

# Committee-of-the-Whole Minutes

Tuesday, August 7, 2012

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- PRESENT:** Mayor Don Welvaert (*Chair*)  
Alderman John Knaack (*Ward 1*)  
Alderman Rick Meredith (*Ward 2*)  
Alderman Scott Raes (*Ward 3*)  
Alderman Ted Ronk (*Ward 4*)  
Alderman Lori Turner (*Ward 5*)  
Alderman Kevin Schoonmaker (*Ward 6*)  
Alderman Sean Liddell (*Ward 7*)
- ABSENT:** Alderman Stephanie Acri (*Alderman At-Large*)
- STAFF:** Lew Steinbrecher, City Administrator  
Maureen Riggs, City Attorney  
Tracy Koranda, City Clerk  
Ray Forsythe, Planning & Development Director  
Alison Fleming, Human Resources Manager  
Laura Duran, Parks Recreation Director  
Nate Scott, IT Manager  
Kim Hankins, Interim Public Safety Director  
Scott Hinton, City Engineer  
Kathy Carr, Finance Director  
Jeff Anderson, City Planner  
Mike Waldron, Public Works Director  
Shawn Christ, Land Development Manager  
Members of the Fire Department
- OTHERS:** Members of the Press

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

## Presentation

August 2012 Neighbor of the Month Winners: Residential – Dennis Norling, 4711 8<sup>th</sup> Ave, Commercial – Verizon Wireless, 5200 Avenue of the Cities.

## Agenda Items

- 1. Final Plat – Genesis 41<sup>st</sup> Street Addition.** Shawn Christ, Land Development Manager, explained that Genesis Health System is preparing its 24-acre property in the 2800 block of 41<sup>st</sup> Street for development. Approval of this minor subdivision plat is requested to combine several smaller lots into a single, developable tract of land. A motion was made by Alderman Knaack to approve. Seconded by Alderman Turner. Motion passed unanimously.

2. **Vacation and replat of Valley View Second Subdivision Phase I.** Shawn Christ, Land Development Manager, stated that the Illinois Department of Transportation requires additional right-of-way “triangles” at the ends of the deceleration and acceleration lanes to be constructed at the intersection of 65<sup>th</sup> Street and John Deere Road near Valley View Village. The developer and City staff has determined that vacating the original recorded plat for Valley View Second Subdivision Phase I and recording a new, revised subdivision plat will accommodate IDOT’s request. The proposed vacation document, original plat, and revised plat were attached. A motion was made by Alderman Knaack to approve. Seconded by Alderman Meredith. Motion passed unanimously.
3. **Accepting the actuarial valuation reports submitted by Arthur Tepfer, Actuary, for the year beginning January 1, 2012 and ending December 31, 2012 for the City of Moline Police and Firefighters’ Pension Funds.** Kathy Carr, Finance Director, indicated that the sworn Police and Fire personnel of the City of Moline are covered by two pension plans that are defined-benefit, single-employer pension plans. The purpose of the annual actuarial valuation reports is to provide property tax levy requirements for the City’s employer contributions. Since 1988, the City has not used the actuarial calculations provided by the State of Illinois Department of Insurance but rather has hired an actuary to use the City’s specific financial information and related actuarial information for the calculation. The City’s recommended tax levy will be an increase of \$159,250.00. This amount will be levied for 2013 as part of the property tax levy considered in November. A motion was made by Alderman Meredith to approve. Seconded by Alderman Knaack. Motion passed unanimously.
4. **A Special Ordinance authorizing Execution of a Quit Claim Deed to Autumn Trails L.L.C.** Maureen Riggs, City Attorney, explained that as part of the closing between Autumn Trails L.L.C. and the new purchaser of the memory care facility, there was some question raised as to whether the drives in the development were public or private. All parties agree that the drives, labeled as Outlots A and D on the final plat, were intended to be and are private, but as an assurance that the new owners have legal access to the memory care facility, the parties to the sale requested that the City dedicate any ownership interest in the drives via a quit claim deed to Autumn Trails L.L.C. The dedication will clarify the issue that the drives are private, and the City will retain all existing interest in easements and utilities. A motion was made by Alderman Raes to approve. Seconded by Alderman Ronk. Motion passed unanimously.
5. **A Special Ordinance authorizing the Mayor and City Clerk to declare property as surplus, execute an Agreement for Sale of Real Estate and do all things necessary to convey the City-owned property at 2426 5<sup>th</sup> Avenue, Moline, to Darrell K. McColl.** Maureen Riggs, City Attorney, stated that the City acquired the property at 2426 5<sup>th</sup> Avenue via quit claim deed and anticipated using abatement funds to demolish the home. However, contractors expressed interest in rehabilitating and purchasing this home. As such, the City published a request for proposals for the purchase and rehabilitation of 2426 5<sup>th</sup> Avenue on June 19, 2012, and Darrell K. McColl was the only responsive bidder. Darrell K. McColl has offered to purchase 2426 5<sup>th</sup> Avenue for \$100.00 and promises to complete interior and exterior repair and restoration of the building on said property within five (5) months of the date of possession of said property, with possible extension of the completion date as may be agreed to in writing by the parties. Staff recommends accepting this proposal so this project can begin as soon as possible and result in the repair and restoration of a blighted property. This property was in arrears for taxes in the amount of \$38,070.34. Those taxes have been deemed null and void against the property by the County Treasurer, and the only taxes that remain are the taxes for 2011 currently due and owing in the amount of \$1,708.24. The City recommends paying half of the taxes, and Darrell K. McColl shall pay the other half. The total payments by the City will be \$854.12. A motion was made by Alderman Knaack to approve. Seconded by Alderman Turner. Motion passed unanimously.
6. **Request to begin exclusive negotiations on a Term Sheet/Development Agreement with a private developer at the City owned property known as RiverTech/Hendricks Property 2500 & 2600 River Drive.** Ray Forsythe, Planning & Development Director, indicated that at the April 17, 2012, Committee-of-the-Whole meeting, City Council authorized staff to work with Renew Moline on the issuance of Request For

