

# Committee-of-the-Whole Minutes

Tuesday, March 28, 2017

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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*)
- ABSENT:** Alderman Stephanie Acri (*Alderman At-Large*)
- STAFF:** J.D. Schulte, Public Works Director/Interim City Administrator  
Maureen Riggs, City Attorney  
Amy Saunders, Deputy 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  
Kevin Irby, Battalion Chief  
Jeff Snyder, 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  
Dave Mallum, Fleet Manager  
Annaka Whiting, Housing Grant Compliance Analyst  
Chris Mathias, Property Management Coordinator
- OTHERS:** Ron Miller, Resident  
Sandy O'Neill, Resident  
Debbie Raes, Resident  
Greg Swanson, Resident  
Don and Rebecca Ziegler, Residents  
Jerry Rogers, East Moline Resident  
Barb Sandberg, Historic Preservation Committee Member  
Anthony Watt, The Dispatch

Mayor Raes called the meeting to order at 6:31 p.m. in Council Chambers.

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

Mayor's reappointment of Sue Ratkiewicz and Lori Turner to the Keep Moline Beautiful Commission for full three-year terms, retroactive from December 1, 2016, to expire November 30, 2019. A motion was made by Alderman Parker to approve. Seconded by Alderman Zelnio. Motion passed with Alderman Turner abstaining.

Mayor's reappointment of Robert Schwieder to the Board of Fire and Police Commissioners for a full three-year term, retroactive from June 1, 2016, to expire May 31, 2019. A motion was made by Alderman Zelnio to approve. Seconded by Alderman Parker. Motion passed unanimously.

### **Presentations**

Chris Mathias, Property Management Coordinator, gave a presentation on the recent history of the Façade Program, which involved sharing before and after photos of façade-improved properties. He also shared before and after photos for the properties receiving 2017 Façade Program funding. Mr. Mathias will return to the Committee of the Whole in a couple weeks to present a better financial overview of the Façade Program.

Ray Forsythe, Planning & Development Director, as a follow up to the Multi-Modal Station tour earlier today, gave a presentation concerning the status of the Multi-Modal Station. His presentation included a history of the passenger rail project and funding from 2006 to the present. He also discussed some monetary project overages and methods for payment of said overages. No action was taken concerning this matter. Mr. Forsythe will return to the Council, along with other City staff, on April 11, 2017, with further information concerning the City's finances.

### **Questions on the Agenda**

#### **Agenda Items**

- 1. A Resolution authorizing the ceding of 2017 Home Rule Volume Cap.** Kathy Carr, Finance Director, stated that as a home rule municipality, the City of Moline has received a direct allocation in 2017 in an amount equal to \$100 multiplied by its population. The 2017 State of Illinois Allocation Guidelines identified Moline's population at 42,681, therefore, the 2017 Home Rule Volume Cap allocation to the City is \$4,268,100. By utilizing the authority, a manufacturer can obtain tax-exempt funds (lower interest rate and exempt from federal income taxation) for a new plant or plant expansion. Tax exempt private activity bonds may also be issued under certain conditions for residential rental property, first time home buyers programs, airports, docks, wharves, mass commuting facilities, high-speed intercity rail facilities, sewage, solid waste or hazardous waste disposal facilities, environmental enhancements of electric energy or gas, facilities for furnishing of water, or local district heating or cooling facilities. In 1996, the City Council adopted a policy with respect to how the City's authority should be utilized. A copy of this policy and the history of Moline's allocations are included in the attachment. If the City does not obligate this allocation by May 1, it is automatically turned over to the State of Illinois for reallocation to other entities statewide. A motion was made by Alderman Parker to approve. Seconded by Alderman Wendt. Motion passed unanimously.
- 2. A Resolution authorizing the Chief of Police to expend up to \$101,671 from the 2017 contingency fund to pay for the projected City of Moline share of expenses to be incurred during the year for the Illinois Quad Cities Communications Center (QComm911) consolidated dispatch center project.** Kim Hankins, Chief of Police/Public Safety Director, indicated that the City of Moline, City of East Moline, City of Silvis, and Village of Milan are collaborating to establish a consolidated public safety dispatch center to be housed in the Milan Municipal Building. The center will be entitled Illinois Quad Cities Communications Center and known as QComm911. Certain expenses will be incurred during this fiscal year for equipment, personnel and services, for which there are no funds budgeted. The projected City of Moline share of these costs is

