

# Committee-of-the-Whole Minutes

Tuesday, May 9, 2017

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- PRESENT:** Mayor Stephanie Acri (*Chair*)  
Alderman Quentin Rodriguez (*Ward 1*)  
Alderman David Parker, Jr. (*Ward 2*)  
Alderman Mike Wendt (*Ward 3*)  
Alderman Richard “Dick” Potter (*Ward 4*)  
Alderman Lori Turner (*Ward 5*)  
Alderman Kevin Schoonmaker (*Ward 6*)  
Alderman Mike Waldron (*Ward 7*)  
Alderman Sonia Berg (*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  
Tony Loete, Utilities General 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  
Rhonda Bartz, Public Works Executive Assistant  
Bob Bohannon, Laboratory Chemist  
Stephanie Hancks, Benefits Coordinator  
Rodd Schick, Municipal General Services Manager  
Annaka Whiting, Grant Compliance Analyst
- OTHERS:** Bethany Bump-White, United Healthcare  
Sophia Kunzle, Water Contest Winner  
Sarah DeMoss, Third Grade Teacher, Bicentennial Elementary  
Friends and Family of Sophia Kunzle  
Dean Kruger, Business Partner of Brett Schricker, NPC Award Winner  
Lanty McGuire, Moline-Coal Valley District 40 Superintendent  
Douglas Maxeiner  
Ron Miller, Resident  
Gerold Shelton, The Dispatch  
Various Members of the Press

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

**Presentation**

Request from Tony Loete, Utilities General Manager, to award Sophia Kunzle, 3<sup>rd</sup> Grade, Moline-Coal Valley School District 40, winner of the Water Art Contest.

May 2017 Neighborhood Partnership Committee Neighbor of the Month Winners: Commercial – Dr. Ronald Riggins, Dr. Kyle Peterson, Dr. Bryan Blew, Riverside Family Dentistry, 609 22<sup>nd</sup> Avenue; Residential – Brett Schricker, Red Box Dwell, Inc., 5110 34<sup>th</sup> Avenue. Additional documentation attached.

**Informational**

2016 Health Plan Performance Review (Alison Fleming, Human Resources Manager & Bethany Bump-White, United Healthcare)

**Proclamation**

Request by J.D. Schulte, Public Works Director, to proclaim May 21-27, 2017, as National Public Works Week.

**Questions on the Agenda**

None.

**Agenda Items**

**1. A Resolution accepting the actuarial valuation report submitted by MWM Consulting Group for the year ending December 31, 2016 for the City of Moline’s Other Post Employment Benefits Under GASB#45.** Kathy Carr, Finance Director, explained that Other Post Employment Benefits (OPEB) is an accounting concept created by the Governmental Accounting Standards Board (GASB) by pronouncements designed to address expenses that governments are legally bound to pay after an employee retires. For many years, most city governments have provided their employees with some form of retiree health care but have not addressed the benefits’ long term costs. This has created a financial liability. Since 2008 the City of Moline has been required to disclose the amount of the liability. This amount is determined by the use of an actuarial calculation based on the plan provisions, the employee data, and the actuarial methods and assumptions described in the report.

Unfunded	<b>12/31/2016</b>	<b>12/31/2014</b>	<b>12/31/2012</b>
Liability	\$12,061,989	\$12,526,717	\$11,895,773

The decrease for 2016 is attributed to the total participant count decreased from 453 to 429 (retirees down to 93 from 106) and premium rates only increased 3% from 2015 versus an assumed increase over the two year period of 15%. Additional documentation attached. A motion was made by Alderman Parker to approve. Seconded by Alderman Potter. Motion passed unanimously.

**2. A Resolution amending the Revolving Loan Fund Program Guidelines as recommended by City staff and the Revolving Loan Fund Committee.** Annaka Whiting, Compliance Analyst, indicated that the City of Moline previously established the self-funded Revolving Loan Fund Program (RLFP) with adopted Guidelines (Resolution No. 1159-2014). The intent of the RLFP is to promote and create the expansion of businesses that create jobs. City staff and the Revolving Loan Fund Committee (RLFC) recommend further amending the Guidelines to provide greater detail of the composition and responsibilities of the RLFC. Additional documentation attached. A motion was made by Alderman Wendt to approve. Seconded by Alderman Schoonmaker. Upon discussion, Alderman Schoonmaker made a motion to amend the motion to approve that the appointments be staggered and to leave it up to City staff to determine how to do it. Seconded by Alderman Berg. The amended motion passed unanimously. Alderman Rodriguez made a second motion to amend the motion to approve to add leaving the number of members at five (5). Seconded by Alderman Wendt. The second amended motion carried on roll call with the following votes: ayes: Aldermen Rodriguez, Parker, Wendt, Berg and Mayor Acri; nays: Aldermen Potter, Turner, Schoonmaker and Waldron.

