

Committee-of-the-Whole Minutes

Tuesday, September 10, 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
Alison Fleming, Human Resources Manager
Don Goff, Information Technology Manager
Bryon Lear, Library Director
Darren Gault, Chief of Police
Jeff Snyder, Fire Chief
Scott Hinton, City Engineer
Randi Haley, Interim Finance Director
Jeff Anderson, City Planner
Chris Mathias, Property Management Coordinator
K.J. Whitley, Community Development Program Manager
Ryan Berger, Land Development Manager
- OTHERS:** Derke Price, Ancel Glink
Mark Peterson, GovHR USA
Pat Flaherty, Resident
Alexandra Elias, Renew Moline

Mayor Acri called the meeting to order at 6:01 p.m. in Council Chambers.

Appointments & Oaths of Office

Oaths of office for probationary appointment as police officers to Adam J. Medina and Cody D. Parmenter effective May 28, 2019.

Mayor’s reappointment of Jodi Fisk to the Metropolitan Airport Authority of Rock Island County for a full five-year term, to expire November 30, 2024. A motion was made by Alderman Waldron to approve. Seconded by Alderman Wendt. Motion passed unanimously.

City Administrator’s appointment of City Finance Director with the advice and consent of the City Council, effective September 23, 2019. A motion was made by Alderman Waldron to approve. Seconded by Alderman Wendt. Motion passed unanimously.

Proclamation

A Proclamation from Quad Cities Hispanic Chamber of Commerce to declare September 15, 2019, through October 15, 2019, as “Hispanic Heritage Month.”

Presentation

Hispanic Heritage Celebration. Zenaida Landeros, Executive Director, and Louis Ewert, Greater Quad Cities Hispanic Chamber of Commerce, accepted the Proclamation and provided a background of Hispanic Heritage and Entrepreneurship in Moline, as well as activities planned for the celebration of Hispanic Heritage this month.

Questions on the Agenda

A motion was made by Alderman Moyer to approve the remote electronic attendance of 2nd Ward Alderman David Parker due to personal illness or disability. Seconded by Alderman Wendt. Motion passed unanimously.

Agenda Items

1. A Resolution authorizing the Mayor and City Clerk to execute and attest to an Amendment to Site Lease Agreement between the City of Moline and GTP Acquisition Partners II, LLC for property located at 2800 48th Avenue, Moline. Chris Mathias, Property Management Coordinator, explained that the City of Moline has a site license agreement with GTP Acquisition Partners II, LLC (Lessee) to allow cellular facilities on City-owned property located at 2800 48th Avenue. Both parties would like to extend this lease for an additional five months beyond the expiration date of September 30, 2019. Because of the planned improvements at the South Slope Wastewater Treatment Plant, this tower will need to be relocated. Additional time is needed to try and find a suitable relocation site. Staff learned today that the Lessee has applied for a special use permit to move two blocks north onto non-City property. Staff’s recommendation stands. A motion was made by Alderman Waldron to approve. Seconded by Alderman Berg. Alderman Wendt expressed his preference that the cellular facilities remain on City property. Alderman Wendt, seconded by Alderman Berg, moved to amend and delay this item until the September 24 Council Non-Consent Agenda. Seconded by Berg. Motion passed unanimously. The amended motion passed unanimously.

2. A Resolution authorizing the Mayor and City Clerk to execute and attest to a contract for Project #1331, Floreciente Streetscape, 7th Street, West of 4th Avenue, Moline. K.J. Whitley, Community Development Program Manager, indicated that City staff posted a request for bids on August 25, 2019, for Project #1331, Floreciente Streetscape, 7th Street, West of 4th Avenue, and bids received will be opened and read publicly on September 9, 2019. The bid results were provided to the City Council prior to the September 10, 2019 Committee-of-the-Whole meeting with a recommendation for vendor selection by City staff based upon the lowest responsible and responsive bid. Funds for this project must be used by the end of October, and a preconstruction meeting is proposed for September 12, 2019. Whitley explained that this is Phase One of the project, and staff anticipates that Centennial Contractors of the Quad Cities will begin work in approximately 10 days. Whitley stated that per a Project Management Team discussion today, staff wishes to amend the contract to remove the purchase of trees, and instead include receipt of donated trees from Living Land and Waters or at a reduced cost from another source. Staff would like to further amend the contract to allow the purchase of equipment needed for Phase Two during Phase One, using the Community Development Block Grant (CDBG) funds available only until the end of next month. Whitley explained that funds have been used for façade improvement and lead abatement as well in the Floreciente neighborhood. A motion was made by Alderman Wendt to approve with such caveat. Seconded by Alderman Williams. Motion passed unanimously.

