

# Committee-of-the-Whole Minutes

Tuesday, March 5, 2019

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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*)
- ABSENT:** None.
- STAFF:** J.D. Schulte, Acting City Administrator and Public Works Director  
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  
Trevor Fisk, Police Captain  
Jeff Snyder, Fire Chief  
Scott Hinton, City Engineer  
Kathy Carr, Finance Director  
Jeff Anderson, City Planner  
Tony Loete, Utilities General Manager  
K.J. Whitley, Community Development Manager
- OTHERS:** Geoff Manis, Main Street Program Manager effective March 14, 2019  
Gerold Shelton, The Dispatch  
Julia Meyer, NAWIC  
Sam Moyer, Resident  
Alex Elias, Renew Moline CEO

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

## Proclamation

A Proclamation from the NAWIC Quad Cities Chapter No. 50 to declare March 3-9, 2019, as “Women in Construction Week.”

## Questions on the Agenda

Item #2 on the COW Agenda has been tabled for one week, and corresponding Item #15 on the Council Agenda (Council Bill 4008-2019) has been removed to allow additional discussion with the new buyer.

**Agenda Items**

**1. A Resolution authorizing approval of a sole source purchase of three (3) Flygt pumps from Electric Pump for the Heritage Sanitary Sewer Lift Station for the amount of \$100,934.79 and authorizing the Utilities General Manager to execute any necessary documents for purchase of said pumps.** Tony Loete, Utilities General Manager, explained that the Heritage lift station is one of three major stations that pump wastewater from the southeast parts of Moline, as well as parts of East Moline, and is part of the Rock River Regional Sanitary Sewer System. Staff has a three-part plan to upgrade the station. Part one was completed in 2017 and included replacement and enhancement of pump controls in conjunction with fiber optic cable installation to the station. Part two of the plan includes replacement of the pumps at this station. The station is a high maintenance area, as pump plugging/fouling has increased significantly in the last five years. The proposed replacement pumps are equipped with cutting-edge chopper impellers. In 2020, staff intends to complete the final stage of improvements by replacing wet well piping within the station. The Public Works Department has standardized to Flygt pumps in all storm and sanitary sewer lift stations, as well as at both treatment plants due to their longevity and reliability. Staff recommends continued use of Flygt pumps. Flygt's exclusive representative for our region is Electric Pump. Staff recommends purchase of the three pumps with chopper style impellers from Electric Pump for an amount not to exceed \$100,934.79. A motion was made by Alderman Turner to approve. Seconded by Alderman Wendt. Motion passed unanimously.

**2. A Special Ordinance authorizing the Mayor and City Clerk to execute an Assignment of Development Agreement between the City of Moline and SJS Capital Group, Inc. for the Reliance Building Development Project located at 1514 - 1518 5<sup>th</sup> Avenue, Moline, to Reliance Capital, LLC.** Ray Forsythe, Planning and Development Director, stated that the City of Moline entered into a development agreement with SJS Capital Group, Inc. (Developer) for the Reliance Building Redevelopment Project on December 30, 2003. The Developer is in the process of selling the Project with a purchase date of March 15, 2019, and seeks to assign its rights to the Development Agreement to the new buyer, Reliance Capital LLC. Under the terms of the Development Agreement, the City must provide written consent to an assignment of the Development Agreement by the Developer for the project located at 1514 - 1518 5<sup>th</sup> Avenue, Moline. Forsythe recommended that this item be tabled to allow additional discussion with the new buyer. Alderman Waldron, seconded by Alderman Berg, moved to table this item for one week. Motion passed unanimously.

**3. A Resolution authorizing the Mayor and City Clerk to execute, on behalf of the City of Moline, a release of mortgage for the Reliance Building Development Project located at 1514 - 1518 5<sup>th</sup> Avenue, Moline.** Ray Forsythe, Planning and Development Director, indicated that approval of this resolution will authorize the Mayor and City Clerk to execute the following document pursuant to a Redevelopment Agreement for the Reliance Building Development Project between the City of Moline, SJS Capital Group, Inc. and Perry Stewart: Release of Mortgage for Atkinson's Addition Lot 2 and E. 40' of Lot 3. Block 3. (recorded Document No. 2004-15065.) A motion was made by Alderman Wendt to approve. Seconded by Alderman Parker. Motion passed unanimously.

