

Committee-of-the-Whole Minutes

Tuesday, August 7, 2018

- PRESENT:** Mayor Stephanie Acri (*Chair*)
Alderman David Parker, Jr. (*Ward 2*)
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*)
- ABSENT:** Alderman Quentin Rodriguez (*Ward 1*)
Alderman Mike Wendt (*Ward 3*)
- STAFF:** Doug Maxeiner, City Administrator
Amy Keys, Deputy 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
Rodd Schick, Municipal Services General Manager
- OTHERS:** Gerold Shelton, The Dispatch
Maria Ontiveros, Mercado on 5th and La Pulga
Cali Milligan, Mercado on 5th and La Pulga
Norm Moline, Upper Mississippi Valley Conference
Kirk Whalen, HOA Properties, LLC
Terri Dobmann, Resident

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

Mayor’s Board Appointments

Mayor’s appointment of Michelle Sparkman to the Moline Centre Main Street Commission for a full three-year term, effective June 30, 2018, and expiring June 30, 2021. Alderman Parker made a motion to approve. Seconded by Alderman Berg. Motion passed unanimously.

Presentation

La Pulga organizers Maria Ontiveros and Cali Milligan provided an update of the bi-weekly flea market that takes place on Sunday from 9:00 a.m. to 2:00 p.m. Ontiveros and Milligan seek Council's approval to extend the event through Sunday, September 23, 2018. Alderman Parker made a motion to extend the bi-weekly event through Sunday, September 23, 2018. Seconded by Alderman Schoonmaker. Motion carried with Alderman Waldron voting nay.

Eleventh Annual Upper Mississippi Valley Conference Update presented by Norm Moline of River Action, handout attached.

Questions on the Agenda

There were no questions on the agenda.

Agenda Items

1. A Resolution authorizing the Mayor and City Clerk to execute a contract with Sterling Commercial Roofing, Inc. for 2018 Roof Replacement for the amount of \$548,350. Rodd Schick, Municipal Services General Manager, stated that bids were publicly opened and read on July 31, 2018, with Sterling Commercial Roofing, Inc. submitting the lowest responsible and responsive bid in the amount of \$548,350. The roof at the Public Works building is original to the building, and has been inspected and identified as being in need of replacement. Funds are budgeted to replace the roof. A motion was made by Alderman Turner to approve. Seconded by Alderman Potter. Motion passed unanimously.

2. A Resolution authorizing the Mayor and City Clerk to execute a contract with Hoerr Construction, Inc. for Project #1303, 2018 Sewer Lining Program. Scott Hinton, City Engineer, explained that the City of East Moline, City of Silvis, Village of Coal Valley, and Village of Cambridge will jointly enter into a contract with Hoerr Construction, Inc. for sewer lining. Hoerr Construction, Inc. offered to extend the same pricing to the City of Moline. Hoerr Construction, Inc.'s proposed pricing is below the pricing that the City of Moline received when soliciting bids in 2017, so staff finds it advantageous to accept Hoerr Construction, Inc.'s offer. The total cost of the work is estimated to be \$60,998.09. A motion was made by Alderman Schoonmaker to approve. Seconded by Alderman Potter. Motion passed unanimously.

3. A Resolution authorizing the Mayor and City Clerk to execute a contract with Kim Construction Company, Inc. for Project #1304, 2018 Manhole Lining Program, in the amount of \$26,390.00. City Engineer Scott Hinton indicated that there are four sanitary sewer manholes and three storm sewer manholes adjacent to northbound 27th Street, south of Avenue of the Cities. These manholes do not conflict with the proposed I-74 Bridge Project work, so they were not identified for relocation. Rather, they are old, deep, brick manholes that are not expected to last as long as the new 27th Street pavement above. Staff proposes lining the manholes and eliminating the need to remove the new pavement for replacement of the manholes in the future. Kim Construction Company, Inc. has a current contract with the City of Davenport to perform manhole lining and offers to extend their pricing to the City of Moline for this work. Staff finds the pricing reasonable and finds it advantageous to accept Kim Construction Company, Inc.'s offer. The total cost of the work is estimated to be \$26,390.00. A motion was made by Alderman Parker to approve. Seconded by Alderman Turner. Motion passed unanimously.

4. A Resolution authorizing an expenditure of \$15,000.00 to participate in an Illinois Quad Cities Illinois 92 Corridor Study Grant. Scott Hinton, City Engineer, shared that at the request of Silvis, East Moline, Moline, and Rock Island, the Bi-State Regional Commission submitted an application for a Statewide Planning & Research Grant to study Illinois 92 through the Illinois Quad Cities. Bi-State was awarded \$240,000.00 in Federal funds which require a 20% local match of \$60,000.00. Moline's portion of the local match would be \$23,580.00 if based on population and \$25,455.00 if based on miles of pavement. MetroLINK wishes to

participate in the study and has offered to also participate in the local match. Bi-State proposes the local match be split as follows:

Moline	\$ 15,000.00
Rock Island	\$ 15,000.00
East Moline	\$ 10,000.00
Silvis	\$ 10,000.00
MetroLINK	<u>\$ 10,000.00</u>
	\$ 60,000.00

A motion was made by Alderman Parker to approve. Seconded by Alderman Potter. Motion passed with Aldermen Waldron and Berg voting nay.