- \$101,671. There is sufficient funding in the General Fund contingency account to pay the costs. A motion was made by Alderman Waldron to approve. Seconded by Alderman Parker. Motion passed unanimously.
3. **A Resolution authorizing the Mayor and City Clerk to accept a Permanent Easement for the Elevated Skywalk Pedestrian Bridge from the Iowa Interstate Railroad, LTD.** Scott Hinton, City Engineer, explained that the Multi-Modal Station project includes a pedestrian bridge over the railroad tracks and into the second floor of the Centre Station parking Ramp. A permanent easement is required from the Iowa Interstate Railroad (IAIS) to allow the pedestrian bridge to be constructed. The cost of the easement is \$15,000. This item will also appear on the City Council Agenda on March 28, 2017, under "Items Not on Consent." A motion was made by Alderman Zelnio to approve. Seconded by Alderman Wendt. Motion passed unanimously.
  4. **A Resolution authorizing the Mayor and City Clerk to grant an Underground Electric Easement at the North Slope Wastewater Treatment Plant.** Scott Hinton, City Engineer, indicated that the North Slope reconstruction project includes a new electrical power feed from MidAmerican Energy (MEC). An Underground Electric Easement is necessary to allow MEC to install the electrical feed on property owned fee simple by the City of Moline. A motion was made by Alderman Schoonmaker to approve. Seconded by Alderman Zelnio. Motion passed unanimously.
  5. **A Resolution authorizing the Mayor and City Clerk to execute a Payment to McCarthy Improvement Company in the amount of \$37,168.83 related to slope repairs in Project #1214, John Deere Road Utility Relocation Project.** Scott Hinton, City Engineer, stated that staff previously advised Council of a pending change order with McCarthy Improvement Company to provide slope repair and stabilization at the Endeca Condos north of Coal Town Road and east of 53<sup>rd</sup> Street. McCarthy Improvement Company relocated a water main to the slope south of the Endeca Condos as part of Project #1214. The backfill material specified by the City was found to be unsuitable for use on the hillside and, as such, repairs were necessary. Additional slope repair may be necessary after completion of the Illinois Department of Transportation (IDOT) work on Coal Town Road in 2018. City staff and Endeca Condos residents have met onsite several times and agreed to work together at the completion of IDOT's project to ensure the long term stability of the hillside. A motion was made by Alderman Zelnio to approve. Seconded by Alderman Parker. Motion passed unanimously.
  6. **A Resolution authorizing the Mayor and City Clerk to execute payments to Terracon and the Waste Commission of Scott County in the amount of \$11,830.64 related to Environmental Cleanup at the 12<sup>th</sup> Street Parking Lot Construction Site.** Scott Hinton, City Engineer, indicated that staff previously advised Council that an underground storage tank was found during construction of the 12<sup>th</sup> Street Parking Lot for the Multi Modal Station. Terracon was engaged for \$950.00 to determine if the tank resulted in any environmental contamination, to identify the type and limits of any contamination, and to advise of proper environmental cleanup requirements. Approximately 300 cubic yards of contaminated material was found and Terracon determined the material could be disposed of at the Scott County Landfill. Thirty nine (39) tandem truck loads of material were disposed of for the cost of \$10,880.64. Mr. Hinton provided an additional invoice he recently received from Terracon for the removal and disposal of the liquid inside the tanks in the amount of \$2,975.00. See attachment. A motion was made by Alderman Parker to approve. Seconded by Alderman Zelnio. Motion passed unanimously.
  7. **A Resolution authorizing the purchase of four (4) trailer mounted leaf vacuums from Bonnell Industries, Inc. for the total amount of \$143,848.00.** Dave Mallum, Fleet Manager, explained that funds are budgeted to replace four (4) trailer mounted leaf vacuums that have exceeded their reliable and useful life. Fleet Services is seeking approval for a sole source purchase from Bonnell Industries. Bonnell Industries in Dixon, Illinois, has worked with the City of Moline allowing custom changes to be made to meet the City's requirements. A quote was received from Bonnell Industries for \$35,962.00 each for a total of \$143,848.00

