

Committee-of-the-Whole Minutes

Tuesday, March 22, 2016

PRESENT: Mayor Scott Raes (*Chair*)
Alderman Quentin Rodriguez (*Ward 1*) *Electronically*
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 (*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
Lori Wilson, Parks Recreation Director
Nate Scott, Information Technology Manager
Bryon Lear, Library Director
Kim Hankins, Public Safety Director
Todd Allen, Battalion Chief
Scott Hinton, City Engineer
Kathy Carr, Finance Director
Jeff Anderson, City Planner
JD Schulte, Fleet Services Manager

OTHERS: Sandy O'Neill, Resident
Marilyn O'Hara, Resident
Susan Tucker, Resident
Mary McNeil, WVIK
Marlen Gomez, WVIK
Anthony Watt, The Dispatch
Jenna Morton, WQAD
Stephanie Matten, WQAD

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

Proclamation

A Proclamation from WVIK to declare March 20-26, 2016, as "Public Radio Week."

Questions on the Agenda

Alderman Acri requested to have the Committee of the Whole minutes of March 8, 2016 removed from the Consent Agenda of the Council Agenda.

Presentation

Jeff Anderson, City Planner, gave an overview of the attached detail regarding the Moline Centre Master Plan.

Agenda Items

1. **A Resolution considering all Rules and Regulations adopted by the Board of Fire and Police Commissioners (Board) concerning “Chapter IV – Promotions – Police” and “Chapter VII – Promotions – Fire;” and approving same as an exercise of the City’s home rule powers.** Alison Fleming, Human Resources Manager, stated that the Board of Fire and Police Commissioners reviewed changes to its Rules and Regulations at a special meeting. Said changes will result in a more efficient and cost effective assessment center process. Additional documentation attached. This item also appeared on the City Council Agenda on March 22, 2016 under “Items Not on Consent.” A motion was made by Alderman Turner to approve. Seconded by Alderman Zelnio. Motion passed unanimously.
2. **A Special Ordinance authorizing the Mayor and City Clerk to execute a Performance Based Development Agreement between the City of Moline and KAS Company, Inc. for the “Autumn Trails” project and to execute any necessary agreements referenced therein, and authorizing all appropriate City officers and staff to do all things necessary to complete each of the City’s responsibilities pursuant to said agreement.** Ray Forsythe, Planning & Development Director, explained that KAS Company, Inc. seeks to enter into a Performance Based Development Agreement with the City to facilitate redevelopment of the property consisting of the following properties: (08)9429, 220 12th Avenue; (08)9430, 224 12th Avenue; (08)9431, 230 12th Avenue; (08)9432, 234 12th Avenue; (08)9433, 238 12th Avenue; (08)9434, 244 12th Avenue; (08)9435, 247 12th Avenue; (08)9436, 243 12th Avenue; (08)9437, 239 12th Avenue; (08)9438, 235 12th Avenue; (08)9439, 231 12th Avenue; (08)9446, 280 12th Avenue; (08)9445, (Lot 33); and Outlots A, B and C, inclusive, known as the Autumn Trails. The Project will consist of Developer seeking a clear title to the property, paying all delinquent property taxes, completing the reconstruction, rehab, repair of the two unoccupied units, and completing the development which contains nine additional units. The City wishes to support the redevelopment by granting certain incentives to include TIF. A motion was made by Alderman Parker to approve. Seconded by Alderman Acri. Alderman Wendt made a motion to amend by directing staff to include collateral language on the property. Seconded by Alderman Zelnio. Motion to amend passed unanimously. Alderman Wendt made a motion to approve the amended motion. Seconded by Alderman Parker. Motion to approve the amended motion passed unanimously.
3. **A Special Ordinance authorizing the Mayor and City Clerk to execute an Agreement for Sale of Real Estate and do all things necessary to convey the City-owned property at 600 8th Street, Moline, known as One Moline Place Phase III/Hawk Hollow to B. M. Bagby, Inc.** Ray Forsythe, Planning & Development Director, indicated that the City acquired the property at 600 8th Street, Moline, known as One Moline Place Phase III/Hawk Hollow, as part of the One Moline Place Development and by way of Community Development Block Grant Funds has completed infrastructure on the property for development. The City issued a Request for Proposals to recruit a developer to complete this Phase of the Development and B. M. Bagby, Inc. (Purchaser) has agreed to purchase the property from the City for \$108,000 pursuant to the terms of an Agreement for Sale of Real Estate and agrees to construct five (5) multi-unit, two-story townhouse buildings over the next five (5) years. A motion was made by Alderman Parker to approve. Seconded by Alderman Wendt. Motion passed unanimously.

