

# Committee-of-the-Whole Minutes

Tuesday, December 20, 2016

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**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 Kevin Schoonmaker (*Ward 6*)  
Alderman Mike Waldron (*Ward 7*)  
Alderman Stephanie Acri (*Alderman At-Large*)

**STAFF:** Amy Keys, Deputy City Attorney  
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  
J.D. Schulte, Public Works Director  
Tony Loete, Utilities General Manager  
Rodd Schick, Public Works General Manager

**OTHERS:** Ed Johnson, Resident  
Debbie Raes, Resident  
Sandy O'Neill, Resident  
Jason Bice, Quality Control Staffing  
Bob Eckermann, Quality Control Staffing  
Becky Stahler, Quality Control Staffing  
Anthony Watt, The Dispatch

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

## **Mayor's Board Appointments**

Re-Appointment of the following to the Youth Commission for full three year terms to expire March 31, 2019: Jane Koenig, Greg Johnson, Lynne Meeske, and Janet Zam. A motion was made by Alderman Parker to approve. Seconded by Alderman Wendt. Motion passed unanimously.

**Agenda Items**

1. **A Resolution authorizing the Utilities General Manager to approve a change order with Leander Construction, Inc., for the South Slope Wastewater Plant Activated Sludge Gravity Thickener/Control Building Roofing Project in the amount of \$6,729.68.** Tony Loete, Utilities General Manager, explained that this change order consists of four individual changes to the South Slope Wastewater Plant Activated Sludge Gravity Thickener/Control Building Roofing Project. Said change order reflects adjustments to meet field conditions encountered during construction or enhancements to the efficiency, functionality or longevity of the completed project. This change order increases the original contract amount of \$747,000.00 to \$753,729.68. A motion was made by Alderman Parker to approve. Seconded by Alderman Aciri. Motion passed unanimously.
2. **A Resolution authorizing the Mayor and City Clerk to execute a Law Enforcement Services Agreement between the City of Moline and Universal Protection Service, LLC, d/b/a Allied Universal Security Services, setting forth the terms for assignment of uniformed police officers to the SouthPark Mall complex for the period January 1, 2017 through December 31, 2017.** Kim Hankins, Chief of Police/Public Safety Director, indicated this is an annual agreement for the assignment of uniformed police officers to the SouthPark Mall police substation. In part, the proposed agreement provides a schedule of hours each day that a police officer will be present in the mall, and provides for Universal Protection Service, LLC to reimburse the City of Moline the sum of \$127,000. Staffing of the schedule will be accomplished by allocating hours and days off among the three officers assigned to the program. Additional documentation attached. This item will also appear on the City Council Agenda on December 20, 2016 under "Items Not on Consent." A motion was made by Alderman Parker to approve. Seconded by Alderman Schoonmaker. Motion passed unanimously.
3. **An Ordinance amending Chapter 31, "TAXATION," of the Moline Code of Ordinances, by repealing Section 31-8106, "PROCEEDS OF TAX AND FINES," in its entirety and enacting in lieu thereof one new Section 31-8106 dealing with the same subject matter.** Kathy Carr, Finance Director, stated that Council Bill/General Ordinance No. 3010-2010, adopted February 9, 2010, enacted a new Article VIII, entitled "Utility Tax," to Chapter 31 of the Code of Ordinances. The utility tax was proposed at a January 26, 2010 Committee-of-the-Whole work session as a 1% tax effective May 1, 2010, with its proceeds to be deposited in the General Fund; effective January 1, 2011, and January 1, 2012, the tax would increase to 3% and 5%, respectively, with the increases (2% and 2%) to be deposited in the Capital Improvement Fund for right-of-way infrastructure projects. The utility tax has been collected and its proceeds have been properly allocated to the General Fund and the Capital Improvement Fund in these percentages since the ordinance's adoption. Section 31-8106 of the Code, however, states that all proceeds shall be credited to and deposited in the Capital Improvement Fund for right-of-way infrastructure projects and fails to delineate the portion to be deposited in the General Fund. Approval of this ordinance will amend Section 31-8106 of the Code to meet the City Council's intent of Council Bill/General Ordinance No. 3010-2010 and the City's allocation of the utility tax proceeds to both the General Fund and the Capital Improvement Fund. A motion was made by Alderman Parker to approve. Seconded by Alderman Aciri. Motion passed unanimously.
4. **A Resolution authorizing the Mayor and City Clerk to execute an agreement with Quality Controlled Staffing for temporary and seasonal staffing services for a one year period commencing on March 1, 2017.** Alison Fleming, Human Resources Manager, explained that Quality Controlled Staffing currently provides administrative services to fulfill temporary and seasonal staffing needs of City departments and also provides the insurance and liability coverage requested. The attached agreement includes a 5% increase to the mark-up rate from 29% to 34%, which is estimated to cost an additional \$23,324.96 when compared to 2016 expenses. This increase is due to worker's compensation claims, 2 of which were significant, from seasonal employees over the last 2 years. In reviewing the proposed increase, staff analyzed the savings realized since switching to Quality Controlled Staffing in 2015. Over the last two years, the City has saved approximately \$42,604.05 due to the lower mark-up rate of 29%. Additionally, Quality Controlled Staffing includes the national background check, sex offender check, credit history check and reference checks in their mark-up rates, whereas previous companies have not. This resulted in an additional 2-year savings of an approximately \$5,931.50, for a total 2-year savings of approximately \$48,535.55. A motion was made by Alderman Parker to approve. Seconded by Alderman