**4. A Resolution authorizing the Mayor and City Clerk to execute an Agreement between the City of Moline, Illinois, and the Quad Cities Chamber of Commerce, Inc. for the City's administration and management of the Moline Centre Main Street Program and Special Service Areas #5 and #6, and the Chamber's responsibilities for event sponsorship and marketing for Moline Centre events; and terminating the existing agreement between the parties authorized by Resolution No. 1094-2013.** Maureen Riggs, City Attorney, shared that the Moline Centre Main Street Program became a division of the City in 2010 (by General Ordinance No. 3029-2010). By agreement between the City and the Chamber, the Main Street Program operations, as well as administration of operations for Special Service Areas #5- Bass Street Landing and Special Service Area #6- Downtown, were transferred to the Chamber in 2013 (by Resolution No. 1094-2013). The City and Chamber wish to terminate the existing agreement so as to reorganize the Main Street Program and the management of Special Service Areas #5 and #6 and to transfer administration and operation

duties back to the City. The Chamber will be responsible for 1) retaining existing sponsorships and securing new sponsorships for Moline Centre events at a commission percentage of actual sponsorship amounts received by the City; 2) developing and implementing marketing plans by providing event information for current Moline Centre events and additional events upon mutual agreement of the parties; and 3) providing event-related content to the City for web and social media accounts. The term of the agreement will commence on the last date of signature by the parties and will end on March 1, 2020, unless extended by written agreement of the parties. A motion was made by Alderman Parker to approve. Seconded by Alderman Turner. Alderman Wendt moved to amend by striking references to Lighting of the Commons from the agreement. Seconded by Alderman Schoonmaker. Motion passed unanimously. Alderman Wendt moved to add an end date for sponsorship of September 15, 2020, to clarify that no commission will be paid for any event held after that date. Seconded by Alderman Parker. The motion carried unanimously. The amended motion passed unanimously.

Acting City Administrator J.D. Schulte introduced Geoff Manis, Moline Centre Main Street Program Manager effective March 14, 2018.

**5. A Resolution authorizing the Mayor and City Clerk to execute a contract with Tri City Blacktop, Inc. for Project #1321, 2019 Seal Coat Program for the amount of \$256,490.20.** Scott Hinton, City Engineer, explained that bids were opened and publicly read on February 12, 2019, for Project #1321, 2019 Seal Coat Program, with the following results:

\$256,490.20	Tri City Blacktop, Inc.
\$297,559.00	Brandt Construction Co.

Tri City Blacktop, Inc. submitted the lowest responsible and responsive bid and staff recommends approval. A motion was made by Alderman Parker to approve. Seconded by Alderman Wendt. Hinton stated that the cost of the materials and lack of available and qualified labor have caused a price increase in recent years. Hinton indicated that millings made available from the John Deere Road reconstruction have a short useful life, and that a suitable use could not be identified within the City. Motion passed unanimously.

**6. A Resolution authorizing approval of Change Order #1 with Walter D. Laud, Inc., for Project #1308, 27<sup>th</sup> Avenue Reconstruction, East of 16<sup>th</sup> Street for a credit of \$4,559.00.** City Engineer Scott Hinton stated that the 2019 Infrastructure Improvement Program includes the asphalt reconstruction of 27<sup>th</sup> Avenue, East of 16<sup>th</sup> Street. Walter D. Laud, Inc. is under contract for the work and proposes to reconstruct with concrete instead of asphalt for a credit of \$4,559.00. Staff finds this proposal to be in the best interest of the City and recommends approval. A motion was made by Alderman Potter to approve. Seconded by Alderman Parker. Motion passed unanimously.

