

Committee-of-the-Whole Minutes

Tuesday, April 24, 2018

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 Kevin Schoonmaker (*Ward 6*)
Alderman Mike Waldron (*Ward 7*), left the meeting at 6:44.
Alderman Sonia Berg (*Alderman At-Large*), joined the meeting at 6:05 p.m.

ABSENT: Alderman Lori Turner (*Ward 5*)

STAFF: Doug Maxeiner, City Administrator
Maureen Riggs, City Attorney
Janine Hollembaek Parr, City Clerk
Ray Forsythe, Planning & Development Director
Alison Fleming, Human Resources Manager
Lori Wilson, Parks Recreation Director
Don Goff, Information Technology Manager
Bryon Lear, Library Director
John Hitchcock, Chief of Police
Jeff Snyder, Fire Chief
Scott Hinton, City Engineer
Kathy Carr, Finance Director
Jeff Anderson, City Planner
J.D. Schulte, Public Works Director
Shawn Christ, Land Development Manager
Tony Loete, Utilities General Manager
Chris Mathias, Property Management Coordinator
K.J. Whitley, Lead Program Manager
Brian Johnson, Police Captain

OTHERS: Reverend Shawn Cossin, Police Chaplain
Gerold Shelton, The Dispatch
Joe Taylor, QCCVB
Nicki Ellis, QCCVB

Mayor Acri called the meeting to order at 6:00 p.m. in Council Chambers.

Presentations

John Hitchcock, Chief of Police, introduced newly appointed Police Chaplain Shawn Cossin. Reverend Cossin is a former state trooper and current pastor of Heritage Church, Rock Island.

April 2018 Neighborhood Partnership Committee Neighbor of the Month Winners: Commercial – Central Store, 1810 5th Avenue; Residential – Dave Swanson, 1411 26th Street. Mayor Acri presented the award to Hong Nuygen, Central Store owner. Dave Swanson was unable to attend.

Update on WHO Great Iowa Tractor Ride, June 23-27, 2018. Joe Taylor and Nicki Ellis of The Quad Cities Convention and Visitors Bureau, QCCVB, explained that it is an honor for the event to move outside of rural Iowa. The estimated revenue generated from the 3-day event is \$240,000. The Tractor Ride will move into Moline on June 27, 2018, as the tractors parade through Arsenal Island to the TaxSlayer Center for lunch and a visit to the John Deere Commons.

Proclamation

Mayor Acri declared April 28, 2018, as “Sound the Alarm Day.” Steve McCann, Red Cross board member, thanked City Council and staff for participating in this life-saving event.

Questions on the Agenda

There were no questions on the agenda.

Agenda Items

1. A General Ordinance amending Chapter 35 “ZONING AND LAND DEVELOPMENT” of the Moline Code of Ordinances, Section 35-3304 “OFFICE DISTRICTS,” Section 35-3305 ““ORT” OFFICE/RESEARCH PARK AND TECHNOLOGY DISTRICT” and Table 35-3408 “Principal Commercial Land Uses,” “Land Use Regulations.” Shawn Christ, Land Development Manager, explained that the Plan Commission reviewed the zoning code as part of the City Council’s request and found the proposed amendments to allow limited sales and service as a permitted use in ORT, B-1, NC, B-2, B-3 and B-4 Districts and as a special use in O-1 District; and to modify the Purpose and Intent and the Defining Characteristics of the O-1 District to be in conflict with the Comprehensive Plan and difficult to justify approval of and therefore, recommends denial to the City Council. The item was discussed at the Committee-of-the-Whole meeting on March 27, 2018, and tabled pending further information from Christ. A motion was made by Alderman Wendt to remove this item from the table. Seconded by Alderman Rodriguez. Motion passed unanimously. Alderman Potter indicated that there is ample retail space in other areas of the city, negating the need to move into residential neighborhoods. Aldermen Rodriguez and Wendt stated that updating the comprehensive plan and revamping zoning needs to be a priority. The original motion to approve carried with Alderman Potter voting nay.

2. A Resolution authorizing the Utilities General Manager to execute Amendment No. 1 to the July 9, 2015, Agreement for General Services South Slope Wastewater Treatment Plant Phosphorus Planning-Related Services with Strand Associates, Inc. Tony Loete, Utilities General Manager, stated that in July 2015, the City contracted with Strand Associates, Inc. to conduct an Illinois Environmental Protection Agency (IEPA) mandated assessment of Phosphorus Removal Feasibility and Discharge Optimization for the South Slope Wastewater Treatment Plant. Because of on-going renovations, the special conditions of North Slope’s National Pollution Discharge Elimination System (NPDES) Permit allowed the submittal date of this assessment to be delayed until December 31, 2018. South Slope’s assessment was able to be completed for \$38,050, which is \$10,550 less than the authorized amount. Strand Associates, Inc. is best equipped to complete this work for North Slope and has agreed to amend the original agreement by adding scope to reflect this work. Amendment No. 1 increases the current agreement amount of \$48,600 to \$76,100. A motion was made by Alderman Parker to approve. Seconded by Alderman Waldron. Motion passed unanimously.

3. A Resolution authorizing the Mayor and City Clerk to accept two (2) Permanent Utility and Drainage Easements more particularly described herein to allow construction to proceed on Project #1284, 32nd Street Reconstruction. Chris Mathias, Property Management Coordinator, indicated that a Permanent Utility and Drainage Easement from Rock Island County Trustee, for all the taxing districts having an interest herein at 1635 and 1639 32nd Street, is necessary to allow construction to proceed on Project #1284, 32nd Street Reconstruction. A motion was made by Alderman Wendt to approve. Seconded by Alderman Berg. Motion passed unanimously.