Waldron. Alderman Acri, seconded by Alderman Parker, made a motion to amend by including the caveat that this contract would go out for bid for the 2018 season. Motion to amend carried unanimously. Alderman Parker, seconded by Alderman Rodriguez, made a motion to approve as amended. Motion to approve amended motion passed unanimously.

5. **A Resolution authorizing the Mayor to execute an Agreement between the City of Moline and Project of the Quad Cities regarding the property located at 1224 4<sup>th</sup> Avenue.** Ray Forsythe, Planning & Development Director, indicated that The Project of the Quad Cities, Inc. currently owns the property located at 1224 4<sup>th</sup> Avenue that bears an easement located over and across the west 15 feet, and the City is interested in acquiring the easement. The Project of the Quad Cities has agreed to terminate its interests in the easement provided payment is made to it by the City in the amount of Ten Thousand and 00/100 dollars. The Project will use the money to relocate its overhead door that is currently located adjacent to the easement. The City has prepared a Quit Claim Deed that will rescind The Project of the Quad Cities interest in the easement upon payment and its execution of the Quit Claim Deed. The City will record the document. This will facilitate the development of the passenger rail parking lot as well as allow the redevelopment of the easternmost portion of 1224 4<sup>th</sup> Avenue. A motion was made by Alderman Parker to approve. Seconded by Alderman Wendt. Motion passed unanimously.
6. **A Resolution authorizing the Mayor and City Clerk to execute a Subordination Agreement for a Mortgage held against 4512 Avenue of the Cities, Moline, through the Façade Program; and authorizing City staff to do any and all things necessary to fulfill the terms of the Mortgage held against 4512 Avenue of the Cities, Moline.** Ray Forsythe, Planning & Development Director, explained that the City currently has a recorded Mortgage against the property for a façade grant that was given to Mr. Laud in 2013. Through the Façade Program, the loan is forgivable after five years with the condition that the property stay maintained until 2018, when the loan is expected to be forgiven. This is the second subordination request for this property, nonetheless, staff is comfortable with subordinating given the fact that the City will remain in second position, while taking into consideration that there is still sufficient equity in the building in the event the loan defaults prior to 2018. Approval of this item would authorize execution of the Subordination Agreement for 4512 Avenue of the Cities and allow staff to do any and all things necessary to fulfill the terms of the period of the Mortgage. A motion was made by Alderman Turner to approve. Seconded by Alderman Parker. Motion passed unanimously with Schoonmaker abstaining due to employment.
7. **A Special Ordinance authorizing the Mayor and City Clerk to execute a five-year agreement with Retail Strategies, LLC for the purpose of market analysis, strategic planning and retail recruitment within the City of Moline, Illinois; and authorizing City staff to begin work upon the execution of the agreement and to do all things necessary to implement said retail recruitment program.** Ray Forsythe, Planning & Development Director, stated that the City is an Illinois municipal corporation possessing home rule powers under Section 6 of Article VII of the Illinois Constitution and has the authority to prevent the spread of blight and encourage private development to enhance the local tax base and to enter into contractual agreements for the purpose of achieving these purposes. Retail recruitment has been an on-going Council goal, and a long-term comprehensive strategic plan for retail recruitment is essential to implement this goal. Retail Strategies, LLC has been working with the City of Moline for the last three years and the City desires to execute a new five-year agreement to continue these services that includes the necessary components of research and assessment, strategic plan and recruitment of retailers. A motion was made by Alderman Parker to approve. Seconded by Alderman Schoonmaker. Motion passed unanimously.
8. **A Resolution authorizing the Mayor and City Clerk to approve of a request for an additional street light on 17<sup>th</sup> Street, between 12<sup>th</sup> Avenue and 13<sup>th</sup> Avenue.** Scott Hinton, City Engineer, explained that staff received a request for an additional street light on 17<sup>th</sup> Street, between 12<sup>th</sup> Avenue and 13<sup>th</sup> Avenue. An investigation revealed that installing a light in said location is justified under the Residential Street Light Policy. A motion was made by Alderman Parker to approve. Seconded by Alderman Wendt. Motion passed unanimously.
9. **A Resolution authorizing approval of a Change Order with Miller Trucking and Excavating for Project #1248, 9th Street A from 33<sup>rd</sup> – 34<sup>th</sup> Avenues, in the amount of \$57,512.37.** Scott Hinton, City Engineer, In

