

# Committee-of-the-Whole Minutes

Tuesday, June 4, 2019

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- PRESENT:** Mayor Stephanie Acri (*Chair*)  
Alderman Scott Williams (*Ward 1*)  
Alderman David Parker, Jr. (*Ward 2*)  
Alderman Mike Wendt (*Ward 3*)  
Alderman Richard “Dick” Potter (*Ward 4*)  
Alderman Sam Moyer (*Ward 5*)  
Alderman Kevin Schoonmaker (*Ward 6*)  
Alderman Mike Waldron (*Ward 7*)  
Alderman Sonia Berg (*Alderman At-Large*)
- ABSENT:** None.
- STAFF:** Lisa Kotter, City Administrator  
Janine Hollembaek Parr, City Clerk  
J.D. Schulte, Public Works Director  
Alison Fleming, Human Resources Manager  
Lori Wilson, Parks Recreation Director  
Don Goff, Information Technology Manager  
Bryon Lear, Library Director  
R.T. Finney, Interim Chief of Police  
Jeff Snyder, Fire Chief  
Scott Hinton, City Engineer  
Randi Haley, Interim Finance Director  
Jeff Anderson, City Planner  
K.J. Whitley, Community Development Program Manager  
Tara Osborne, Grant Project Accountant  
Dave Mallum, Fleet Manager
- OTHERS:** Derke Price, Corporate Counsel  
Gerold Shelton, The Dispatch  
Rocky Jones, TaxSlayer Center

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

## Questions on the Agenda

On the Committee-of-the-Whole Agenda, Item #8 was pulled and replaced by the Informational item. Two “Other” items will be added.

## Agenda Items

1. A Resolution authorizing the Mayor and City Clerk to execute an agreement to accept funding and to do all things necessary to execute all assurances and certifications to the Illinois Housing Development Authority for the Abandoned Residential Property Municipal Relief Program in the amount of \$33,400;

**and authorizing the Planning and Development Department to begin work upon the execution of the agreement between the City and the Illinois Housing Development Authority to accept funding for the Abandoned Residential Property Municipal Relief Program in the amount of \$33,400, and to do all things necessary to implement said program requirements.** K.J. Whitley, Community Development Program Manager, explained that the City of Moline Planning and Development Department previously applied for and has received a \$33,400 Abandoned Residential Property Municipal Relief Program (APP) Grant from the Illinois Housing Development Authority. This grant will assist with the maintenance or demolition of abandoned residential properties within the City of Moline and removal of dangerous and dilapidated residential homes throughout the community. These grant funds may be used for securing, maintaining, demolishing, or rehabilitating abandoned homes. This package was received on May 23, 2019, and is due June 7, 2019. A motion was made by Alderman Parker to approve. Seconded by Alderman Wendt. Motion passed unanimously.

**2. A Resolution authorizing the Mayor and City Clerk to execute an Intergovernmental Agreement between the City of Moline, Illinois, the City of Rock Island, Illinois, and the City of Davenport, Iowa, for the purpose of sharing the cost to develop a “2020 – 2025 Housing Needs Assessment.”** Jeff Anderson, City Planner and K.J. Whitley, Community Development Program Manager, indicated that the Cities of Moline, Rock Island, and Davenport, are entitlement cities receiving community development formula grant funds through the Department of Housing and Urban Development (HUD). Pursuant to HUD requirements, each community is required to complete a “Housing Needs Assessment.” The Program Participants of Moline, Rock Island and Davenport wish to collaborate on a regional 2020 – 2025 Housing Needs Assessment. A motion was made by Alderman Parker to approve. Seconded by Alderman Berg. Motion passed unanimously.

