

Committee-of-the-Whole Minutes

Tuesday, July 12, 2016

- PRESENT:** 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 Sean Liddell (*Ward 7*)
Alderman Stephanie Acri (*Alderman At-Large*)
- ABSENT:** Alderman Kevin Schoonmaker (*Ward 6*)
- 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
Jeff Snyder, Battalion Chief
Scott Hinton, City Engineer
Keith Verbeke, Finance Manager
JD Schulte, Public Works Director
Shawn Christ, Land Development Manager
Tony Loete, Water Distribution Manager
Sarah Mark, Administrative Assistant - Fleet
Erica Williams, Environmental Manager
Rhonda Bartz, Public Works Executive Assistant
- OTHERS:** JoAnn Waldron, Resident
Adam, Erin & Kaeleen Smith, Residents
Sheryl Schulte, Guest
Taylor & Chesnee Schulte, Residents
Sandy O'Neill, Resident
David Anderson, Resident
Connie McElyea, SouthPark Mall
Jerry Lack, Illowa Construction & Labor Management
Anthony Watt, The Dispatch
WHBF TV4 News Reporter

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

Mayor's Board Appointments & Oath of Office

Mayor's appointment of Michael P. Waldron as the 7th Ward Alderman to the City Council to fill the unexpired term of Sean Liddell to expire April 30, 2019, effective immediately. A motion was made by Alderman Wendt to approve. Seconded by Alderman Turner. Motion passed unanimously.

City Administrator's appointment of J.D. Schulte as Director of Public Works, effective July 13, 2016. A motion was made by Alderman Parker to approve. Seconded by Alderman Wendt. Motion passed unanimously.

Mayor's appointment of Diane Sommers to the Library Board to fill the expired term of Sara Wynn to expire May 30, 2020. A motion was made by Alderman Parker to approve. Seconded by Alderman Wendt. Motion passed unanimously.

Mayor's appointment of Comlan Houanvoegbe to the Moline Housing Authority to fill the unexpired term of Kathy York to expire July 31, 2020. A motion was made by Alderman Parker to approve. Seconded by Alderman Wendt. Motion passed unanimously.

Mayor's appointment of Carm Senatra to the Historic Preservation Advisory Commission to fill the expired term of Curt Roseman to expire April 30, 2019. A motion was made by Alderman Zelnio to approve. Seconded by Alderman Turner. Motion passed unanimously.

Presentation

Kim Hankins, Public Safety Director, distributed the Police & Fire Departments 2015 Annual Reports.

Agenda Items

- 1. A Resolution authorizing the Mayor and City Clerk to execute an agreement between the City of Moline and the Board of Education of Moline School District 40 setting forth the terms for assignment of four police liaison officers to Moline schools for the 2016/2017 school year.** Kim Hankins, Chief of Police/Public Safety Director, explained that a reimbursement agreement was established with respect to the four police officers assigned to Moline School District 40 during the 2016-2017 school year. The school district will reimburse 40 percent of the salary and benefit costs for the officers assigned at Moline High School, the Alternative High School, and Wilson and John Deere Middle Schools. A motion was made by Alderman Parker to approve. Seconded by Alderman Turner. Motion passed unanimously.
- 2. A Resolution authorizing the Mayor and City Clerk to execute a Security Officer Services Contract with Per Mar Security & Research Corp. for parking enforcement services for the City of Moline for a one-year period commencing August 1, 2016.** Maureen Riggs, City Attorney, stated that the City recently published a request for sealed proposals for a professional security service to provide parking enforcement services by monitoring the City's downtown parking district and issuing citations to individuals who violate the parking regulations applicable to on-street parking spaces and City-owned parking lots. Proposals were accepted until May 24, 2016, and subsequently reviewed, with a finding that Per Mar Security & Research Corp., Davenport, Iowa, submitted the proposal most advantageous to the City. The City wishes to execute a contract with Per Mar to provide the parking enforcement services as a cost-savings measure to the City, as outsourcing the services may be done at a lower cost than continuing the services in-house. Prior to making this recommendation, City staff conferred with AFSCME Local 1132 representatives regarding this matter pursuant to a requirement of the labor agreement between the City and AFSCME. Per Mar will provide to the City a minimum of forty hours of service per week, Monday through Friday; enforcement services will not be required on weekends or on holidays observed by the City. Per Mar will assign one employee and one vehicle to the City at the rates provided in the contract's schedule of billing rates, and the anticipated total cost for the one-year contract term is approximately \$39,400 (minimum of forty hours per week at \$16.97 per hour plus the vehicle cost of \$335 per month). The contract will commence August 1, 2016, for one year with an automatic renewal of one year unless either party gives thirty days written notice of termination or non-renewal. A motion was made by Alderman

Parker to approve. Seconded by Alderman Zelnio. Motion passed unanimously.

