

Committee-of-the-Whole Minutes

Tuesday, August 6, 2019

- 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
Darren Gault, Chief of Police
Jeff Snyder, Fire Chief
Scott Hinton, City Engineer
Keith Verbeke, Finance Manager
Jeff Anderson, City Planner
Sarah Mark, Fleet and Facilities Coordinator
Brad Hauman, Neighborhood Improvement Officer
Dave Mallum, Fleet Manager
Ryan Berger, Land Development Manager
K.J. Whitley, Community Development Program Manager
Chad Snook, Fire Training Officer, and family
Jerry Spiegel, Fire Marshall
Steve Regenwether, Deputy Fire Chief
Fire personnel
- OTHERS:** Derke Price, Ancel Glink
Sarah Hayden, The Dispatch
Alexandra Elias, President/CEO Renew Moline
Ron Miller, resident

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

Presentation

Introduction of Chad Snook, Fire Training Officer (Jeff Snyder, Fire Chief)

Questions on the Agenda

Alderman Berg requested that item #9 be removed from the COW Agenda.

Agenda Items

1. A Resolution authorizing the Mayor and City Clerk to execute and attest to a KONE Inc. Proposal to Supply Elevator, Escalator, Moving Walkway Maintenance, Repair, Modernization and Related, Products, Services and Solutions under the U.S. Communities Program utilizing the Terms and Conditions of the City of Kansas City Master Contract (Reference GENRL-EV2516 dated December 1, 2018). Sarah Mark, Fleet and Facilities Coordinator, explained that the City currently has several stand-alone contracts with three companies for elevator maintenance. In an effort to increase efficiency, staff has looked into consolidating contracts. The City belongs to US Communities, now part of OMNIA Partners, the nation's largest cooperative purchasing organization for the public sector, therefore we are eligible for pre-negotiated contract pricing under the U.S. Communities Program utilizing the Terms and Conditions of the City of Kansas City Master Contract (Reference GENRL-EV2516 dated December 1, 2018). Proposed units and equipment price for eight (8) elevators is \$1,662 per month for a total of \$19,944. The City of Kansas City Master Contract is for a 6-year initial term (the first 3 years are fixed price; years 4, 6 and 8 escalate 3.25% for labor adjustment) with five 1-year renewal options. Our current contracts include oil and lube only, and any maintenance, parts, and labor including call outs are paid at a premium. We have the Alternate Option to this proposal to add the Moline Library and Centre Station Parking Ramp for an additional \$350.00/month when current contracts expire. By entering into this proposal, the City will receive substantial savings in contractual repairs. A motion was made by Alderman Waldron to approve. Seconded by Alderman Berg. Motion passed unanimously.

2. A Resolution authorizing staff to invest the necessary time to conduct a detailed study of the operations and maintenance for the Rock Island Arsenal water treatment plant, water distribution system, sewer collection system and lift stations, and acquire cost estimates to be used to develop a concept agreement to be evaluated by the United States as they consider engaging with Moline in an Intergovernmental Service Agreement (IGSA) on the Rock Island Arsenal. J.D. Schulte, Director of Public Works, and Tony Loete, Utilities General Manager, indicated that the Public Works staff has engaged in surface level discussion with the Rock Island Arsenal (RIA) Garrison Commander and his staff regarding the potential for Moline to perform water and sewer operations and maintenance activities on the Island. In order to proceed, staff would need to conduct a detailed study of operations and maintenance documentation provided by the Army. Staff would need to develop a rough cost estimate by mid-September of 2019. Public Works is seeking authorization to invest the necessary time to study the operations and maintenance for the RIA water treatment plant, water distribution system, sewer collection system and lift stations. If projected costs are in line with Army estimates and quantities, the next step would be to develop the concept agreement. A motion was made by Alderman Wendt to approve. Seconded by Alderman Berg. Mayor Acri explained her understanding that the City of Rock Island had been interested in providing water to the RIA, however lost interest when they understood that it would entail operation of the water treatment plant and maintenance of the water distribution system. Schulte confirmed that the water distribution network operations and maintenance and plant operations would be part of staff's analysis and proposal. The RIA is interested in partnering with Moline to obtain a duplicate water plant operating on the Island. Their current system is antiquated, and economic efficiencies have been identified. Alderman Schoonmaker and Waldron expressed reservation in taking on the distribution. Schulte explained that there are minimal challenges with the RIA's current system, and sees this as an opportunity to build on the City's partnership with the RIA and position the City to operate the RIA's plant. The RIA would pay the City to operate and maintain the network, and the City would not take on the responsibility for the infrastructure. Corporate Counsel Derke Price explained that liability is not an issue. Alderman Waldron stated that he does not see this as