3. A Resolution authorizing the Community Development Department, on behalf of the City of Moline, to apply to the Illinois Housing Development Authority for a Land Bank Capacity Program, Round 2 Grant in the amount of \$50,000 for the purpose of conducting a Land Bank Feasibility Study; and authorizing City staff to do any and all things necessary to apply for the Land Bank Capacity Program, Round 2 Grant. Community Development Program Manager K.J. Whitley stated that as demonstrated by the City’s past and current code enforcement activities, there is a continued need for additional code enforcement compliance of

abandoned residential structures and additional resources needed to assist with the removal of deteriorated structures within the City. City staff would like to apply for the Land Bank Capacity Program, Round 2 Grant in the amount of \$50,000. The funding would allow for the City to conduct a Land Bank Feasibility Study to help determine if a Land Bank would be a useful tool to facilitate neighborhood stabilization and revitalization. Corporate Counsel Derke Price explained that the land bank includes both commercial and residential property. The critical issue that Price asked Council to think about is whether there is a sufficient volume of properties that can make the land bank happen. Typically, a land bank is an intergovernmental cooperation effort and much broader than a particular city. Even Chicago has a county-wide land bank. Price stated that the City is a market player. A land bank acquires properties, competing with real estate speculators, clears taxes and puts land back into a useful position on a financial spreadsheet. This makes the property more attractive to developers looking for a return on capital. The City has reached out to the county regarding a cooperative effort. The Land Bank Capacity Grant will provide funds for a feasibility study to determine areas to be invited into the land bank. A motion was made by Alderman Berg to approve. Seconded by Alderman Wendt. Motion passed unanimously.

4. A Resolution authorizing Patrick Flaherty to replace the septic system at 1534 36th Avenue, Moline, in lieu of extending a public sanitary sewer main. Tony Loete, Utilities General Manager, shared that Patrick Flaherty owns the property located at 1534 36th Avenue, which is situated within the corporate limits of the City. This property is currently served by City water and a septic tank. Prior to selling the property, Mr. Flaherty would like to replace the septic tank, but since the property is within three (300) feet of an existing publicly owned sewer main, City ordinance requires the extension of a public sewer. The City of Moline and the Rock Island County Health Department have worked together in the past to minimize the use of septic tanks in favor of connection to publicly owned treatment systems for environmental and health reasons. Mr. Flaherty has received a bid from a contractor for \$7,000 to \$7,500 to update his septic and was informed that it would cost in excess of \$50,000 for the engineering services, permits and work to extend the sewer main; therefore, Mr. Flaherty is seeking permission to replace the septic system in lieu of extending a public sanitary sewer main as required by City ordinance. Loete and Corporate Counsel Derke Price explained that this does not qualify for a variance. According to City Code, all of the properties on that block should hook up to the City sanitary sewer and thus share the cost, bringing the cost to approximately \$10,000 per property owner. There was discussion. Additional properties will be identified and brought back to Council on September 24, 2019. The work would be contracted out, at prevailing wage, therefore there will be some cost to the City and reserve funds may be used. Kotter explained that as the main is extended, it puts new properties within 300 feet and at that point the three-year countdown begins. When financial hardship is an issue, payment plans are available or City programs may be applied for. Mr. Flaherty asked that consideration be given to the fact that he tried to follow the correct process by applying for the permit. A motion was made by Alderman Berg to allow the septic replacement. Motion was not considered for lack of second. Alderman Schoonmaker moved to direct staff to get a bid and discern what Mr. Flaherty's portion of the cost would be and allow him to prepay that amount, so that he can sell his property now. Staff will come back with Mr. Flaherty's portion of the cost on September 24, 2019. Seconded by Alderman Wendt. Motion passed unanimously.

5. An Ordinance amending Chapter 20, "MOTOR VEHICLES AND TRAFFIC," of the Moline Code of Ordinances, Appendix 10, "PARKING PROHIBITED AT ANY TIME," by deleting Twenty-third Avenue, on the south side, from Seventh Street west 80 feet and adding in lieu thereof Twenty-third Avenue, on the south side, from Seventh Street west 140 feet. Scott Hinton, City Engineer, explained that the Traffic Committee received a request to move the current prohibited parking on 23rd Avenue, as described above, to the alley between 6th and 7th Street. The Traffic Committee reviewed the request and recommends approval. A motion was made by Alderman Wendt to approve. Seconded by Alderman Waldron. There was discussion. Motion passed unanimously.