3. **A Special Ordinance granting a partial variance to Section 28-3200(a) and Section 35-4218 of the Moline Code of Ordinances to waive installation of a sidewalk for property located on South Park Mall outlots.** Shawn Christ, Land Development Manager, shared that Macerich has tentative lease agreements with two national restaurants to locate outside South Park Mall on the remaining outlots near 16th Street. City ordinance requires sidewalks to be constructed along all public and private streets as part of each development. A representative for Macerich informed City staff that the sidewalk requirement is impacting Macerich's ability to finalize agreements with the restaurants. There are significant challenges and high costs to build a sidewalk along and over the drainage ditch, and Macerich questions the need for internal sidewalks on the Mall property. Macerich has offered to pay up to \$10,000 per lot in lieu of constructing sidewalks. Because there are multiple lots along this corridor which may be developed, or redeveloped, staff seeks Council direction on this request from Macerich on behalf of two national chain restaurants. A motion was made by Alderman Zelnio to accept the \$20,000 to put into a sidewalk funding program and grant a variance to not install a sidewalk or foot bridge. Seconded by Alderman Parker. Motion passed with Alderman Acri voting nay.
4. **A Special Ordinance authorizing the Mayor and City Clerk to execute a Performance Based Development Agreement between the City of Moline and The Mills at Riverbend Commons, LLC c/o Three Corners Development, Inc. for the "Riverbend Commons Phase IB and II and City owned Parking Deck" 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, indicated that Riverbend Commons has been designed to be a high density, mixed use development adjacent to the new Western Illinois Mississippi River Campus. The Campus and surrounding development has been a high priority for the City Council, Administration and Staff as well as the entire Quad City Region. It is, and will continue to be, a strong economic driver for both Moline and the greater Quad Cities. In order to continue any further progress in this proposed Development Project, the Administration is requesting approval from the City Council to remove the language in the 2013 Phase I Development Agreement with Three Corners prohibiting the use of additional financial incentive from the City for future phases until it recovers its Phase I economic incentive from TIF property taxes revenues. The Administration further recommends Council's approval of an economic incentive of 15% for the proposed Phase IB and II as well as the concept of the City constructing and independently operating a 320 space parking deck. A motion was made by Alderman Turner to approve. Seconded by Alderman Parker. Alderman Acri made a motion to amend by having the rebate of TIF Increment renegotiated in order to have the Developer build and own the parking structure. Seconded by Alderman Waldron. Motion to amend passed unanimously. Alderman Wendt, seconded by Alderman Parker, made a motion to approve the amended motion. Amended motion passed unanimously.
5. **A Resolution authorizing the Mayor and City Clerk to execute, on behalf of the City of Moline, a Subordination Agreement with MJ Storm Investments, L.L.C. for property located at 525 16th Street, Moline.** Ray Forsythe, Planning & Development Director, stated that the City previously entered into a Mortgage with MJ Storm Investments, L.L.C. for property located at 525 16th Street, Moline, wherein the City agreed to subordinate its rights in the property to MJ Storm Investment L.L.C.'s mortgage holder, Midwest Bank. MJ Storm is now refinancing its mortgage and is seeking a new Subordination Agreement with the new bank, TBK Bank, SSB. A motion was made by Alderman Turner to approve. Seconded by Alderman Wendt. Motion passed unanimously.
6. **A Resolution authorizing the Mayor and City Clerk to accept fourteen (14) Deeds of Dedication for Street Right-of-Way more particularly described herein to allow construction to proceed on Project #1211, 40th Street Reconstruction South of 32nd Avenue.** Scott Hinton, City Engineer, indicated that Deeds of Dedication for Street Right-of-Way are necessary and have been executed from the following

property owners:

Property Owner's Name	Address	Parcel Number
Ann Schwieder	3215 40 th Street	07-12164
Vicki L. Gabrysiak	3227 40 th Street	07-12165
Robert G. Ingvall and Nettie E. Ingvall	3235 40 th Street	07-2397-3
Richard Darnell	3301 40 th Street	07-2397-1
Arthur R. Leemans	3303 40 th Street	07-2396-A
Chester Colclasure and Margaret Ann Colclasure	3305 40 th Street	07-2396-C
Timothy G. Johnson and Laurie A. Johnson	3310 40 th Street	07-2386-D-2
Ronald A. Cross and Cynthia L. Cross	3312 40 th Street	07-2386-E-1
Kathleen K. Heyvaert	3314 40 th Street	07-2386-E
Todd Reed and Tarrah A. Reed	3315 40 th Street	07-14720
Arlin L. Hicks	3319 40 th Street	07-14721
Tushar S. Bhandarkar and Roopali T. Bhandarkar	3325 40 th Street	07-12702
Shane Clark and Tara M. Clark	3401 40 th Street	07-12703
Shane Clark and Tara M. Clark	3405 40 th Street	07-14715

These Deeds of Dedication will be recorded at the Rock Island County Recorder's Office. A motion was made by Alderman Zelnio to approve. Seconded by Alderman Acri. Motion passed unanimously.