**7. A Resolution authorizing the Mayor and City Clerk to execute an Agreement for Planning and Engineering Services with Sam Schwartz Consulting, LLC. for services related to analyzing bike trail alternatives.** Scott Hinton, City Engineer, indicated that the City Council recently directed City staff to engage a consulting firm to review options and make recommendations for the location of a bike path between 7<sup>th</sup> Avenue and either the new I-74 bridge or the Mississippi River. With assistance from the Illinois bicycling community, staff identified four firms with experience in this type of work. Staff found Sam Schwartz Consulting to be the most qualified firm to perform the analysis based on their extensive history with this type of work, and their past history with the City of Moline. Schwartz was a member of the Moving Moline Forward consulting team a member of the Schwartz team assigned to this project was the primary author of the River-to-River Corridor Study. Renew Moline and City staff recently met with the Schwartz team to discuss the goals, objectives, and challenges of the project. Schwartz proposes to provide consulting services on a time and material basis for the estimated cost of \$30,912. Staff reviewed the proposal and finds it to be reasonable given the scope of the work required. A motion was made by Alderman Parker to approve. Seconded by Alderman Wendt. There was discussion. Hinton stated that most conceptual consulting work follows a standard process. Alderman Wendt

moved to direct staff to include the Federal Highway Administration (FHWA) and Illinois Department of Transportation (IDOT) in the discussion. Seconded by Alderman Berg. Motion passed unanimously. Alderman Schoonmaker noted that the area referenced in the consulting proposal should have been 7<sup>th</sup> Avenue rather than 7<sup>th</sup> Street. Alderman Wendt, seconded by Alderman Berg, moved to amend and direct staff to negotiate and amend section "M", allowing the City to have ownership and full use of all documents, materials and work product. Motion passed unanimously. The amended motion passed with Alderman Schoonmaker voting nay. Hinton indicated a meeting is scheduled for March 25, 2019 and will include FHWA, IDOT and Sam Swartz Consulting representatives.

**8. A Special Ordinance authorizing the City of Moline to allow Kraemer North America to vary from the requirements of Chapter 21, "NUISANCES IN GENERAL," of the Moline Code of Ordinances, Section 21-1100(18), to allow I-74 night construction work to proceed.** City Engineer Scott Hinton shared that Section 21-1100(18) prohibits the use of heavy equipment for construction purposes within 500' of residential properties between 9:00 PM and 6:00 AM. The removal of the westbound I-74 bridge structure over 7<sup>th</sup> Avenue is tentatively scheduled to begin on April 1, 2019 and is expected to last for three weeks. Kraemer proposes to perform the removal work at night to minimize the disruption to traffic and requests permission to vary from the nuisance requirements of Chapter 21. A motion was made by Alderman Parker to approve. Seconded by Alderman Potter. Alderman Wendt moved to give authority to Public Works Director J.D. Schulte to unilaterally revoke the variance if necessary. Motion passed unanimously. The amended motion passed unanimously.

~Alderman Berg requested information from staff regarding thinning of the coyote population. City Attorney Maureen Riggs indicated that ordinance does not address this, and that she will investigate through Illinois Department of Natural Resources and report to Alderman Berg.

### **Informational**

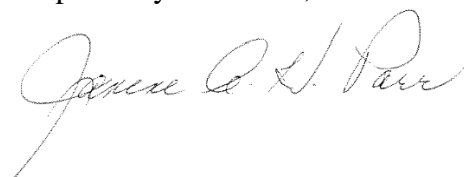
City Engineer Scott Hinton provided a life cycle comparison of concrete versus asphalt. Controllable and uncontrollable factors affecting bid prices were discussed. Hinton stated that when a contractor bids a job, it is not a hard science. Asphalt prices have increased 3.5% per year since 1993. Breakeven cost occurs after 25 years. At 100 years, concrete is currently less expensive than asphalt. Underlying utilities are expected to last 100 years. Alderman Wendt moved to direct staff to use a constant variable in the bidding process, and bid for both asphalt and concrete. Seconded by Alderman Berg. Motion failed with Aldermen Rodriguez, Potter, Turner, Schoonmaker and Waldron voting nay. Alderman Berg, seconded by Alderman Schoonmaker, moved to allow staff to change from asphalt to concrete on two approved projects based on the lifecycle and pricing received on the last project discussed. Alderman Schoonmaker directed staff to investigate options asphalt vs. concrete bidding and report to Council by April 15, 2019.

### **Public Comment**

There was no public comment.

The meeting adjourned at 7:24 p.m.

Respectfully submitted,



Janine A. H. Parr  
City Clerk