a priority above that of red water or of moving the water south. Alderman Schoonmaker moved to amend the motion and have staff include a short time frame to transition RIA to Moline's water. Seconded by Alderman Wendt. Alderman Potter stated that the City's intent to operate RIA's system should be clear. Motion passed unanimously. Alderman Waldron moved to amend the amended motion to withdraw everything related to sanitary sewer and storm water. Seconded by Alderman Wendt. Alderman Waldron, seconded by Alderman Wendt, moved to withdraw that amendment. Motion passed unanimously. Alderman Wendt moved to amend and direct staff to only submit a proposal for the sanitary sewer services if the City of Rock Island does not. Seconded by Alderman Waldron. Motion passed unanimously. The motion, with two amendments, passed unanimously.

3. A Resolution authorizing the installation of lighted pedestrian crossings on 34th Street at 24th Avenue and on 7th Street south of 32nd Avenue. Scott Hinton, City Engineer, stated that Council recently directed staff to investigate options for increasing safety for pedestrians crossing 34th Street at 24th Avenue. Staff finds this location to be appropriate for the installation of Rapid Rectangular Flashing Beacons (RRFB) similar to those installed on River Drive near Western Illinois University and the IHMVCU Headquarters. The RRFBs are solar powered, push button activated, and will be placed on both sides of 34th Street. The cost of two RRFBs is \$8,255 and each requires a \$500 concrete foundation. There is an existing crosswalk painted at this location, but new stop bars should be installed for \$75. Should Council choose to proceed, staff recommends that approximately \$1,200 in sidewalk repairs be made on the east side of 34th Street to bring the ramp into compliance with the American Disabilities Act (ADA). The total estimated cost of this improvement is \$10,530.

Staff also receive a request to install a pedestrian crossing on 7th Street south of Hamilton School to accommodate the school children who walk to the Evangelical Free Church at 3321 7th Street after school. The RRFBs would also be appropriate at this location for an estimated cost of \$9,255. ADA sidewalk improvements are necessary on both sides of 7th Street for an estimated cost of \$2,400 and the cost to paint a new crosswalk and stop bars is \$250. Should Council choose to proceed, staff recommends two signs be placed in the crosswalk reminding drivers to stop for pedestrians due to the high traffic speeds and volumes and because the 7th Street pavement is three lanes wide. The signs cost \$375 each, bringing the total estimated cost for this location to \$12,655. Hinton's recommendation was to proceed with a lighted pedestrian crossing on 34th Street, and work with Hamilton School to try to get the children to use the intersection intended for crossing. A motion was made by Alderman Potter to approve moving forward with installation of a lighted pedestrian crossing on 34th Street at 24th Avenue. Seconded by Alderman Parker. Alderman Parker moved to table until the Capital Improvement Plan (CIP) discussion next month. Seconded by Alderman Waldron. Motion to table passed with Alderman Potter voting nay. Hinton will speak with the school district before the CIP discussion and report back. Alderman Williams shared that placing a signal south of 32nd Avenue will likely backup traffic and cause a safety issue. City Administrator Lisa Kotter suggested budgeting for traffic signals in the future and voting on their placement. Mayor Acri asked Council to consider allocating a component of the CIP budget for safety purposes, and expressed support of a strong traffic committee. Alderman Wendt suggested installing sidewalks on 34th Street instead of encouraging crossing where it is not safe.

4. A Resolution authorizing the Mayor and the City Clerk to execute and attest to an agreement with the Urban Land Institute (ULI) for a five-day Technical Assistance Program (TAP) to evaluate a series of questions pertaining to future developable land in the I-74 Realignment Area. Lisa Kotter, City Administrator, explained that in January 2019, Renew Moline applied for the Technical Assistance Program (TAP) to the Urban Land Institute for a two-day TAP to evaluate a series of questions pertaining to future developable land in the I-74 Realignment Area. Those questions were:

- What should the city's acquisition strategy be for the former IDOT parcels?
- Are there particular sites that should be prioritized for development (and what should the city's support of those be?)
- What is the optimal mix of uses for those parcels/sites?

