$1,324,829.00	Treiber Construction Company, Inc.
\$1,495,752.00	Valley Construction Company

A motion was made by Alderman Parker to approve. Seconded by Alderman Liddell. Motion passed unanimously.

**4. A Resolution authorizing the Mayor and City Clerk to execute a contract with Denler, Inc. for Project #1219, 2015 Joint and Crack Sealing Program, in the amount of \$62,200.00.** Scott Hinton, City Engineer, stated that bids were opened and publicly read on January 27, 2015 for Project #1219 with the following results:

\$62,200.00	Denler, Inc.
\$66,200.00	NuCoat Sealing, LLC
\$68,400.00	River City Cutting & Coring
\$83,500.00	Walter D. Laud, Inc.

A motion was made by Alderman Schoonmaker to approve. Seconded by Alderman Parker. Motion passed unanimously.

5. **A Resolution authorizing the Mayor and City Clerk to execute a contract with Walter D. Laud, Inc. for Project #1222, 2015 Inlet & Catch Basin Replacement Program, in the amount of \$269,340.30.** Scott Hinton, City Engineer, explained that bids were opened and publicly read on February 3, 2015 for Project #1222 with the following results:

\$269,340.30	Walter D. Laud, Inc.
\$289,396.00	Valley Construction Company
\$338,646.30	Centennial Contractors of the Quad Cities, Inc.
\$389,865.30	Langman Construction, Inc.

A motion was made by Alderman Liddell to approve. Seconded by Alderman Acri. Motion passed unanimously.

6. **A Resolution authorizing the Mayor and City Clerk to execute a contract with Settle, Inc. for Project #1220, 2015 Seal Coat Program, in the amount of \$78,780.00.** Scott Hinton, City Engineer, indicated that bids were opened and publicly read on February 3, 2015 for Project #1220 with the following results:

\$78,780.00	Settle, Inc.
\$106,935.00	Brandt Construction Company

A motion was made by Alderman Parker to approve. Seconded by Alderman Triebel. Motion passed unanimously.

7. **A Resolution authorizing approval of a Reconciliation Change Order with Valley Construction Company for Project No. 1216, Water Main at 515 Valley View Drive, Moline, in the amount of \$11,042.38.** Scott Hinton, City Engineer, stated that in order to make final payment to the contractor and close out the contract, a change order is needed in the amount of \$11,042.38. The change order reflects the difference between the estimated bid quantities and final quantities actually constructed. The change order increases the original contract value of \$32,888.00 by 33.6% to \$43,930.38. A motion was made by Alderman Zelnio to approve. Seconded by Alderman Liddell. Motion passed unanimously.

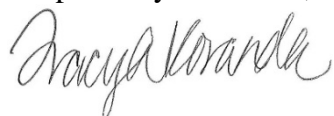
8. **A Resolution authorizing the Mayor and City Clerk to execute an Agreement with Quality Controlled Staffing for temporary and seasonal staffing services beginning March 1, 2015 through February 28, 2017.** Alison Fleming, Human Resources Manager, explained that an RFP (request for proposal) was published, and Quality Controlled Staffing provided the proposal that was most advantageous to the City and in the City's best interest. The agreed upon and mutually beneficial agreement fulfills temporary and seasonal staffing needs of City departments and also contains the insurance and liability coverage requested. The contract will be effective March 1, 2015 and run for two years with the option to renew thereafter. A motion was made by Alderman Knaack to approve. Seconded by Alderman Turner. Motion passed with Aldermen Parker and Zelnio voting nay

### **Informational**

Kathy Carr, Finance Director, gave an overview of the attached Ambulance Financial Summary. Alderman Liddell, Seconded by Alderman Zelnio made a motion to direct staff to change the ordinance to include a fee for non-resident first responders. Alderman Knaack, Seconded by Alderman Liddell made a motion to amend to include a Citizens Assist Fee that would be separate line item from the Non-Resident First Responder Fee. Motion to amend passed unanimously.

The meeting adjourned at 7:27 p.m.

Respectfully submitted,



Tracy A. Koranda, City Clerk