5. A Special Ordinance authorizing the Mayor and City Clerk to execute an agreement between the City of Moline and Cool Beanz Coffeehouse, LTD to sell food and beverages from a mobile food unit at the southeast parking lot of Stephens Park from September 1, 2018 through August 31, 2019, as weather permits, at the City's sole discretion. Lori Wilson, Parks Recreation Director, stated that Cool Beanz Coffeehouse LTD desires a Lease and Concession Agreement for the purpose of selling food and beverages from a mobile food unit at the southeast parking lot of Stephens Park. The Park and Recreation Board supports the agreement and believes that this agreement will enhance services for residents and visitors utilizing Stephens Park. A motion was made by Alderman Turner to approve. Seconded by Alderman Waldron. Alderman Berg requested that the agreement be amended to include the words "in Moline" in regard to current business operation. Motion passed unanimously.

6. A Resolution declaring the following Article 36 seized and forfeited vehicles as surplus property: 1996 Buick LeSabre, VIN# 1G4HP52K4TH442646, and 2008 Chevrolet Impala, VIN# 2G1WB58K389145650. John Hitchcock, Chief of Police, explained that Illinois State statute provides that law enforcement agencies may seize vehicles used during the attempt or commission of specific crimes and subsequently initiate forfeiture proceedings on those vehicles. The above vehicles have been forfeited to the police department, and City staff is requesting that they be declared as surplus property and disposed of by the Chief of Police through the legal disposal process that is most advantageous to the City, whether sealed bid, auction, negotiation, or otherwise. A motion was made by Alderman Berg to approve. Seconded by Alderman Parker. Motion passed unanimously.

7. A Resolution authorizing the Mayor and City Clerk to execute a Memorandum of Understanding between the City of Moline, City of Rock Island, and County of Rock Island, setting forth the terms for submitting a joint application for funding available through the U. S. Department of Justice 2018 Byrne Justice Assistance Grant (JAG) Program. Chief of Police John Hitchcock indicated that Moline, Rock Island, and Rock Island County law enforcement agencies are eligible to submit a joint application for a total of \$27,006.00 to be awarded through the J.A.G. program. The Allocations and Disparate Information listing published by the Department of Justice specifies the award level for Moline and Rock Island, with Rock Island County listed as a disparate jurisdiction entitled to request a share. The individual allocations will be \$2,700.60 to Rock Island County, \$11,639.70 to Rock Island, and \$12,665.70 to Moline. Moline's share will be utilized to purchase Taser units that will replace very old units and integrate with the soon to be implemented body worn camera system. No matching funds are required under the grant. A motion was made by Alderman Schoonmaker to approve. Seconded by Alderman Berg. Motion passed unanimously.

8. A Special Ordinance authorizing the Mayor and City Clerk to execute a Second Amendment to Development and Economic Incentive Agreement between the City of Moline and Divvymed, LLC, d/b/a divvyDOSE 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 and Development Director, shared that the City and Divvymed, LLC d/b/a divvyDOSE ("Developer") executed a Development and Economic Incentive Agreement on November 8,

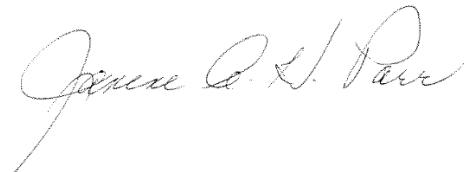
2016, whereby Developer was to redevelop the then vacant property located at 3800 Avenue of the Cities and move all of its operations to this location. A first amendment was executed by the parties on January 17, 2017, to incorporate certain changed lease provisions. In spite of its best efforts, Developer has been unable to move its full operation to the 3800 Avenue of the Cities location, which the Development Agreement is based upon. Developer has located another vacant space in Moline that will allow for its full operations to be moved and for the project to proceed in full. This second amendment would make changes to the Development Agreement to accurately reflect the change of location of the project. The first draw of the loan was made when the Developer met the terms at the 3800 Avenue of the Cities location; this amendment states that going forward all reference to the project will be for the new location. There will no longer be a guaranteed step-up in rented square feet. However, Developer has a first option to lease available space in the Valley Centre building, located at 4300 44th Avenue, Moline. Each year the Developer is to provide the City with information regarding leased space so that any incentive payment can be accurately calculated. This second amendment also reinforces amounts to be repaid if a lease at the Valley Centre location is terminated and the Developer no longer has its operations in Moline. The second amendment authorizes amendment of the underlying Loan Agreement to account for the change in location of the Project, and an amendment to the Security Agreement to remove certain collateral from the agreement that was pledged by the property owner of 3800 Avenue of the Cities. The loan amount and incentive arrangements do not change. The term of the loan and the Development Agreement remain unchanged as well. A motion was made by Alderman Turner to approve. Seconded by Alderman Potter. Alderman Berg to table for two weeks. Seconded by Alderman Parker. Motion failed with Aldermen Potter, Turner, Schoonmaker, and Waldron voting nay. Motion to approve carried with Alderman Berg voting nay.

9. A Special Ordinance authorizing the Mayor and City Clerk to execute a Purchase Agreement and Termination of Ground Lease for Riverstation between the City of Moline and Riverstation on Bass Street, L.L.C. 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 to convey the City-owned property at 1601 River Drive, Moline, Illinois. Planning and Development Director Ray Forsythe stated that at its July 24, 2018 meeting, the Committee of the Whole tabled this matter to August 7, 2018. Council requested additional information regarding this project. Certain information is needed from HUD and such has not been received at this time. A motion was made by Alderman Schoonmaker to table for two meetings. Seconded by Alderman Berg. Motion passed unanimously.

Public Comment

The meeting adjourned at 6:50 p.m.

Respectfully submitted,



Janine A. H. Parr
City Clerk