and includes a trade offer on the current Tarrant leaf vacuums. Staff is also seeking approval to dispose of the old leaf vacuums by the method that recaptures the most capital for the City. A motion was made by Alderman Zelnio to approve. Seconded by Alderman Parker. Motion passed unanimously.

- 8. A Special Ordinance granting a variance to Chapter 34, “WATER AND SEWERS,” of the Moline Code of Ordinances, Section 34-3300, to permit Don and Rebecca Ziegler to replace a private septic tank in lieu of extending the public sanitary sewer main.** Tony Loete, Utilities General Manager, indicated that Don and Rebecca Ziegler own the property located at 934 41<sup>st</sup> Street, which is situated in the corporate limits of the City. This property is currently served by a septic tank. Rock Island County Health Department has determined that the septic tank is failing. Because of the property’s proximity to an existing publicly owned sewer main, City Ordinance does not permit replacement of the septic tank; however, a conventional gravity sewer is not possible at this location either. Instead, connection to Moline’s public sewer would require a grinder pump and bored piping installation through a neighboring property. Moline and Rock Island County Health Department have worked together in the past to minimize the use of septic tanks in favor of connection to publicly owned treatment systems for environmental and health reasons. The Ziegler’s are seeking a variance from Section 34-3300 which requires connection. A motion was made by Alderman Parker to approve. Seconded by Alderman Wendt. Upon discussion, Alderman Wendt made a motion to table this item until the Committee of the Whole receives more detailed information from the residents. Seconded by Alderman Parker. Motion passed unanimously. Tony Loete indicated that he would facilitate the easement discussions between the Ziegler’s and their neighbor upon Alderman Schoonmaker’s request.
- 9. A Resolution authorizing the Utilities General Manager to execute Amendment No. 1 to the January 9, 2015, Agreement for General Services South Slope Collection System Study with Strand Associates, Inc.** Tony Loete, Utilities General Manager, stated that the Illinois Environmental Protection Agency (IEPA) is requiring the City to conduct a detailed assessment of the South Slope collection system in conjunction with the renewal of the National Pollution Discharge Elimination System (NPDES) permit for the South Slope Wastewater Treatment Plant. The City entered into an Agreement with Strand Associates, Inc., for professional engineering services required to complete the South Collection System Study Project. Said agreement is being amended to reflect additional time allowing for the John Deere Road bypass to be modeled and the additional cost associated allowing additional work to model additional flow from Silvis. Amendment No. 1 increases the current agreement amount of \$250,000 to \$256,300. A motion was made by Alderman Parker to approve. Seconded by Alderman Schoonmaker. Motion passed unanimously.
- 10. A Resolution authorizing the Mayor and City Clerk to execute an Intergovernmental Agreement with the Village of Coal Valley to allow for the cooperative operation and maintenance of their drinking water system.** Tony Loete, Utilities General Manager, explained that Coal Valley has been unsuccessful in its recruitment to fill its vacant water operator position and is seeking assistance from the City of Moline. This agreement authorizes the City to become the responsible operator of Coal Valley’s public water supply. City staff will complete certain operations and maintenance tasks in this regard. These tasks include collection and analysis of water samples, regulatory reporting, and emergency response, maintenance of chemical feeds and well maintenance and record keeping. The term of the agreement is six months, but may be extended or terminated by agreement of either party. Coal Valley will pay the City monthly based on the anticipated operation and maintenance needs. Emergency response and repairs performed by the City will be billed based on actual costs incurred. A motion was made by Alderman Parker to approve. Seconded by Alderman Zelnio. Motion passed unanimously.