**3. A Resolution authorizing the Mayor to make application, to enter into an agreement, and to execute all necessary assurances and certifications to the U.S. Department of Housing and Urban Development for Community Development Block Grant entitlement funding under the Housing and Community Development Act of 1974, as amended, of certain projects and programs for fiscal year 2019; and approving projects and program recommendations of the Citizens Advisory Council on Urban Policy for the use of 2019 Community Development Block Grant funds and the 2019 Annual Action Plan, which contains said projects and programs; and authorizing the Mayor to implement those approved projects and programs upon the approval of the City of Moline 2019 Annual Action Plan by the U.S. Department of Housing and Urban Development and to exercise any and all powers required to obtain such funding and to implement those approved projects.** K.J. Whitley, Community Development Program Manager and Tara Osborne, Grant Project Accountant stated that the City of Moline is a CDBG entitlement community with national objectives of the Community Development Programs. A proposed statement of community development objectives and projected use of funds has been advertised and are consistent with the national objectives of the Housing and Community Development Act of 1974. The 2019 CDBG “actual” allocations were announced on April 12, 2019, and the 2019 AAP is due June 10, 2019. City staff drafted the plan and completed the required publications, two public hearings and one 30-day comment period. Citizens Advisory Council on Urban Policy also met on May 22, 2019, and recommends approval of the 2019 Annual Action Plan. A motion was made by Alderman Wendt to approve. Seconded by Alderman Berg. Motion passed unanimously.

**4. A Resolution approving proposed amendments to the 2017 and 2018 CDBG Annual Action Plan for the purpose of fund reallocation.** K.J. Whitley, Community Development Program Manager and Tara Osborne, Grant Project Accountant, shared that the City of Moline intends to amend the 2017 and 2018 CDBG Annual Action Plan by modifying the following activity allocations:

**2017**

**Lead Hazard Control Program (Original Amount: \$126,322.64: \$6,322.64 Remains; \$120,000.00 Re-Allocated)**

Equipment, supplies, and testing expenses associated with the use of interim controls and/or lead abatement to

address lead base paint hazards in residential single family owner occupied units. **Reduce activity funding and re-allocate the remaining program funds to the 2018 Neighborhood Infrastructure Projects activity.**

**Lead Hazard Control Program Relocation (Original Amount; \$10,000.00; \$1,000.00 Remains; \$9,000.00 Reallocated)**

Relocation assistance is provided to residential single family owner occupied households that must relocate due to unsafe housing conditions. Much of the relocation assistance provided is on a temporary basis to protect a family from lead paint hazards during rehab work or lead paint hazard remediation. **Reduce activity funding and re-allocate the remaining program funds to the 2018 Neighborhood Infrastructure Projects activity.**

**CDBG Sidewalk Program (Original Amount: \$66,922.40 Already Spent: \$50,178.01 \$16,744.39 Reallocated)**

CDBG funds will be used to repair/replace existing sidewalk/curb ramps in low to moderate income areas. **Close out this activity and re-allocate the remaining program funds to the 2018 Neighborhood Infrastructure Projects activity.**

**Moline Community Development Corporation (MCDC) (Original Amount \$20,700: \$16,390 Already Spent; Reallocated \$4,310.00)** – CDBG funds will be utilized to but is not limited to upgrading the existing security lights to LEDs; upgrading the Rolle-Bolle Court lights and replacing the large baseball diamond backstop. **This project has been completed. Close out this activity and re-allocate the remaining program funds to the 2018 Neighborhood Infrastructure Projects activity.**

**2017 Total Funds Being Reallocated to the 2018 Neighborhood Infrastructure Projects (NIP) (\$150,054.39)**

CDBG funds will provide for the installation or extension of the useful life of streets, street drains, storm drains, curbs and gutters, tunnels, bridges, traffic lights/signs, landscaping, street lighting, and/or street signs that are part of a more extensive street improvements; improvements to sidewalks; Installation or replacement of water lines, sanitary sewers, storm sewers, and fire hydrants.