order to make final payment to the contractor and close out the contract, a change order is needed in the amount of \$57,512.37. The change order reflects the difference between bid quantities and final quantities actually constructed and includes costs for replacing additional driveway pavement, installing additional sanitary sewer piping in 33<sup>rd</sup> Avenue, and performing additional landscaping work which was unanticipated at bid time. The change order increases the original contract value of \$497,180.25 by 11.6% to \$554,692.62. A motion was made by Alderman Parker to approve. Seconded by Alderman Wendt. Motion passed unanimously.

- 10. A Resolution authorizing approval of a Change Order with Miller Trucking and Excavating for Project #1232, Demolition at 1101 4<sup>th</sup> Avenue, in the amount of \$15,270.82.** 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 \$15,270.82. The change order reflects additional sidewalk replacement necessary to meet current ADA requirements. The change order increases the original contract value of \$69,505 by 22% to \$84,775.82. A motion was made by Alderman Parker to approve. Seconded by Alderman Wendt. Motion passed unanimously.
- 11. Other -** Scott Hinton, City Engineer, indicated that the City incurred additional costs related to hillside stabilization resulting from water main relocation work as part of the City's John Deere Road utility relocation project. The total cost is not yet known, but will come back to Council for approval in the future. Additionally, the City will be working with the property owners at the Northeast corner of the intersection of 38<sup>th</sup> Avenue and 53<sup>rd</sup> Street for a resolution regarding storm water drainage in conjunction with IDOT's John Deere Expressway expansion project. Staff will continue to keep Council apprised of the situation.

**Informational**

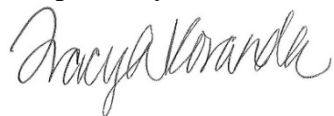
Staff members gave an update on Council Goals.

**Public Comment**

Sandy O'Neill, 1604 11<sup>th</sup> Avenue, questioned the use of TIF #7 funds for COW item number ten. Ray Forsythe, Planning and Development Director, stated that he would investigate the funding source. He believes it was simply a typographical error and will ensure it is corrected when the item is placed onto the Council agenda. Ms. O'Neill also stated that the delinquent tax list includes several developers working on TIF projects.

The meeting adjourned at 7:36 p.m.

Respectfully submitted,



Tracy A. Koranda  
City Clerk