

Committee-of-the-Whole Minutes

Tuesday, March 24, 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
JD Schulte, Fleet Services Manager
Chris Mathias, Property Management Coordinator
Shawn Christ, Land Development Manager
Amy Keys, Deputy City Attorney
James Feehan, Police Officer
Jerry Patrick, Police Captain

OTHERS: Mike Wendt, Resident
Sandy O'Neill, Resident
Ron Miller, Resident
Family of James Feehan
Dawn Neuses, The Dispatch
Jenna Morton, WQAD

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

Oath of Office

Oath of office for regular commissioned appointment as a Police Officer to James R. Feehan effective March 25, 2015 (hire date March 25, 2014).

Proclamation

A Proclamation from the Junior Achievement of the Heartland to declare April 2, 2015, as “Junior Achievement Day.”

A Proclamation from the The Pilot Club of Moline to declare March 16-22, 2015, as “Brain Awareness Week.”

Agenda Items

1. **A Resolution authorizing the purchase of six grounds maintenance units for the Parks and Recreation Department from Holland and Sons, Inc., Geneseo, Illinois, in the amount of \$82,194.66.** J.D. Schulte, Fleet Manager, stated that several grounds maintenance units in the Parks and Recreation Department have exceeded their useful life. These mowing systems are used throughout the Parks system for turf maintenance. The units being proposed have two significant changes over previously used models in the City of Moline fleet. These units will operate on clean burning propane fuel and offer both a lower price point at time of purchase, as well as a lower cost of operation. The second significant difference is the inclusion of a new technology referred to as a Tweel. A Tweel is a suspension-type tire and wheel configuration that uses no air. The Illinois Association of County Board Members and Commissioners has bid discounts that are extended to all constituents from the John Deere Company. The local John Deere dealer, Holland and Sons, Inc., is able to furnish six of the recommended mowing systems on contract #10-LT00777-A at the discounted price of \$82,194.66. A motion was made by Alderman Knaack to approve. Seconded by Alderman Parker. Motion passed unanimously.
2. **A Special Ordinance authorizing the Mayor and City Clerk to execute a Lease Agreement with Reason Farms to farm City-owned property located at Runge Farm (RICO Tax Parcels 11-64, 11-64-C and 11-68), Pryce Farms (RICO Tax Parcels 12-112 and 12-119), and Bealer Farm (RICO Tax Parcel 11-49) from April 21, 2015 through December 31, 2018.** Chris Mathias, Property Management Coordinator, indicated that the City of Moline owns three large farm properties south of the QC Airport which are being held for future residential development. City staff opted to put a Request for Proposals (RFP) out this year to try to increase farm rents collected on these properties. The City received three bids in response to the RFP. The highest bid was from Jason Flickinger of Reason Farms, Joy, Illinois, at \$215/tillable acre. The other two bids received were for \$145/tillable acre and \$176/tillable acre. With the new lease, revenues will increase by \$85/tillable acre, a 65% increase in profit. The new tenant will also continue to till in the leaves that Public Works collects from the leaf vacuuming program and save the City money on landfill costs. A motion was made by Alderman Turner to approve. Seconded by Alderman Zelnio. Motion passed unanimously.
3. **A Special Ordinance authorizing the Mayor and City Clerk to execute an agreement with John Rogers DBA Roy’s All Fed Up to sell food and beverages from a mobile concession stand along a portion of Ben Butterworth Parkway from April 1, 2015 through October 31, 2015.** Bernita Reese, Parks Recreation Director, explained that John Rogers DBA Roy’s All Fed Up desires a Lease and Concession Agreement for the purpose of selling food and beverages from a mobile concession stand along a portion of Ben Butterworth Parkway. The Park and Recreation Board supports the agreement and believes that this agreement will enhance services for residents and visitors utilizing the Parkway. John Rogers DBA Roy’s All Fed Up has been providing these services at this location on Ben Butterworth Parkway since 2008. A motion was made by Alderman Liddell to approve. Seconded by Alderman Acri. Motion passed unanimously.
4. **A Resolution authorizing the Mayor and City Clerk to execute a Loan Agreement between the City of Moline and the Moline Community Development Corporation, an Illinois Not-For-Profit Corporation, in the amount of \$10,000 to assist with rehabilitation of property at 1224 18th Street, Moline.** Ray Forsythe, Planning & Development Director, stated that in order to fund the rehabilitation of property located at 1224 18th Street, the Moline Community Development Corporation (MCDC) needs

additional funds and is requesting a loan from the City. Proceeds from the loan will complete the final phase of the project. Once the MCDC sells the home to a qualified family, the MCDC will repay the City loan. A motion was made by Alderman Knaack to approve. Seconded by Alderman Schoonmaker. Motion passed unanimously.

