

## Committee-of-the-Whole Minutes

Tuesday, October 13, 2015

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- PRESENT:** His Honor Mayor Scott Raes, *Chair*  
Alderman Quentin Rodriguez (*Ward 1*)  
Alderman David Parker, Jr. (*Ward 2*)  
Alderman Mike Wendt, (*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 (*At-Large*)
- STAFF:** Lew Steinbrecher, City Administrator  
Kathy Carr, Finance Director  
Maureen Riggs, City Attorney  
Tracy Koranda, City Clerk  
Ray Forsythe, Planning & Development Director  
Alison Fleming, Human Resources Manager  
Bryon Lear, Library Coordinator  
Kim Hankins, Public Safety Director  
Scott Hinton, City Engineer  
Jeff Anderson, City Planner  
Mike Waldron, Public Works Director  
Nate Scott, IT Manager  
Todd Allen, Battalion Chief  
Jeff Snyder, Battalion Chief  
Doug House, Municipal Services General Manager  
Brandon Pannell, Municipal Services Operations Manager  
Rodd Schick, Parks Operations Manager  
Greg Swanson, Utilities General Manager  
Tony Loete, Water Distribution Manager  
Keith Verbeke, Finance Manager  
JD Schulte, Fleet Services Manager  
Lisa Powell-Williams Library Services Coordinator  
Christina Conklin, Library Services Coordinator  
Kelly Giovanine, Library Marketing Development Coordinator  
Lori Wilson, Parks Recreation Programmer II  
Todd Slater, Cemetery Sexton  
Annaka Whiting, Grant Compliance Manager  
Arnie McCollum, Laborer/AFSCME President
- OTHERS:** Deb Raes, Resident  
Carol Triebel, Resident

Mel Piff, Resident  
Sandy O'Neill, Resident  
Heather Allen, Business Owner  
Joe Taylor, Quad Cities Convention & Visitors Bureau  
Don Welvaert, Park Board Member  
Wayne Smith, Library Board Member  
JoAnn Waldron, Library Board Member  
Dawn Neuses, Reporter, *The Dispatch*

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

### **Mayor's Board Appointments**

Mayor's appointment of David Navarro to the Park Board to fill the unexpired term of Sue Erickson to expire May 31, 2019. A motion was made by Alderman Parker to approve. Seconded by Alderman Zelnio. Motion passed unanimously.

### **Proclamation**

A Proclamation from the Pilot Club to declare October 18, 2015, as "Pilot International Day."

### **Agenda Items**

- 1. A Special Ordinance authorizing the Mayor and City Clerk to execute an Estoppel Certificate and Consent Agreement ("Agreement") permitting Tower Assets Newco IX, LLC, a Delaware limited liability company, to take assignment of the Tower Site Option and Ground Lease Agreement ("Lease") between the City and Pegasus Tower Development Company, LLC, for the site located at 2701 30<sup>th</sup> Street Court, Moline, Illinois.** Amy Keys, Deputy City Attorney, stated that on March 30, 2010, the City executed a Lease with Pegasus Tower Company, LTD., for its placement of antenna facilities on City premises located at 2701 30<sup>th</sup> Street Court, known as Jefferson Park. Pegasus Tower Company, LTD., proceeded with exercising the option and pursuant to terms of the Lease, started its Lease with the City on January 1, 2011. Pursuant to terms of the Lease, Pegasus Tower Company, LTD., assigned its interest in the Lease to Pegasus Tower Development Company, LLC. City staff has received and reviewed the financials of Tower Assets Newco IX, LLC ("Tower Assets") and finds them acceptable in valuation as a service provider. Execution of the Agreement by the City will allow Tower Assets to take assignment of the Lease upon closing of the transaction between Pegasus Tower Development Company, LLC, and Tower Assets. A motion was made by Alderman Liddell to approve. Seconded by Alderman Schoonmaker. Motion passed unanimously.
- 2. A Resolution providing for a feasibility study on the designation of a portion of the City of Moline as a redevelopment project area and to induce development interest within such area; and authorizing expenditures in the course of planning and redevelopment, prior to a redevelopment project area being established, that may be reimbursable from TIF proceeds.** Ray Forsythe, Planning & Development Director, explained that this Resolution is required to begin the process to implement tax increment financing (TIF). It is necessary for the City to adopt a redevelopment plan and redevelopment project; designate a redevelopment project area on the basis of finding that the area qualifies pursuant to statutory requirements; make a finding that the redevelopment project area on the whole has not been subjected to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan, which plan contains a commitment to use public funds; and allow the City to recover these expenditures from first proceeds of the TIF program, if established. A motion was made by Alderman Parker to approve. Seconded by Alderman Zelnio. Motion passed unanimously.
- 3. A Resolution authorizing the Mayor and City Clerk to enter into a Technical Services Agreement with Peckham Guyton Albers & Viets, Inc. (PGAV) for consulting services in an amount not to exceed \$35,000 to explore the feasibility of establishing a tax increment finance redevelopment project area in an area identified herein as the Moline Centre Redevelopment Project Area.** Ray Forsythe, Planning & Development Director, indicated that this Agreement provides for the necessary technical/professional services required to establish the TIF