6. A Resolution authorizing the City Engineer to execute and attest to an Agreement for Professional Engineering Services with Gewalt Hamilton Associates, Inc. (GHA) to conduct the Avenue of the Cities Traffic Signal Study in an effort to improve travel safety and efficiency for both pedestrians and vehicles from 19th Street on the west to 53rd Street on the east for an amount not to exceed \$100,540. City Engineer Scott Hinton indicated that there are 11 signalized intersections on the Avenue of the Cities (AOC) between I-74 and 53rd Street. All 11 are interconnected in an effort to increase the efficiency of traffic flow along the Avenue and to minimize the amount of time vehicles wait on the side streets. Most of the traffic signals, including those at the two busiest intersections of 41st and 53rd Streets, do not accommodate pedestrians either across the Avenue or at the side streets. The 2019 Capital Improvement Program includes \$115,000 for a traffic study of the AOC from I-74 to 53rd Street. The primary intent of the study is to modify the traffic signals to add a pedestrian phase to accommodate pedestrians crossing the AOC and the side streets. The secondary benefit is that the new signal timings will be coordinated which maximizes the traffic flow efficiency through the entire corridor as a whole. City staff sought Statements of Qualifications (SOQ) from engineering firms to review the current intersection configurations, count current vehicle and pedestrian usage and project future volumes, and then make recommendations for improvements. Eight SOQ's were received and the top three firms were interviewed. Gewalt Hamilton Associates, Inc. (GHA) was deemed to be the most qualified firm to provide this service due to its extensive experience with traffic modelling and its specific knowledge of the AOC from its recent work on the City of Moline's Avenue of the Cities Corridor Plan. Staff then worked with GHA to generate two proposed scopes of services. The first scope includes a review of existing conditions and proposed improvements at all eleven intersections. GHA proposes to provide this service at hourly rates for a price not to exceed \$100,540. The second scope focuses on only four intersections, 34th Street, 36th Street, 41st Street, and 53rd Street. GHA proposes to recommend improvements at these four intersections at hourly rates for a price not to exceed price \$62,716. Detailed information on both scopes of service and GHA's response to staff questions on the advantage of investigating 11 intersections instead of only four is included in the attachment. The cost to install the pedestrian accommodations and associated traffic signal improvements will vary by intersection. The traffic signals at 34th Street were installed in 2015 with pedestrian push buttons and Americans with Disabilities Act (ADA) compliant ramps. As such, this intersection will likely only require reprogramming which City staff can perform in-house. Other intersections with older traffic signal systems will need new controllers to accommodate pedestrians. Costs may reach \$175,000 depending on the amount of equipment replaced. A detailed list of potential costs is included in the attachment. There were a total of 468 accidents at the intersections during the period of May 2014 through May 2019. Six of the accidents included bicyclists and four included pedestrians. A breakdown of the number of accidents by intersection is included in the attachment. The final deliverables from GHA will include new intersection designs for all intersections detailing the location of ADA compliant pedestrian accommodations and traffic control devices, cost estimates for the proposed improvements, and new traffic signal timings for both the final condition when all pedestrian improvements are implemented and the interim condition when pedestrian accommodations have been installed at some, but not all, of the intersections. This will allow the pedestrian accommodations to be implemented incrementally and not require all improvements to be made at one time. A motion was made by Alderman Potter to approve. Seconded by Alderman Waldron. Alderman Wendt moved to use a portion of the \$100,000 and implement the idea of a road diet, reducing from four lanes to 3 lanes, in order to increase safety for both motorists and pedestrians. Hinton explained that the purpose of the project is not to gain compliance, rather it is to improve safety. Hinton indicated his understanding that Council wanted to continue traffic phase coordination, sharing that 90 seconds is generally the maximum cycle length. All signals along the corridor are tied together by a master control. The traffic study is meant to identify the best way to incorporate pedestrian crossings within this area, and coordinate timings. There was discussion. Staff's recommendation is to proceed with the study. Mayor Acri proposed moving the crossings back, and adding time, possibly up to 25 seconds, to the east-west phase of each intersection in that area. Alderman Wendt stated that reducing from 4 to 3 lanes on Avenue of the Cities from 27th to 34th Street would increase safety. This is being implemented nationwide and has proven to reduce crashes by up to 47 percent. Adding a left-turn lane will keep the middle lane traffic flowing. Alderman Wendt noted that the City's current standard is 12-13' wide lanes, but suggested a reduction to 10 feet. Alderman Wendt moved to direct

staff to return on October 8, 2019, with an in-house proposal to convert from 4 lanes to 3 lanes between 27th Street to 34th Street, including the cost of repainting lines and repositioning traffic signals. Seconded by Alderman Moyer. Motion passed unanimously. Hinton estimated the cost of repositioning and repainting the pedestrian crossings, and adding ADA ramps where needed, to be approximately \$30,000.