**2018**

**CDBG Sidewalk Program (\$60,000.00) (ELIMINATE and RE-ALLOCATE)**

CDBG funds will be used to repair/replace existing sidewalk/curb ramps in low to moderate income areas. **Eliminate this activity and re-allocate the remaining program funds to the 2018 Neighborhood Infrastructure Projects activity.**

**2018 Total Funds Being Transferred within the 2018 Program Budget going to 2018 Neighborhood Infrastructure Projects (NIP) (\$60,000.00) (ADDITIONAL FUNDING)**

CDBG funds will provide for the installation or extension of the useful life of streets, street drains, storm drains, curbs and gutters, tunnels, bridges, traffic lights/signs, landscaping, street lighting, and/or street signs that are part of a more extensive street improvements; improvements to sidewalks; Installation or replacement of water lines, sanitary sewers, storm sewers, and fire hydrants.

The City of Moline is a CDBG entitlement community with national objectives of the Community Development Programs. A proposed statement of community development objectives and projected use of funds has been advertised and are consistent with the national objectives of the Housing and Community Development Act of 1974. Staff drafted the plan amendments and completed the required publications, two public hearings and one 30-day comment period. Citizens Advisory Council on Urban Policy also met on May 22, 2019, and recommends approval of the 2017 and 2018 CDBG Annual Action Plans as amended. A motion was made by Alderman Parker to approve. Seconded by Alderman Wendt. Osborne indicated that the total of the amendments is \$150,054.39. Motion passed unanimously. City Administrator Lisa Kotter noted that \$150,054.39 was the total of the 2017 amendments, and that approval is being sought includes an additional \$60,000 for 2018, for a total of \$210,054.39.

Alderman Parker, seconded by Alderman Wendt, moved to amend to include the additional \$60,000 for a total of \$210,054.39. Motion passed unanimously. Whitley will provide Council with a report on 2018 accomplishments.

**5. A Resolution approving a request from the Quad City Civic Center Authority for payment of capital improvements in the amount of \$1,457,821 from the Capital Improvement Project Reserve Account (CIPRA) as established per the Intergovernmental Agreement between the Quad City Civic Center Authority and the City of Moline.** Randi Haley, Interim Finance Director, explained that a 3% amusement tax was implemented by the City of Moline in April 1994 pursuant to an intergovernmental agreement (IGA) between the City of Moline and the Quad City Civic Center Authority. The funds are earmarked for the future capital improvements and equipment replacement for the civic center, now the TaxSlayer Center. The TaxSlayer Center is requesting \$1,457,821 to make necessary upgrades and changes to replace the football field turf, install a security camera and door access system, and replace an existing safety line system in the arena's ceiling grid, along with the existing amps and DSP's within the arena sound system. The TaxSlayer Center would also like to replace the concessions point-of-sale system and remodel the backstage area. A motion was made by Alderman Potter to approve. Seconded by Alderman Schoonmaker. There was discussion. Alderman Waldron asked if any of the amusement tax collected is placed into reserves. Haley explained that the tax revenue has historically fallen below the amount requested. TaxSlayer Facilities Manager Rocky Jones explained that the IGA requires that all capital improvement projects be brought before Council, even if the TaxSlayer has reserve funds available. Haley noted that last year's request was for approximately \$350,000. City Administrator Lisa Kotter recommended tabling this item until the IGA may be reviewed by staff. Alderman Wendt, seconded by Alderman Waldron, moved to table for up to three weeks. Motion passed unanimously.

**6. A Resolution authorizing the budgeted purchase of thirteen fleet vehicles for the amount of \$308,249.96.** Dave Mallum, Fleet Manager, requested approval, and Alderman Waldron requested that the items be reviewed individually:

**Nine 2019 Ford F150 4x2 Super Cab Pickup Trucks - \$200,997**

Mallum stated that Fleet Services has budgeted to replace eight light duty pickup trucks and a sedan in the 2019 budget year. The units being replaced are 2001 – 2007 models that are used by City staff in Code Enforcement, Engineering, and Water Pollution Control, as they have reached the end of their reliable lives. Specifications were developed and a Request for Proposal (RFP) was published. The most responsive and responsible proposal was received by Sexton Ford of Moline, Illinois, for the amount of \$200,997. Staff is also requesting that the current equipment to be disposed of by the Fleet Manager 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 Wendt to approve. Seconded by Alderman Waldron. There was discussion. Mallum indicated that the Illinois State Consortium bid is considered, in this case higher, and the recommendation is to purchase the lowest responsive bid. Motion passed on roll call with the following vote: ayes: Aldermen Wendt, Potter, Moyer, Schoonmaker, Berg and Williams; nays: Aldermen Parker and Waldron. Motion passed unanimously