Proposals from private developers to master plan and develop the 15.5 acre green space area located along the Mississippi Riverfront on the east end of downtown Moline. The RFP was released by Renew Moline on June 11, 2012, and proposals were due and submitted on July 23, 2012. City and Renew Staff have reviewed the proposals and made recommendations to the Project Management Team which will held a public meeting on Monday, August 6, 2012, and made a recommendation as to the preferred developer to Council. Staff is seeking approval to begin to exclusively negotiate the terms of an agreement which would include the terms of the development including types of uses, schedule and purchase/lease of the property with the recommended developer. A motion was made by Alderman Ronk to approve. Seconded by Alderman Knaack. Motion passed unanimously.

- 7. Approval of a Contract with Davenport Electric Contracting Company for Project #1155, River Drive Street Light Replacement.** Scott Hinton, City Engineer, indicated that bids were opened and publicly read on July 17, 2012 for Project #1155 with the following results:

\$120,371.00	Davenport Electric
\$357,044.20	Tri-City Electric
Non-Responsive	GPE, Inc.

This contract is for the installation of the LED street lights only. The direct purchase of the lights for \$234,794.00 was approved by Council at the April 17, 2012 meeting. A motion was made by Alderman Knaack to approve. Seconded by Alderman Meredith. Motion passed unanimously.

### **Informational**

Scott Hinton, City Engineer, gave an overview of the attached detail regarding Stormwater Utility.

- 8. Other - Rezoning at East Moline's former Case New Holland site.** Shawn Christ, Land Development Manager explained that the owner has applied for rezoning from I-2 General Industrial to B-3 General Business. Planning staff recommends approval. Council has no objections to rezoning.

The meeting adjourned at 7:06 p.m.

Respectfully submitted,



Tracy A. Koranda  
City Clerk

# Stormwater Utility

Why do we have a Stormwater Utility?

A little history....

# Stormwater Utility

In 1972, Clean Water Act....Point Source  
Discharges & Federal \$\$\$

In 1987, Revisions to Clean Water Act....  
***Non***-Point Source Discharges  
***No*** Federal \$\$\$

# Stormwater Utility

## Requires 6 Things:

1. Public Education
2. Public Involvement / Participation
3. Illicit Discharge Detection & Elimination
4. Construction Site Runoff Control
5. Post-Construction Runoff Control
6. Pollution Prevention / Good Housekeeping

# Stormwater Utility

**No** Federal \$\$\$

So How Do We Pay for this Unfunded,  
Federal Mandate?

~~Property Taxes?~~

Stormwater Utility

# Stormwater Utility

Fee = Cost of Providing the Service

Service = Stormwater Conveyance

Assessed to All Parcels Based on the  
Amount of Stormwater Run Off Due to  
Development



# Stormwater Utility

“Can I Get Out of Paying the Fee?”

Only Pay if the Service is Provided.

- Border River
- Onsite Detention
- Undeveloped Property

~400 Parcels

# Stormwater Utility Rate Structure

Lot Size?...Kind of

Pervious Area vs. Impervious Area

More Impervious Area = More Run Off  
= Higher Fee

# Stormwater Utility Rate Structure

Quarterly Fee =

\$86.44 x Impervious Acres +

\$13.17 x Pervious Acres

## Residential Properties:

Parcels < 1/4 Acre	\$5.84	(58%)
1/4 < Parcels < 1/2 Acre	\$11.24	(15%)
1/2 < Parcels < 2 Acres	\$23.07	(7%)
All Others, Use Formula		(20%)

# Stormwater Utility Rate Structure

## Undeveloped

0 Acres Impervious

12.5 Acres Pervious = \$0

## Residential

0.5 Acres Impervious

12.0 Acres Pervious = \$201

## Commercial

12.0 Acres Impervious

0.5 Acres Pervious = \$1,044

# Stormwater Utility Rate Structure

Other Communities?