**11. A Special Ordinance authorizing the Mayor and City Clerk to execute a Development and Economic Incentive Agreement between the City of Moline and Midwest Palms, LLC for the development 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 Midwest Palms, LLC, seeks to enter into a Development and Economic Incentive Agreement with the City to facilitate the development of the property consisting of the following properties: 1320 and 1322 49<sup>th</sup> Street. The Project will consist of Developer purchasing the property and constructing 16 market rate condominiums/townhouses. Developer is seeking assistance from the City for the additional cost of utility infrastructure as an extension is required with individual connections for each unit. A motion was made by Alderman Zelnio to approve. Seconded by Alderman Parker. Upon discussion, Alderman Zelnio made a motion to table this item until the Committee of the Whole receives more detailed information concerning this item. Seconded by Alderman Wendt. Motion passed unanimously.

### **Informational**

**North Slope Improvement Project sludge line replacement that will be incorporated into Change Order #6 at a later date.** Tony Loete, Utilities General Manager, shared that at the time of design of the North Slope improvements, there was a pair of pipes that transfers some of the bio-solids, also known as sludge. The sludge is transferred from the sludge handling building to the de-watering building. The designers believed that these lines would have additional useful life. Unfortunately, as they uncovered the lines during the project, they found that they were not in the place where the record drawings for the plant from 1960 showed they should be, and so they are in conflict with some of the new proposed infrastructure. In addition, there have been a couple failures on these lines since the time they have been exposed. There is no action needed. Mr. Loete advised that this sludge line replacement change will be incorporated into the next change order in the amount of \$62,000.00.

**Committees, Boards, and Commissions Overview.** Overviews were given concerning the following Committees, Boards and Commissions:

1. Airport Board - Mayor Scott Raes;
2. Illinois Quad City Civic Center Authority (iWireless Board) - Mayor Scott Raes;
3. MetroLINK – Mayor Scott Raes;
4. Bi-State Regional Commission – Alderman Waldron; and
5. Rock Island County Waste Management Agency (RICWMA) – Alderman Waldron.

### **Public Comment**

Jerry Rogers, an East Moline resident, expressed his displeasure with the City's ordinance concerning at-fault, non-City resident drivers being charged for police, fire and ambulance services. He lives in East Moline very close to the border of Moline. He does 80% of his business in Moline.

The meeting adjourned at 8:42 p.m.

Respectfully submitted,



Amy J. Saunders  
Deputy City Clerk



# INVOICE

870 40th Ave  
Bettendorf, IA 52722-1607  
563-355-0702

Project Mgr: Krista Brodersen

**Project:** Washburn Property UST Services  
1101 4th Avenue  
Moline, IL 61265

**To:** City Of Moline IL  
C/O:Engineering Department  
Attn: Erica Williams  
3635 4th Ave  
Moline, IL 61265

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|-----------------------------------|
| <b>REMIT TO:</b>                  |
| <b>Invoice Number: T887045</b>    |
| <b>Terracon Consultants, Inc.</b> |
| <b>PO Box 959673</b>              |
| <b>St Louis, MO 63195-9673</b>    |
| <b>Federal E.I.N.: 42-1249917</b> |

|                 |                        |
|-----------------|------------------------|
| Project Number: | 07177020A              |
| Invoice Date:   | 3/24/2017              |
| For Period:     | 2/12/2017 to 3/25/2017 |

Washburn Property UST Services

| Description | Total      |
|-------------|------------|
| Lump Sum    | \$2,975.00 |

|                      |                   |
|----------------------|-------------------|
| <b>Invoice Total</b> | <b>\$2,975.00</b> |
|----------------------|-------------------|