**2019 Ford F350 Super Duty XL 4x2 Super Cab Truck - \$30,312**

Mallum shared that in 2017, Fleet budgeted to replace a half-ton pickup truck assigned to the Fire Department. That purchase was postponed due to utilization concerns. With the addition of Fire Department staff and operational changes, a replacement needs to be purchased. Some of the added duties of this unit will be towing the Mutual Aid Box Alarm System (MABAS) trailer and large Oquawka Rescue Boat. Specifications were developed by City staff, and a Request for Proposal (RFP) was published. The most responsive and responsible proposal was received by Sexton Ford of Moline, Illinois, for the amount of \$30,312. Staff is also requesting that the current equipment to be disposed of by the Fleet Manager 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 Waldron to approve. Seconded by Alderman Parker. Motion passed unanimously

**2019 Ford F250 Super Duty XL 4x4 Pickup Truck - \$26,863**

Mallum indicated that the current 2003 Ford pickup used by the Traffic Division has reached the end of its reliable life and was budgeted to be replaced in 2019. Specifications were developed by City staff and a Request for Proposal (RFP) was published. The most responsive and responsible proposal was received by Sexton Ford of Moline, Illinois, for the amount of \$26,863 for a 2019 Ford F250 Super Duty XL 4x4 Pickup Truck. Operations require this unit to carry large traffic light control boxes and other items required to maintain the City's traffic light system, so the truck will have a utility body and lift gate installed after delivery to the City. Staff is also requesting that the current equipment be disposed of by the Fleet Manager 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 Waldron to approve. Seconded by Alderman Wendt. Motion passed unanimously

**2019 Ford F250 Super Duty XL 4x4 Super Cab Pickup Truck - \$30,665**

Mallum explained that in April of 2018, a 2015 Ford Police Interceptors was involved in an accident and sustained \$25,000.00 in damages and was determined to be a total loss. An insurance settlement of \$14,949.31 was received in August of 2018. During this time, the Police Department has been without this unit and it has been determined that it needs to be replaced with a pickup truck due to operational changes. The new unit will be required to tow a command center by trailer and haul larger evidence items. Specifications were developed by City staff and a Request for Proposal (RFP) was published. The most responsive and responsible proposal was submitted by Sexton Ford of Moline, Illinois, for the amount of \$30,665 for a 2019 Ford F250 Super Duty XL 4x4 Super Cab Pickup Truck. A motion was made by Alderman Parker to approve. Seconded by Alderman Potter. There was discussion. R.T. Finney, Interim Police Chief, explained that this vehicle will be needed if an intended purchase of a mobile command trailer is made. Grant funding is being sought for the trailer and having the truck will improve the likelihood of funding. A vehicle is needed now, and if a lighter duty vehicle is purchased instead, the truck will still be needed when the trailer is purchased. Alderman Berg moved to table. Motion was not considered for lack of second. The original motion passed on roll call with the following vote: ayes: Aldermen Wendt, Potter, Moyer, Schoonmaker, Williams and Parker; nays: Aldermen Waldron, Berg.