district for the Moline Centre Redevelopment Project Area, specifically, for consulting services in an amount not to exceed \$35,000 to explore the feasibility of creating a new tax increment financing district and establishing a tax increment finance redevelopment project area for said project. A motion was made by Alderman Parker to approve. Seconded by Alderman Zelnio. Motion passed unanimously.

- 4. A Resolution authorizing the Mayor and City Clerk to execute a Contract with Needham Excavating, Inc. for Project #1206, Airport Industrial Park Utility Extensions, in the amount of \$2,623,538.95.** Scott Hinton, City Engineer, stated that bids were opened and publicly read on September 22, 2015, for Project #1206 with the following results:

\$2,623,538.95	Needham Excavating, Inc.
\$2,723,813.50	Valley Construction Company
\$2,898,731.00	Langman Construction, Inc.
\$3,080,674.00	Brandt Construction Company
\$3,085,938.00	McCarthy Improvement Company
\$3,183,342.50	Miller Trucking & Excavating, Inc.

Project #1206 includes the extension of City's water and sanitary sewer infrastructure along Airport Road then south along Case Creek to the Industrial Park. Needham Excavating, Inc. submitted the lowest responsible and responsive bid. A motion was made by Alderman Parker to approve. Seconded by Alderman Turner. Motion passed unanimously.

- 5. A Resolution authorizing the Mayor and City Clerk to execute a Contract with Miller Trucking & Excavating, Inc. for Project #1232, Washburn Building Demolition, in the amount of \$69,505.** Scott Hinton, City Engineer, explained that bids were opened and publicly read on September 29, 2015, for Project #1232, with the following results:

\$69,505	Miller Trucking & Excavating, Inc.
\$74,777	Valley Construction Company

The Washburn property will be combined with the former Food Bank property and used for public parking and parking for the new hotel in the Multi-Modal Station. Miller Trucking submitted the lowest responsible and responsive bid. A motion was made by Alderman Parker to approve. Seconded by Alderman Wendt. Motion passed unanimously.

### **Work Session Agenda Items**

Mayor Raes reminded those in attendance that the meeting is a work session and that comments would not be heard by the public until the time designated for the public to address the Council at end of the Committee of the Whole Meeting.

Lew Steinbrecher, City Administrator, stated that the administration has a new recommendation pertaining to the originally proposed property tax levy increase of \$580,000 that was contained in the 2016 budget message. In accordance with the Long-Term Financial Stability Policy adopted by the City Council in May 2006, it would be the City's practice to increase the property tax levy to capture the increase in the Equalized Assess Value (EAV) and take advantage of the economic growth being experienced, but would not increase the property tax rate on individual homeowners who did not experience an increase in their residential property value. For 2016, the growth in the City's EAV will be 0.8% which would generate an additional \$117,470 and would increase the total property tax levy to \$14,801,470 without increasing the actual property tax rate on homeowners. The tax rate would remain the same at \$2.0638 and thus, most homeowners would not experience an increase in the City's portion of the property taxes, unless the Equalized Assessed Value was raised by the Assessor. This \$117,470 could be shared equally between both the Parks Fund and the Library Fund with each department receiving an additional \$58,735 in permanent funding. There are sufficient funds in the General Fund Reserves in excess of 90 days to cover the deficits in both of these funds and still maintain the \$495,000 being allocated for residential street improvements in the 2016 budget.

### **Budget Items**

The following topics were discussed:

"Hit" List	Amount	"Wish" List	Amount
Remove Marina Dredging	\$190,000	Increase Reserves	\$190,000
Reduce QCCVB Contribution	\$ 28,135	Increase Reserves	\$ 28,135
		Hire Fire Chief by increasing tax levy	\$147,000
		Remove Level Text from Tourism Fund Park Contracts	\$0
Alderman Wendt List (Attached, without Goal Setting)	\$50,444	Increase Reserves	\$50,444
Remove Goal Setting Consultant	\$20,000	Increase Reserves	\$20,000
Reduce Tax Levy to Park & Library	\$117,470	Remove Tax Levy	\$117,470
		Full Accounting to categorize all expenses into appropriate departments	\$0