7. A Resolution authorizing approval of Change Order #1 with Needham Excavating, Inc. for Project #1285, 18th Street B, South of the Avenue of the Cities, in the amount of \$15,301.69. Scott Hinton, City Engineer, stated that in order to pay the contractor for additional work that is not included in the above-referenced contract, a change order is needed in the amount of \$15,301.69. This increases the original contract value of \$799,070.70 by 1.9% to \$814,372.39. The change order reflects the difference between bid quantities and quantities actually constructed and includes costs for additional access and parking accommodations for residents and the dentist office. A motion was made by Alderman Waldron to approve. Seconded by Alderman Schoonmaker. Alderman Wendt questioned whether some of this cost was due to the contractor's poor time management. Hinton indicated that the contractor worked to make up the time, completing the job on time. Alderman Wendt moved to amend the change order to exclude the additional cost of \$10,695.26. Seconded by Alderman Berg. Alderman Schoonmaker stated that staff approved the work, and subsequent delays. In the future, the City should hold the contractor accountable when it is not the direction or fault of the City. Motion to amend failed unanimously. The original motion passed unanimously.

8. Other. Derke Price, Corporate Counsel, presented a draft Request for Information from Cannabis Business Establishments. The City of Moline is deliberating the policy choices associated with permitting and regulating recreational cannabis businesses within the City. The City desires to gather a complete set of data on the issues and accordingly plans to reach out to the recreational cannabis industry to obtain information from qualified cannabis business establishments--including craft growers, cultivation centers, dispensing organizations, infuser organizations, on-premises cannabis consumption establishments, processing organizations, transporting organizations, and such other cannabis business establishments authorized by the Illinois Cannabis Regulation and Tax Act (410 ILCS 705/1-1, et seq.)--concerning the industry's perspective on location, size, scope of operations, utility requirements, infrastructure needs, benefits to the community and other related information if the City were to permit operations within the corporate limits. The RFI will go out by the end of this week. If Council has establishments that they would like included, they should send that contact information to Executive Coordinator Macy McManus. Chief of Police Darren Gault stated that the Illinois Chiefs of Police have a position paper on the regulation act and what will be faced in 2020.

Informational

June 29th Strategic Planning Session Report - Priority Goals and Management Projects. Mark Peterson, Vice President, GovHR USA, presented a Draft Report on 2019-2020 Priority Goals, attached. The report included seven priority goals for the coming 24 months, eight management initiatives and projects that are in progress, and questions to be considered by Council. Mayor Acri opened it up to Council's comments. Alderman Waldron indicated that some areas of the report are too general, compared to others that are very detailed. Council will review and bring ideas back on October 8, 2019. Periodic benchmarking is prudent, at six months or at least annually. Goals must be measurable, feasible, who is accountable, and what is the proper timing for accomplishment. Staff will email an update of work to-date. Peterson suggested adding a budget allocation section, which speaks to whether the goal is achievable. Peterson credited Renew President Alexandra Elias for her contribution and work on Goal #1. Mayor Acri directed Council to provide feedback on the report to City Administrator Lisa Kotter by Tuesday, September 17, 2019.

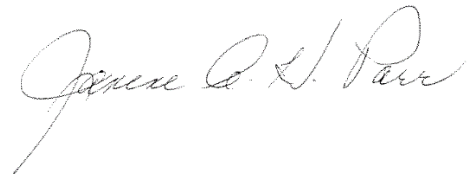
Goal #2 Neighborhood Revitalization. Derke Price, Corporate Counsel, presented the attached details of current enforcement programs, recommendation for vacant property registration program, and recommendation for homestead program. Council directed staff to move forward with the tools and programs discussed.

Public Comment

There was no public comment.

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Janine A. H. Parr". The signature is written in black ink and is positioned above the printed name.

Janine A. H. Parr
City Clerk