**3. A Resolution authorizing the Mayor and City Clerk to execute a \$100,000.00 Revolving Loan Fund Agreement with Moline Promenade, LLC 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.** Annaka Whiting, Compliance Analyst, stated that the City of Moline approved Resolution No. 1101-2016 on August 2, 2016, authorizing the Mayor and City Clerk to execute a \$100,000.00 Revolving Loan Fund Agreement with Moline Promenade, Inc. d/b/a Element Hotel. On March 27, 2017, the City was notified that the incorrect entity was listed on the loan application, and the applicant requested a name change on the approved loan from Moline Promenade Investors, Inc., to Moline Promenade Investors, LLC. Additional documentation attached. A motion was made by Alderman Parker to approve. Seconded by Alderman Turner. Motion passed unanimously.

**4. A Resolution authorizing the Mayor and City Clerk to execute an Acknowledgment and Consent to the Collateral Assignment of TIF Property Tax Rebate Payments of Development Agreement for the Chase Bank Building Development Project.** Maureen Riggs, City Attorney, indicated that the City of Moline executed a Development Agreement with Moline 501, L.L.C. and Moline Chase L.L.C. (Developer) to facilitate the redevelopment of property located at 501 15<sup>th</sup> Street on September 27, 2016, through Special Ordinance No. 4054-2016 granting TIF assistance to the Developer. Developer's lender, Blackhawk Bank & Trust has agreed to make a loan to Developer for the development and construction of the Project. As further security for the loan to Developer, Developer seeks to assign all payment rights from the Development Agreement to the Bank until such time as all obligations of Developer to the Bank with respect to the loan have been satisfied, and the Bank and Developer are requesting that the City consent to such assignment. Additional documentation attached. A motion was made by Alderman Parker to approve. Seconded by Alderman Wendt. Motion passed unanimously.

**5. A Resolution authorizing the Mayor and City Clerk to accept one (1) Permanent Utility and Drainage Easement more particularly described herein to allow water improvements to proceed on 1912 28<sup>th</sup> Avenue A.** Scott Hinton, City Engineer, stated that a Permanent Utility and Drainage Easement is necessary and has been executed by Francis X. Brandi, 2912 28<sup>th</sup> Avenue A, Parcel #0712995, to allow water improvements to proceed on 2912 28<sup>th</sup> Avenue A. Additional documentation attached. A motion was made by Alderman Parker to approve. Seconded by Alderman Waldron. Motion passed unanimously.

**6. A Resolution authorizing the Mayor and City Clerk to accept one (1) Right of Entry more particularly described herein to allow construction to proceed on Project #1262, I-74 Utility Conflict Resolution.** Scott Hinton, City Engineer, explained that a Right of Entry is necessary and has been executed by Riverstone Group, Inc., 190 22<sup>nd</sup> Street, to allow construction to proceed on Project #1262, I-74 Utility Conflict Resolution. Additional documentation attached. A motion was made by Alderman Parker to approve. Seconded by Alderman Berg. Motion passed unanimously.

**7. 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 project 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 condominium/townhouses. Developer is seeking assistance from the City due to the additional costs of utility infrastructure as an extension is required with individual connections for each unit. The City wishes to support the development by granting certain incentives. A motion was made by Alderman Parker to approve. Seconded by Alderman Berg. Motion passed unanimously.

**Public Comment**

Ray Forsythe, Planning & Development Director, gave Council a TIF #4 handout from the Autumn Trails Development tour earlier today. He shared that this has been a very successful TIF. TIF #4 was created in 2005. It legally can last until 2028. City staff is proposing that the City sunset this TIF in 2017, which is 11 years early. See attached TIF #4 handout for further information.

The meeting adjourned at 7:43 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Amy J. Saunders".

Amy J. Saunders  
Deputy City Clerk

## Autumm Trails – TIF #4



- Created 9/27/2005
- Legal Expiration Date 9/27/2028
- Projected Expiration Date 12/31/2017
- TIF Increment generated in 2017 \$194,616
- Base EAV \$101,494
- 2017 EAV \$2,254,481
- Original Development Agreement provided for:
  - Purchase of the former Bethany Building and land:
  - Demolition of the facility
  - New Construction of a 25 unit assisted living center
  - Parking
  - New Construction of 32-34 attached single family units
- 2<sup>nd</sup> Development Agreement provide for:
  - Developer (KAS Company, INC.) to negotiate with the bank for the interest in the balance of the property
  - Developer to pay all back taxes
  - Developer to complete the rehab and repair of the existing 2 units that have never been finished/sold
  - Developer to act as the General Contractor for the completion of the balance of the units: 8-10 total