**Budget Items**

6. A motion was made by Alderman Acri, seconded by Alderman Wendt, to remove dredging the Marquis Harbor Marina in the amount of \$190,000 from the Public Property Maintenance Fund, 010-0828-423.04-25 and increase General Fund Reserves. Motion **failed** on the following roll call vote: ayes: Alderman Wendt and Acri; nays: Rodriguez, Parker, Zelnio, Turner, Schoonmaker and Liddell.
7. A motion was made by Alderman Wendt to reduce the contribution to the Quad Cities Convention and Visitors Bureau by \$28,135 from the Payments to Agencies Fund, 010-0111-411.03-61. Motion **failed** for lack of a second.
8. A motion was made by Alderman Rodriguez to increase the Property Tax Levy by \$147,000 in order to hire a Fire Chief. Motion **failed** for lack of a second.
9. A motion was made by Alderman Wendt, seconded by Alderman Zelnio, to remove the level text of "Replace Backstop and Show Case Diamond #5 At GV & Prospect Pavilion" from Park Contracts, 018-9903-418.08-50. Motion **carried** on the following roll call vote: ayes: Alderman Rodriguez, Parker, Wendt, Zelnio and Acri; nays: Aldermen Turner, Schoonmaker and Liddell.
10. A motion was made by Alderman Wendt, seconded by Alderman Acri, to reduce the budget line items as presented on the attached spreadsheet with the exception of the line item from the Professional/Technical Fund, 010-0111-411.03-22, and increase reserves. Motion **failed** on the following roll call vote: ayes: Alderman Wendt and Acri; nays: Aldermen Rodriguez, Parker, Zelnio Turner, Schoonmaker and Liddell.
11. A motion was made by Alderman Wendt, seconded by Alderman Rodriguez, to remove Strategic Planning - Goal Setting - Consultant in the amount of \$20,000 from the Professional/Technical Fund, 010-0111-411.03-22. Motion **failed** on the following roll call vote: ayes: Alderman Rodriguez, Wendt, Schoonmaker and Acri; nays: Aldermen Parker, Zelnio, Turner and Liddell. Mayor Raes broke the tie by voting nay. Lew Steinbrecher, City Administrator, indicated that he would contact Lyle Sumeck, Goal Setting Consultant to see if he would consider reducing the amount and entering into contract for that reduced amount.
12. A motion was made by Alderman Acri seconded by Alderman Rodriguez, to reduce the Property Tax Levy as suggested by the City Administrator in the amount of \$117,470 by reducing the Park and Library Funds by \$58,735 each. A motion to amend was made by Alderman Wendt, seconded by Alderman Parker to use General Fund Reserves in the amount of \$117,470 to replace funds to the Parks and Library Fund as a result of a reduction in the Property Tax Levy. Motion to amend **failed** on the following roll call vote: ayes: Alderman Rodriguez, Parker, Wendt and Acri; nays: Aldermen Zelnio, Turner, Schoonmaker and Liddell. Mayor Raes broke the tie by voting nay. Motion to reduce the Property Tax Levy as suggested by the City Administrator in the amount of \$117,470 by

reducing the Park and Library Funds by \$58,735 each **failed** on the following roll call vote: ayes: Alderman Rodriguez and Aciri; nays: Aldermen Wendt, Parker, Zelnio Turner, Schoonmaker and Liddell.

13. A motion was made by Alderman Aciri, seconded by Alderman Zelnio, to use full accounting to categorize all expenses into appropriate departments to capture what funds are going to Parks and Library. Motion **carried** on the following roll call vote: ayes: Alderman Rodriguez, Parker, Wendt, Zelnio, Schoonmaker and Aciri; nays: Aldermen Turner and Liddell.
14. A motion was made by Alderman Turner, seconded by Alderman Zelnio to approve the 2015 property tax levy of \$14,801,470. Motion **carried** on the following roll call vote: ayes: Alderman Rodriguez, Parker, Wendt, Zelnio, Turner, Schoonmaker and Liddell; nays: Alderman Aciri.
15. A motion was made by Alderman Parker, seconded by Alderman Rodriguez to approve the 2015 Special Service Area #5 Levy property tax levy of \$145,335 and the 2015 Special Service Area #6 property tax levy of \$257,225. Motion **carried** on the following roll call vote: ayes: Alderman Rodriguez, Parker, Wendt, Zelnio, Turner, Schoonmaker, Liddell and Aciri; nays: None.
16. A motion was made by Alderman Parker, seconded by Alderman Turner, to approve the 2016 budget as presented. Motion **carried** on the following roll call vote: ayes: Alderman Rodriguez, Parker, Wendt, Zelnio, Turner, Schoonmaker, Liddell and Aciri; nays: None.

### **Public Comment**

Joe Taylor, Executive Director of Quad Cities Convention and Visitors Bureau, thanked the City Council for its contribution and support of the QCCVB.