- What are the important development sites that could spur redevelopment and/or function as anchors to the newly-developed I-74 realignment area?

ULI staff attended a day-long meeting in Moline on March 28, and recommended a national (5-day) panel because of the scale of the opportunity and the time required to conduct research necessary to put forth a complete report. The total program cost is \$135,000, ULI will rebate \$10,000, Renew Moline will contribute \$20,000, and the remaining balance of \$105,000 will be paid from TIF 1 funds. A motion was made by Alderman Wendt to approve. Seconded by Alderman Potter. Motion passed unanimously.

5. A Resolution authorizing the Mayor and City Clerk to execute an agreement between the City of Moline and the Board of Education of Moline School District 40 setting forth the terms for assignment of four police liaison officers to Moline schools for the 2019/2020 school year. Darren Gault, Chief of Police, shared that this annual reimbursement agreement includes four police officers assigned to Moline School District 40 during the 2019-2020 school year. The school district will reimburse 40 percent of the salary and benefit costs for the officers assigned at Moline High School, the Alternative High School, and Wilson and John Deere Middle Schools. A motion was made by Alderman Wendt to approve. Seconded by Alderman Williams. Motion passed unanimously.

6. A Resolution authorizing the City Administrator and Chief of Police to execute an Intergovernmental Agreement between the City of Moline and the Quad City Metropolitan Enforcement Group for the period July 1, 2019 through June 30, 2020, setting forth the terms for the Police Department's continued participation in this multi-jurisdictional law enforcement effort. Chief of Police Darren Gault, explained that the Quad City Metropolitan Enforcement Group (MEG) is a multi-jurisdictional law enforcement unit that combats illegal drug trafficking and the use and distribution of controlled substances. The Police Department has participated as a member of MEG since its formation in 1977. Previously, an updated agreement was only intermittently executed; however, the Department of Justice now requires MEG to annually renew its agreements with agencies. A motion was made by Alderman Parker to approve. Seconded by Alderman Berg. Motion passed unanimously.

7. A Resolution declaring the City-owned property at 1311 3rd Street A, Moline, Illinois, to be surplus; and authorizing the Mayor and City Clerk to execute and attest to an Agreement for Transfer of Real Estate and do all things necessary to convey the City-owned property at 1311 3rd Street A, to Moline Community Development Corporation, an Illinois Not-For-Profit Corporation. Brad Hauman, Neighborhood Improvement Officer, and Derke Price, Corporate Counsel, indicated that as a result of City Council goal setting, the Moline Community Development Corporation (MCDC) was created in 2008. The City and MCDC partner with each other to provide increased opportunities for quality housing for low to moderate income families and to foster neighborhood improvement. The City recently acquired the property at 1311 3rd Street A as a result of abandoned-building proceedings. To provide momentum to MCDC's efforts, MCDC is interested in rehabilitating the home on the lot and selling it to a qualified family. The City can, in the exercise of its home rule powers, donate the Property to MCDC for that purpose. The rehabilitation and sale of the home at this location will restore the blighted property and increase the property tax base in the future. A motion was made by Alderman Parker to approve. Seconded by Alderman Potter. MCDC must bring the property into compliance within 18 months, and that covenant will transfer to a new owner should MCDC sell the property before compliance is obtained. Motion passed unanimously.

8. An Ordinance amending Chapter 4, "ALCOHOLIC LIQUOR," of the Moline Code of Ordinances, by amending Section 4-3317 and 4-3324 to allow the presence of companion dogs in outdoor areas of establishments other than Restaurants (Class A or Class AA) holding a valid License and an Option 1 or Option 7 Special Use. Derke J. Price, Corporate Counsel, shared that Chapter 4 of the Moline Code of Ordinances provides for the sale and possession of alcoholic liquors within the City. Through the exercise of its home rule powers, the City wishes to amend Chapter 4 to permit companion dogs to be present in the outdoor

areas of Class B Tavern liquor licensed establishments that also have the appropriate special use option (Option 1 Outdoor Use or Option 7 Retailer's On-Site Outdoor Special Use). No companion dog shall be present in the interior of any tavern or in any area where food is prepared, and the following shall be taken into consideration to determine whether to grant an application for an Option 1 or Option 7 Special Use: (1) the size and capacity of the licensed outdoor area; (2) the compatibility of the presence of companion dogs with the neighboring properties; (3) the existence of any threats to the safety of either patrons or the companion dogs from the nature of the service and activities in the outdoor area. The Option 1 or Option 7 Special Use holder must ensure compliance with the Illinois Food, Drug, and Cosmetic Act, the Food Handling Regulation Enforcement Act, the Sanitary Food Preparation Act, and all other applicable statutes and ordinances of the City of Moline. A motion was made by Alderman Berg to approve. Seconded by Alderman Wendt. Motion passed with Aldermen Schoonmaker and Potter voting nay.