**John Deere XUV590M Utility Vehicle with BOSS 5-foot Poly Straight Blade Snow Plow - 19,412.96**

**Explanation:** After recent improvements to the North Slope Wastewater Treatment Plant, it now includes maintenance of sidewalks going to the clarifiers, holding tanks and buildings that need cleared of snow, as well as grounds/bike path maintenance, and City staff needs to be able to transport equipment and supplies around the compound for said maintenance. Options were reviewed by City staff and it was determined that a utility vehicle would be the best fit for the task. A quote was requested from Holland and Sons, Inc. using the John Deere IL IA Construction, Ag, and Ground Maintenance Contract. A quote was received from Holland in the amount of \$19,412.96 for a XUV590M Utility vehicle and plow. A motion was made by Alderman Wendt to approve. Seconded by Alderman Potter. There was discussion. Alderman Waldron stated that in his view, this is a want more than a need. Motion failed on roll call with the following vote: ayes: Aldermen Potter, Moyer, Schoonmaker and Williams; nays: Aldermen Wendt, Waldron, Berg, Parker and Mayor Acri.

**7. An Ordinance amending Chapter 17, "LICENSES AND BUSINESS REGULATIONS," of the Moline Code of Ordinances, Sections 17-8116 and 17-8120, concerning false alarms, the grounds for suspension and/or revocation of an alarm system permit, and the appeal process, by repealing said sections in their entirety and enacting in lieu thereof new Sections 17-8116 and 17-8120 relating to the same subject matter.** Lisa Kotter, City Administrator explained that the City, pursuant to the Illinois Municipal Code and in the exercise of its home rule powers, has the power and authority to regulate the provision of alarm services within its

boundaries. The City finds that response to false alarms by its police and fire personnel impacts their resources and may put residents at greater risk. The City Council therefore finds that it is in the best interests of the City and its residents to amend the Code of Ordinances to further deter false alarms. Section 17-8116 of the Code sets forth the grounds for suspension and/or revocation of an alarm system permit issued by the City, and Section 17-8120 concerns the appeal process. To simplify the permit application process, applicants may apply and pay the permit fee online on the City's website. A motion was made by Alderman Wendt to approve. Seconded by Alderman Berg. There was discussion. Motion passed unanimously.

**8.** This item was pulled/postponed until the next meeting, and replaced by the Informational item: **A Resolution authorizing approval of revisions to the Capital Improvement Policy.** Scott Hinton, City Engineer, shared that City staff proposes to revise the Capital Improvement Policy to add language addressing the need to monitor changes in asphalt and concrete pavement pricing and to accommodate the need to perform some work after normal work hours and at night. A motion was made by Alderman Waldron to approve. Seconded by Alderman Wendt. Motion passed unanimously.

**9. A Resolution authorizing the Mayor and City Clerk to execute an Amendment to the Master Traffic Signal Agreement with the Illinois Department of Transportation.** Scott Hinton, City Engineer, indicated that the City of Moline and the Illinois Department of Transportation (IDOT) previously entered into a traffic signal agreement which reimburses the City for costs to maintain certain traffic signals in Moline. This amendment revises the list of signals to reflect changes due to the John Deere Road and I-74 Bridge projects. A motion was made by Alderman Waldron to approve. Seconded by Alderman Wendt. Motion passed unanimously.

**10. A Resolution authorizing the Mayor and City Clerk to execute a Memorandum of Understanding between the City of Moline and Moline Promenade Investors, LLC related to ongoing maintenance costs of the areas identified as Common Areas at the Element Hotel / Q Multi-Modal Station.** City Engineer Scott Hinton stated that a Plat of Condominium for the Element Hotel / Q Multi-Modal Station establishes Condo Unit #1 for the Moline Promenade Investors, LLC (MPI) privately-owned hotel space, Condo Unit #2 for the City of Moline's publicly-owned space, and Common Areas shared by both parties. The initial Plat of Condominium identifies that 93% of the non-Common Area interior building space is owned by Condo Unit #1 and 7% is owned by Condo Unit #2. This 93/7 ratio was used to split the cost of maintaining the Common Areas. MPI and the City subsequently agreed to revise the Plat of Condominium to change the Port Cochere from Common Area to Condo Unit #1 and the City-owned elevator, stairwell, and HVAC equipment from Condo Unit #2 to Common Area. These changes revise the ownership percentages to 95% and 5%. Both parties agree that future Common Area maintenance costs will be split at this new 95/5 ratio. Further, maintenance of the public restrooms in Condo Unit #2 shall be performed by MPI and split 95/5. Additionally, MPI may enter into maintenance agreements for the City's elevator and HVAC equipment, and the cost of such agreements shall be split 95/5. A motion was made by Alderman Wendt to approve. Seconded by Alderman Berg. There was discussion. Hinton will verify if the underground storm retention is the responsibility of the City or the Hotel. Motion passed unanimously. Alderman Wendt requested an update on the parking revenue collected in the Element lot during TaxSlayer events and the City's receipt of half of that revenue. Interim Finance Director Randi Haley will report back to Council.