7:16 p.m. – Alderman Liddell Exits

4. **A Resolution authorizing the Mayor and City Clerk to execute a contract with Walter D. Laud, Inc. for Motor Fuel Tax Section 16-00000-00-GM, 2016 Pavement Patching Program, in the amount of \$1,307,193.75.** Scott Hinton, City Engineer, stated that bids were opened and publicly read on March 15, 2016, for MFT Section 16-00000-00-GM with the following results:

\$1,307,193.75	Walter D. Laud, Inc.
\$1,358,780.00	Centennial Contractors of the Quad Cities, Inc.
\$1,615,765.00	Valley Construction Company

Walter D. Laud, Inc. submitted the lowest responsible and responsive bid. A motion was made by Alderman Parker to approve. Seconded by Alderman Acri. Motion passed unanimously.

5. **A Resolution authorizing approval of a Resolution for Improvement by Municipality under the Illinois Highway Code for Motor Fuel Tax Section 16-00000-00-GM, 2016 Pavement Patching Program.** Scott Hinton, City Engineer, explained that a Resolution for Improvement is necessary to use Motor Fuel Tax funds for the City of Moline's Pavement Patching Program in various locations. A motion was made by Alderman Schoonmaker to approve. Seconded by Alderman Wendt. Motion passed unanimously.

7:16 p.m. – Alderman Liddell Enters

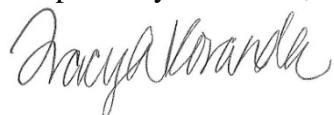
6. **A Resolution authorizing approval of a Memorandum of Understanding with the Illinois Department of Transportation Related to the Proposed Streetscaping on the I-74 Bridge Project.** Scott Hinton, City Engineer, indicated that at the City of Moline's request, the plans for the proposed I-74 Bridge project will include landscaping and other aesthetic improvements intended to soften the appearance of an interstate highway system through the downtown area. Since most of the decorative improvements will be under the new bridge where there is lack of sufficient sunlight to promote vegetative growth, most of the improvements will include colored, decorative aggregates which require minimal maintenance. This Memorandum of Understanding confirms that the City of Moline will retain maintenance responsibilities for the landscaping elements. This responsibility will be further defined as part of a future Joint Agreement with the Illinois Department of Transportation related to Moline's responsibilities in to the I-74 Bridge project. A motion was made by Alderman Zelnio to approve. Seconded by Alderman Turner. Motion passed unanimously.
7. **Other - A Special Ordinance authorizing the Mayor and City Clerk to execute an Agreement and Estoppel between the City of Moline, Heritage Place Associates, LLC and CMFG Life Insurance Company.** Maureen Riggs, City Attorney, stated that in 2006, Heritage Place Associates, LLC purchased the property at 1515 5th Avenue, Moline, now known as the Heritage Place Office Building, from HDC, Inc. To facilitate that sale, the City approved assignments of certain agreements previously executed by and between the City and HDC, to transfer HDC's right, title and interest in and to the agreements to Heritage; those agreements include a still current lease agreement dated May 13, 1991, and amended July 2, 1991, that provides a leasehold interest in the property's adjacent parking garage to Heritage. The City also approved and executed an agreement and estoppel between the City, Heritage and its lender as an inducement to the lender to provide a loan to Heritage for the property purchase. For purposes of refinancing, Heritage has now requested that the City execute a similar agreement and estoppel between the City, Heritage and its new lender, CMFG Life Insurance Company ("CMFG"), as an inducement to the lender to provide a loan to Heritage, which will be secured in part by a lien granted by Heritage upon its rights and interests under the lease agreement. A motion was made by Alderman Wendt to approve. Seconded by Alderman Acri. Motion passed unanimously.

Public Comment

Susan Tucker expressed her disagreement regarding TIF districts.

The meeting adjourned at 7:24 p.m.

Respectfully submitted,



Tracy A. Koranda, City Clerk