9. ~ This item was removed by Council.

An Ordinance amending Chapter 7, "ANIMALS AND FOWL," of the Moline Code of Ordinances, Section 7-1101, regarding cruelty to animals. Derke J. Price, Corporate Counsel, explained that the State of Illinois recently amended the Humane Care for Animals Act to authorize law enforcement officers to take temporary custody of a companion dog or cat that may be exposed to life-threatening weather conditions. City officials have made a study of the available scientific literature available concerning the tolerance of certain animals for certain conditions, including information from the Pet Professional Guild. The City wishes to amend its Code of Ordinances, Chapter 7, in response to the new state law, and to also help provide guidance to its law enforcement officials concerning such adverse weather conditions. The amendments will provide, in part, that no dog or cat shall be left outside and unattended for a period of more than 20 consecutive minutes when the outdoor heat index is greater than 103 or the outside air temperature is less than 10 degrees Fahrenheit. A motion was made by Alderman _____ to approve. Seconded by Alderman _____. Motion passed unanimously.

10. A Resolution authorizing the Mayor and City Clerk to execute a Quit Claim Deed to B.M. Bagby, Inc. to convey all right, title and interest in Lot Number One (1) in Hawk Hollow Addition, Moline, and to remove and cancel the stipulation of right of reverter contained in the original Warranty Deed between the City of Moline and B.M. Bagby, Inc., recorded May 25, 2016, as Document No. 2016-07809. Corporate Counsel Derke J. Price stated that pursuant to Council Bill/Special Ordinance No. 4014-2016, the City of Moline and B.M. Bagby, Inc. ("Bagby") executed an Agreement for Sale and Development of Real Estate on March 21, 2016, for Bagby's purchase of Lot 1 Hawk Hollow Addition, Moline. Under the Agreement, Bagby agreed to make certain improvements to the property, including the construction of five multi-unit two story townhouse buildings by December 31, 2021, and to make payments per the Agreement's seller financing rider. The Agreement includes a right of reverter stipulating that any portion of the property where construction has not begun, not including the detention basin, by December 31, 2021, will revert to the City and Bagby will relinquish all interests in said portion. The City has received acknowledgment that Bagby is completing construction of the fifth townhouse and has complied with all special restrictions and covenants of the Agreement, and therefore agrees to execute a Quit Claim Deed to convey all right, title and interest in the property to Bagby and to specifically remove and cancel the stipulation of right of reverter contained in the Warranty Deed recorded May 25, 2016, as Document No. 2016-07809. A motion was made by Alderman Wendt to approve. Seconded by Alderman Potter. Motion passed unanimously.

Informational

Trip to twinning town Verbandsgemeinde Asbach, Germany. Mayor Stephanie Acri provided an overview of her trip to Asbach.

Community Development Director Job Description. Lisa Kotter, City Administrator, reviewed the job description and requested input from Council. Mayor Acri suggested that "Economic" be included in the title. Alderman Parker suggested that "Economic Development Director" is a cleaner title.

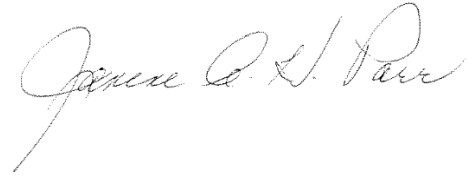
Other – Sharrows. Scott Hinton, City Engineer, reviewed prior presentations to Council on December 18, 2018, February 12, 2019, and March 26, 2019.

Public Comment

Resident Mariah German expressed support of a lighted pedestrian crossing on 34th Street at 24th Avenue. She also suggested that the crosswalk be repainted and police officers be placed there when school children are present.

The meeting adjourned at 8:06 p.m.

Respectfully submitted,

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

Janine A. H. Parr
City Clerk