7. **A Resolution authorizing the Mayor and City Clerk to accept thirty-two (32) Temporary Construction Easements more particularly described herein to allow construction to proceed on Project #1211, 40th Street Reconstruction South of 32nd Avenue.** Scott Hinton, City Engineer, explained that Temporary Construction Easements are necessary and have been executed from the following property owners:

Property Owner's Name	Address	Parcel Number
Ryan Klemetson and Leean Klemetson	3201 40 th St	07-13370
Mark J. Beldin	3202 40 th St	07-2386-F
Stanley L. Burich	3205 40 th St	07-13307
Marjorie A. Britz	3209 40 th St	07-14977
Daniel L. Atkinson	3212 40 th St	07-12846
Levi W. Ritchie	3213 40 th St	07-14978
Ann Schwieder	3215 40 th St	07-12164
Cynthia A. Betcher	3218 40 th St	07-12847
Richard A. Niemeier and Marlana J. Atkinson-Niemeier	3220 40 th St	07-12848
John Maere	3224 40 th St	07-14921
Vicki L. Gabrysiak	3227 40 th St	07-12165
John D. Phillips and Lisa G. Phillips	3230 40 th St	07-14922
Robert G. Ingvall and Nettie E. Ingvall	3235 40 th St	07-2397-3
Gregory A. Willard and Nicole L. Willard	3240 40 th St	07-2386-C-1
Richard Darnell	3301 40 th St	07-2397-1
Reginald Allen and Bridgett Allen	3302 40 th St	07-2386-C
Arthur R. Leemans	3303 40 th St	07-2396-A
Margaret Ann Colclasure and Chester Colclasure	3305 40 th St	07-2396-C
David L. Hendershot and Barbara A. Hendershot	3309 40 th St	07-13211
Timothy G. Johnson and Laurie A. Johnson	3310 40 th St	07-2386-D-2
Ronald A. Cross and Cynthia L. Cross	3312 40 th St	07-2386-E-1
Abe Latting, Jr and Bonnie L. Latting as Trustees of the Abe Latting, Jr. and Bonnie L. Latting Revocable Living Trust, dated May 27, 2014	3313 40 th St	07-13214
Kathleen K. Heyvaert	3314 40 th St	07-2386-E
Todd Reed and Tarrah A. Reed	3315 40 th St	07-14720

Arlin L. Hicks	3319 40 th St	07-14721
Tushar S. Bhandarkar and Roopali T. Bhandarkar	3325 40 th St	07-12702
Shane Clark and Tara M. Clark	3401 40 th St	07-12703
David D. Bisby and Julie A. Bisby	3412 40 th St	07-2388
Betty L. Piliponis	3414 40 th St	07-13225
Bernice Weigandt	3461 40 th St	07-2389-A
Raymond E. Nelson	3417 40 th St	07-12153
Larry A. Van Ert as Trustee of the Larry A. Van Ert Trust, dated October 2, 1992	4003 36 th Ave Ct	07-2390

A motion was made by Alderman Waldron to approve. Seconded by Alderman Zelnio. Motion passed unanimously.

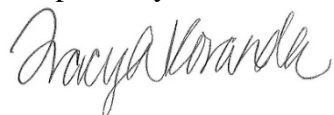
- 8. A Resolution authorizing the Mayor and City Clerk to accept a Permanent Utility and Drainage Easement with Larry A. Van Ert as Trustee of the Larry A. Van Ert Trust dated October 2, 1992.** Scott Hinton, City Engineer, indicated that a Permanent Utility and Drainage Easement with Larry A. Van Ert as Trustee of the Larry A. Van Ert Trust dated October 2, 1992, 4003 36th Avenue Court is necessary to allow construction to proceed on Project #1211, 40th Street Reconstruction South of 32nd Avenue. A motion was made by Alderman Waldron to approve. Seconded by Alderman Wendt. Motion passed unanimously.
- 9. A Resolution authorizing the expenditure of TIF #11 funds related to the Multi Modal Station construction.** Scott Hinton, City Engineer, stated that bids have been received for the Bid Package #3 of the Multi Modal Station redevelopment project. Bush Construction is the apparent lowest responsive and responsible bidder with a base bid of \$9,297,836.00. Bush Construction's bid submittal is currently under review by the Illinois Department of Transportation and an award is expected within the next few weeks with work beginning in August. Bid Package #3 includes \$2,181,836.00 worth of street and utility work in 4th Avenue and 12th Street. Sufficient Tiger funds are available to fund 30% of the street and utility work with TIF #11 funding the remaining 70% or \$1,527,285.00. A motion was made by Alderman Wendt to approve. Seconded by Alderman Parker. Motion passed unanimously.

Work Session

Shawn Christ, Land Development Manager, and Scott Hinton, City Engineer, gave an overview of the attached detail regarding the current Sidewalk Policy. Discussion took place regarding the need to have a quantitative list of sidewalks to be prioritized. Staff will investigate the list of sidewalks and whether or not payment in lieu of installation is a viable policy.

The meeting adjourned at 7:47 p.m.

Respectfully submitted,



Tracy A. Koranda
City Clerk