4. **A Resolution authorizing the Mayor and City Clerk to execute a Contract with Langman Construction, Inc. for Project #1287, 2018 Asphalt Project.** Scott Hinton, City Engineer, stated that bids were opened and publicly read on April 10, 2018, for Project #1287 with the following results:

\$565,858.74	Langman Construction, Inc.
\$579,347.35	Walter D. Laud, Inc.
\$589,203.84	Centennial Contractors
\$610,938.30	Brandt Construction Co.
\$674,833.30	Valley Construction Co.
\$699,910.72	McCarthy Improvement Co.

Langman Construction, Inc. submitted the lowest responsible and responsive bid. A motion was made by Alderman Potter to approve. Seconded by Alderman Parker. Motion carried with Alderman Schoonmaker abstaining, citing a business relationship.

5. **A Resolution authorizing the Mayor to execute an Intergovernmental Agreement between the City of Moline and the Illinois Department of Human Services setting forth the terms for acceptance of a grant award to the police department in the sum of \$6,050.** Police Chief John Hitchcock shared that the Illinois Department of Human Services has awarded the police department a grant in the sum of \$6,050 to conduct a retail education and enforcement program with Moline tobacco retailers. The program provides for two compliance checks to be conducted during the term of the agreement, February 1, 2018 through June 30, 2018. A motion was made by Alderman Parker to approve. Seconded by Alderman Berg. Motion passed unanimously.

6. **A Resolution authorizing the Mayor and City Clerk to enter into a Parking Lease Agreement with Bozeman, Neighbour, Patton & Noe, LLP for 25-35 parking spaces in the Midtown Parking Ramp.** Ray Forsythe, Planning & Development Director explained that the City and Bozeman, Neighbour, Patton & Noe, LLP seek to enter into a 10-year lease for between 25-35 parking spaces in the Midtown Ramp in conjunction with a potential move into the Sears Building, which is owned by HOA Development, LLC. Additionally, the terms of this Parking Lease Agreement match the parking lease terms in the approved Heart of America Development Agreement. A motion was made by Alderman Parker. Seconded by Alderman Wendt. Motion carried with Alderman Schoonmaker abstaining, citing a business relationship.

Informational

Community Development Program Manager K.J. Whitley presented a property at 436-438 48th Street being offered for donation by Wells Fargo Bank. Whitley seeks direction from Council presenting three options: acceptance of the property and \$10,000 for renovation; acceptance of the property and \$10,000 for demolition; or denial of the offer. Whitley provided a hand-out and information on a comparable property at 1121 56th Street, donated in April, 2017 by Wells Fargo along with a check for \$7,500. The property is being renovated by the CDC with projected completion and sale in the fall. A motion was made by Alderman Schoonmaker to explore opportunities with community partners, firstly the CDC, to accept the house and \$10,000 for renovation. Seconded by Alderman Potter. Motion passed unanimously.

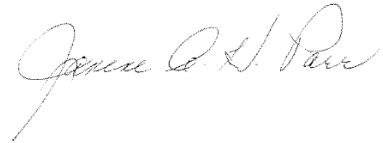
Kathy Carr, Finance Director, provided a Council goal update on Pension Liability. A law passed in 2011 requiring that public safety pension funds have a funded ratio of 90 percent by 2040. The City is on course to meet statutory reductions. An actuary will present full reports at the May 22, 2018 Committee-of-the-Whole meeting.

Public Comment

There was no public comment.

The meeting adjourned at 7:08 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Janine A. H. Parr".

Janine A. H. Parr
City Clerk



1151 26th Street, Moline
Currently owned by
Moline Community Development Corporation





436-438 48th Street, Moline

WELLS FARGO

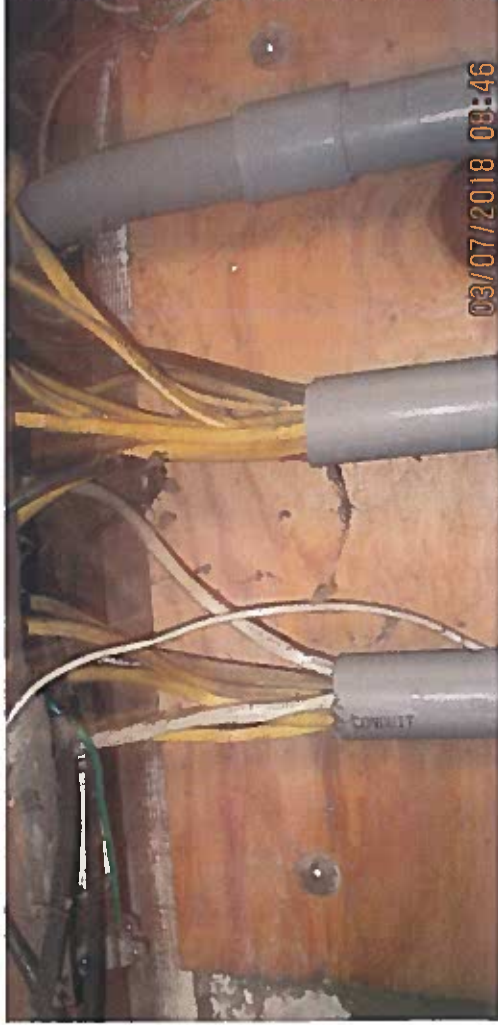
436-438 48th Street, Moline
Currently owned by
Wells Fargo



WELLS FARGO

436-438 48th Street, Moline
Currently owned by
Wells Fargo

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