**11. Other. Mayor's Appointment.** Mayor Acri explained that the appointment of Alderman Wendt to the Moline Community Development Corporation requires City Council approval. Alderman Berg, seconded by Alderman Schoonmaker, moved to approve the appointment. Motion passed on roll call with the following vote: ayes: Aldermen Potter, Moyer, Schoonmaker, Waldron, Berg, Williams and Parker; abstention: Alderman Wendt. Mayor Acri noted that the appointment will be brought back next week for ratification.

**12. Other. Cloverleaf Mobile Home Park.** City Administrator Lisa Kotter explained that the City has been working through flooding issues south of Cloverleaf Mobile Home Park. For residents south of the park, Cloverleaf's private road is their only access to and from their property while surrounding roads are flooded. Cloverleaf management has blocked this access due to road damage from large vehicles. Moline Police and Fire staff have been there to help mediate, and public works staff have lent assistance to add a culvert and pumps. As a result, the water is draining. Kotter explained that Public Works Director J.D. Schulte, Mayor Acri and Corporate Counsel Derke Price visited the park today, and have discussed the issue with corporate owner Yes! Communities and its local management. Price explained some details of the discussion and the agreement negotiated. Yes! Communities has agreed to immediately remove the cement barriers barring access to neighboring properties, and the City will assist with signage to allow only vehicles under 10,000 pounds with two axles to pass through this private drive. Trespass will be enforced. Businesses to the south must abide by the vehicle weight limit as well.

**Informational**

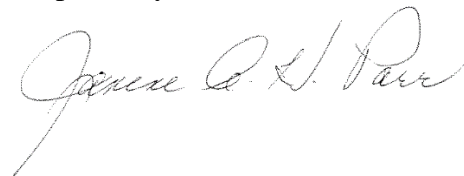
This item was moved to Agenda item #8.

**Public Comment**

Tracy, a resident of the property south of Cloverleaf Mobile Home Park, asked if access through the trailer park will be allowed, and Attorney Derke Price verified that this was the agreement made with Cloverleaf management today. At the resident's request, Mayor Acri stated that she will follow up with MetroLink to discuss options to safely transport school-age children. Margaret Montgomery shared that she has lived in the neighborhood south of Cloverleaf for 16 years and the flooding gets worse each year. She stated that residents were told that Cloverleaf will be putting up a gate to bar access to the private road. Montgomery believes that development of the surrounding area has added to the flooding problem. Dawn Ward, daughter of residents affected by the problem, voiced concern for her parents' safety in case of an emergency. Alderman Wendt requested that Public Works Director J.D. Schulte provide Council with an accounting of the work that has been done at Cloverleaf recently. Resident Carol Ward, lives near the pumps and expressed appreciation for all that the City has done. Angie Moss, Cloverleaf management, stated that they will always continue to work with their neighbors - the City, Township and County. They are a private community and have a responsibility to keep the roads functioning for their residents. Management will ensure that its residents are served and address damage to the road by large trucks passing through. She indicated that during active flooding, access will not be denied motorists, however management will need to determine if there is some way to control access to the road by heavy vehicles. If there is no system to stop the trucks from getting through, culverts will collapse and flood compromised roads will be further damaged.

The meeting adjourned at 7:40 p.m.

Respectfully submitted,



Janine A. H. Parr  
City Clerk