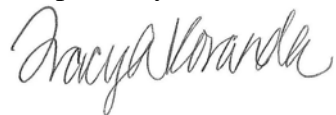
Sandy O'Neill, 1604 11<sup>th</sup> Avenue, expressed opposition to the creation of another TIF District.

Don Welvaert, Moline Park Board President, thanked the members of Council that supported the Park Department and indicated that past dredging that was done by the Army Corps of Engineers had been funded by the Federal Government and there is no longer funding available to perform small harbor dredging.

Alderman Rodriguez and Wendt thanked staff for the support on the budget.

Meeting adjourned at 7:55 p.m.

Respectfully submitted,



Tracy A. Koranda  
City Clerk

Fund	Account Description	2013	2014	YTD 2015	2015 % of 2015	2016	2013 - 2016	2014-16	2015-16	Adjusted	Savings		
010-0111-411.03-21	SEASONAL EMPLOYMNT AG	0	1,717	0	2,000	0%	2,500	#DIV/0!	45.60%	25.00%	2,200	300	10% Increase
010-0111-411.03-22	PROFESSIONAL/TECHNICA	11,446	15,000	19,972	18,000	111%	20,000	74.73%	33.33%	11.11%	300	19,700	Do this Inhouse this next year
010-0525-412.03-21	SEASONAL EMPLOYMENT	3,493	3,359	3,300	3,300	100%	4,000	14.51%	19.08%	21.21%	3,630	370	10% Increase
010-0525-412.05-04	POSTAGE/SHIPPING	1,745	2,309	790	1,550	51%	2,000	14.61%	-13.38%	29.03%	1,705	295	5% Increase
010-0631-415.05-04	POSTAGE/SHIPPING	7,239	6,549	6,560	7,120	92%	7,905	9.20%	20.71%	11.03%	7,832	73	10% Increase - Rates may go down
010-0631-415.05-05	MEMBERSHIP/PUBLICATIO	1,454	1,739	1,035	1,560	66%	1,760	21.05%	1.21%	12.82%	1,716	44	10% Increase
010-0631-415.05-07	PUBLIC/EMPLOYEE RELAT	363	343	372	315	118%	400	10.19%	16.62%	26.98%	347	54	10% Increase
010-0715-463.05-02	PRINTING/DUPLICATING	176	170	-831	500	-166%	2,100	1093.18%	1135.29%	320.00%	2,000	100	Slight Reduction
010-0715-463.05-04	POSTAGE/SHIPPING	1,505	759	849	1,200	71%	2,010	33.55%	164.82%	67.50%	1,320	690	10% Increase (No increase YTD)
110-1621-455.05-03	TELECOMMUNICATIONS	10,910	10,281	8,103	11,880	68%	14,760	35.29%	43.57%	24.24%	13,068	1,692	10% Increase
120-1541-452.05-04	POSTAGE/SHIPPING	1,206	1,827	1,133	1,850	61%	2,170	79.93%	18.77%	17.30%	2,035	135	10% Increase
120-1541-452.06-30	OPERATING SUPPLIES	646	1,314	172	1,375	13%	1,700	163.16%	29.38%	23.64%	1,513	188	10% Increase
120-1541-452.06-31	MAINTENANCE SUPPLIES	1,198	2,119	1,981	1,875	106%	2,425	102.42%	14.44%	29.33%	2,250	175	20% Increase
310-1711-434.06-01	OFFICE SUPPLIES	1,236	1,352	7,116	1,200	593%	4,000	223.62%	195.86%	233.33%	3,600	400	300% Increase
320-1833-433.06-35	LAB/FILM SUPPLIES	9,536	11,248	10,424	12,450	84%	14,600	53.10%	29.80%	17.27%	14,600	0	10% Increase
320-1833-433.06-38	SAFETY EQUIPMENT	1,331	1,053	400	1,400	29%	1,700	27.72%	61.44%	21.43%	1,540	160	10% Increase
320-1835-433.04-25	CONTRACTUAL REPAIRS	339,310	501,610	337,088	302,500	111%	395,000	16.41%	-21.25%	30.58%	363,000	32,000	20% Increase
411-1615-455.03-22	PROFESSIONAL/TECHNICA	1,110	975	2,724	2,000	136%	3,500	215.32%	258.97%	75.00%	2,200	1,300	10% Increase
443-0425-417.04-21	SOFTWARE LICENSING	151,167	155,679	122,811	149,745	82%	169,685	12.25%	9.00%	13.32%	167,714	1,971	12% Increase
443-0425-417.05-03	TELECOMMUNICATIONS	135,186	139,419	103,081	122,840	84%	149,860	10.85%	7.49%	22.00%	144,951	4,909	18% Increase
443-0425-417.06-40	COMPUTER HARDWARE	227,891	41,050	55,672	59,700	93%	83,200	-63.49%	102.68%	39.36%	77,610	5,590	30% Increase

**\$ 70,144**