5. **A Special Ordinance authorizing the Mayor and City Clerk to execute a Temporary Antenna Site Lease and corresponding documents between the City of Moline and New Cingular Wireless PCS (“Tenant”) to allow Tenant to temporarily relocate its wireless communications equipment to a portion of City-owned property at 309 12th Street, Moline, from March 1, 2015 through June 30, 2016.** Maureen Riggs, City Attorney, indicated that New Cingular Wireless PCS (“Tenant”) has certain wireless communications equipment on the former O’Rourke Brothers building located at 12th Street and 4th Avenue, Moline. Tenant wishes to relocate the equipment to and lease a portion of City-owned property at 309 12th Street (the former River Bend Food Reservoir property), during renovation and construction of a new hotel at the O’Rourke building pursuant to the development agreement for the Quad Cities Multi-Modal Station project. The term of the lease would be March 1, 2015 through June 30, 2016, with an option to renew monthly for six months upon mutual consent of the parties. The lease rent will be \$10.00 per month for the lease term and any extension granted. A motion was made by Alderman Parker to approve. Seconded by Alderman Liddell. Motion passed unanimously.
6. **A Resolution authorizing approval of a Resolution for Improvement by Municipality under the Illinois Highway Code for Motor Fuel Tax (MFT) Section 15-00260-00-PV, John Deere Road Widening, Phase 2.** Scott Hinton, City Engineer, stated that a Resolution for Improvement is necessary to use MFT Reserves for the City of Moline’s portion of the Illinois Department of Transportation’s John Deere Road Widening project. A motion was made by Alderman Knaack to approve. Seconded by Alderman Parker. Motion passed unanimously.
7. **A Resolution authorizing approval of plans and specifications as proposed by the State of Illinois, Department of Transportation, for a joint City-State improvement of Illinois 5 (John Deere Road Expressway) from 38th Street to 70th Street, FAP 595, State Section (142-1, 142)R, in the City of Moline, Rock Island County, Illinois.** Scott Hinton, City Engineer, indicated that a portion of the John Deere Road Widening Project will be added to the City of Moline’s street system after completion of the project. The Illinois Department of Transportation (IDOT) requires that the City of Moline pass a Resolution formally approving IDOT’s plans and specifications for the work. A motion was made by Alderman Knaack to approve. Seconded by Alderman Parker. Motion passed unanimously.
8. **A Resolution authorizing the Mayor and City Clerk to execute an Agreement with the Illinois Department of Transportation related to Phase 2 of the John Deere Road Widening Project.** Scott Hinton, City Engineer, explained that the Illinois Department of Transportation (IDOT) requires the City of Moline to execute an Agreement detailing cost sharing, ownership, and future maintenance responsibilities for improvements made as part of Phase 2 of the John Deere Road Widening Project. IDOT agrees to widen and improve IL 5 (John Deere Road) from I-74 to 70th Street, design the improvements in their entirety, administer the contract for construction, and maintain all improvements within IDOT’s right-of-way (ROW). In return, the City of Moline agrees to relocate City-owned utilities that conflict with the proposed improvements, reimburse IDOT for construction costs to City-owned infrastructure and local streets within the project limits, and assume ownership for improvements outside of IDOT ROW. The City’s estimated share of the \$55,200,000 project is \$331,072. This reflects an 80% Federal funding share for most improvements deemed to be the City’s responsibility. The Agreement requires the City to submit a payment of 80% of the City’s estimated share upon award of the contract and a final payment based on final quantities constructed at the completion of the project. A motion was made by Alderman Knaack to approve. Seconded by Alderman Parker. Motion passed unanimously.

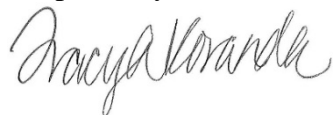
9. **Other - North Slope Change Order.** Scott Hinton, City Engineer, stated that there is a change order forthcoming regarding the North Slope project. There will be approximately \$65,000 less for electrical redundancy, however, additional costs for pilings that will be needed for the foundation. This change order will come back as a formal Council Bill once that portion of the project is complete.
10. **Other - A Resolution authorizing the Mayor and City Clerk to execute a Certification of Exemption for U.S. Department of Housing and Urban Development funded projects; and authorizing City staff to do all things necessary to complete the Environmental Review Process for the 2015 Capital Fund Program for the Moline Housing Authority.** The Moline Housing Authority receives Federal funds to provide a variety of programs and administration related to housing in the City of Moline. The Mayor recommends the appointment of the Board of Directors and the City Council approves the appointment. The Chicago office of the U.S. Department of Housing and Urban Development (HUD) has requested that the City's Community Development department staff work with the Moline Housing Authority (MHA) to complete environmental reviews for MHA's projects, which are included in MHA's 2015 Capital Fund Program. Because the City of Moline is the responsible entity per Federal statute, the completed reviews require the Mayor's signature on behalf of the City. Staff therefore seeks Council's approval to authorize the Mayor and City Clerk to execute a Certification of Exemption for HUD-funded projects and to authorize City staff to do all things necessary to complete the required documents to conform to the environmental review process for the 2015 Capital Fund Program for the MHA. A motion was made by Alderman Turner to approve. Seconded by Alderman Knaack. Motion passed unanimously.

Informational

Scott Hinton, City Engineer, stated that Traffic Signals at Avenue of the Cities and 34th Street will need to be replaced and relocated to be in compliance with ADA regulations for sidewalk approaches.

The meeting adjourned at 7:06 p.m.

Respectfully submitted,



Tracy A. Koranda
City Clerk