

# Committee-of-the-Whole Minutes

Tuesday, November 6, 2012

**PRESENT:** Mayor Don Welvaert (*Chair*)  
Alderman John Knaack (*Ward 1*)  
Alderman David Parker, Jr. (*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*)  
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  
Bryon Lear, Library Coordinator  
Kim Hankins, Interim Public Safety Director  
Scott Hinton, City Engineer  
Kathy Carr, Finance Director  
Jeff Anderson, City Planner  
Mike Waldron, Public Works Director  
J.D. Schulte, Fleet Services Manager  
Rodd Schick, Park Operations Manager

**OTHERS:** Members of the Press

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

## **Mayor's Board Appointments**

Mayor's appointment of Greg Johnson to the Moline Youth Commission to replace the unexpired term of Jim Kopel to expire March 31, 2013. A motion was made by Alderman Knaack to approve. Seconded by Alderman Ronk. Motion passed unanimously.

Mayor's appointment of David Parker, Jr. to the Project Management Team to replace Richard Meredith. A motion was made by Alderman Raes to approve. Seconded by Alderman Liddell. Motion passed unanimously.

Mayor's appointment of David Parker, Jr. to the Consolidated Public Safety Communications Budget Board to replace Richard Meredith. A motion was made by Alderman Ronk to approve. Seconded by Alderman Knaack. Motion passed unanimously.

Mayor's appointment of David Parker, Jr. to the Rock Island County Animal Control Board to replace the unexpired term of Richard Meredith to expire March 31, 2015. A motion was made by Alderman Schoonmaker to approve. Seconded by Alderman Liddell. Motion passed unanimously.

## **Informational**

Scott Hinton, City Engineer, gave an overview of the findings of the Riverside Cemetery retaining wall that is failing. Recommendations by the engineering consultant include installing a drainage trench with new storm water sewer that connects to an existing line. This will cost approximately \$125,000 to install. Constructing a new retaining wall will cost approximately \$350,000 because it is about 900 feet long on a steep slope. The engineering consultant advised that while both repairs need to take place, higher priority should be placed trench drain. A motion was made by Alderman Ronk to use the funds allocated to Parks CIP from video gaming with the remaining funding coming from General Fund CIP Reserves. Seconded by Alderman Parker. Motion passed unanimously.

### **Agenda Items**

- 1. Purchase of a Quintuple Fire Truck.** JD Schulte, Fleet Services Manager, explained that Fleet Services has published a Request for Proposal (RFP) for a quintuple heavy-duty custom fire apparatus solution to be used by the Fire Department. The RFP required the vendor to propose a pre-plumbed ladder device, compartmentation that can accommodate a variety of rescue equipment, standard fire pumper equipment, and EMS compartmentation. Fleet Services currently has \$910,131.00 in equipment replacement reserves for the City of Moline's current ladder device that will be replaced by this unit. Global Emergency Products in Aurora, Illinois, the dealer representing Pierce Manufacturing in Appleton, Wisconsin, has submitted a proposal that will provide the body design, configuration and equipment required in the RFP. The price for the proposed unit with trade-in of the City's current aerial ladder truck is \$747,728.00. A prepay option that is included in the contract offers a discount of \$20,161.00 with a guaranteed delivery date of May 2013. Staff has researched the prepay option and has found the savings to be significantly greater than interest earned during the same period. After purchasing a performance bond for \$2,709.00, the net prepay savings would be \$17,452.00. The pumper to be declared surplus as a result of this purchase will be disposed of by sealed bid, negotiation or internet auction when the quintuple unit arrives and proceeds will be placed in the vehicle replacement fund. A motion was made by Alderman Knaack to approve. Seconded by Alderman Raes. Motion passed unanimously.
- 2. City Council Priorities/Goals – Parks and City Grounds Maintenance.** Mike Waldron, Public Works Director, indicated that one of the "Management Items" established by City Council in May of this year was for Public Works Staff to consider the Contracting of Services for City Parks and Grounds Maintenance. Staff has concluded its review and attached to this Agenda is a Memorandum which summarizes the processes used by Staff to accomplish the review. Responsive and responsible bids were received from three contractors. The low proposal was found to exceed the projected 2013 in-house costs by \$68,022.12. A motion was made by Alderman Raes to continue using City of Moline staff for Parks and City Grounds Maintenance. Seconded by Alderman Ronk. Motion passed unanimously.
- 3. A Resolution approving the project and program recommendations of the Citizens Advisory Council on Urban Council (CACUP) as contained within the CDBG Annual Action Plan and authorizing the Mayor to submit and implement said projects, programs and plan for FY 2013.** Jeff Anderson, City Planner, stated that the City of Moline receives an annual entitlement grant award of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). As part of the public participation process, CACUP reviews applications for said funds and makes a recommendation to the City Council on the projects and programs to be funded for each program year. These projects and programs are contained within the Annual Action Plan, which is used as the application to initiate the annual entitlement funding process with HUD and also serves as the document to guide implementation of the projects. A motion was made by Alderman Knaack to approve. Seconded by Alderman Turner. Motion passed unanimously.
- 4. Acceptance of the Proposal Submitted by Baker Tilly Virchow Krause, LLP for auditing the City of Moline's Financial Statements for the fiscal years ending December 31, 2012, 2013, 2014, 2015, and**

**2016 for the five year total of \$280,110.00.** Kathy Carr, Finance Director, explained that the City of Moline bids auditing services every five years. The primary objectives of a financial audit are: (1) to express an opinion on the fairness of the financial statements in conformity with generally accepted accounting principles; and (2) to determine whether the City has complied with applicable legal requirements in obtaining and expending public funds. Five proposals were received and were evaluated using the evaluation criteria recommended by the Government Finance Officers' Association. The proposals were evaluated by the Audit Selection Committee which was comprised of the Finance Director, Finance Manager, Accountant, and Housing Grant Compliance Analyst. The Audit Selection Committee used a point formula during the review process to score the proposals. Each member of the Committee first scored each technical proposal by the following criteria: structure and size of the firm; audit team qualifications; similar engagements; specific audit approach; presentation of RFP; and fee. Following is a table indicating the fees and technical points for each firm:

	Baker Tilly	Eide Bailey	McGladrey	Sikich	WIPFLi
Year 1	\$53,500	\$58,000	\$59,500	\$64,500	\$55,000
Year 2	\$54,570	\$60,500	\$61,880	\$65,800	\$56,500
Year 3	\$55,660	\$63,250	\$64,355	\$67,105	\$58,000
Year 4	\$57,330	\$66,000	\$66,930	\$68,500	\$59,500
Year 5	\$59,050	\$69,000	\$69,600	\$69,800	\$61,000
Total Fee	\$280,110	\$316,750	\$322,265	\$335,705	\$290,000
Technical	98	94	95	93	96

A motion was made by Alderman Ronk to approve. Seconded by Alderman Knaack. Motion passed unanimously.

5. **Issuance of a Revenue Anticipation Note from Special Service Area #6 to finance a share of the 5<sup>th</sup> Avenue Reconstruction, 12<sup>th</sup> – 19<sup>th</sup> Streets Project.** Kathy Carr, Finance Director, stated that in 2009, City Council approved the 5<sup>th</sup> Avenue Reconstruction, 12<sup>th</sup> – 19<sup>th</sup> Streets Project. At that time, it was determined that the Downtown Special Service Area #6 would contribute \$1,500,000.00 toward the cost of the program. The Special Service Area #6 generates \$225,000.00 in property tax revenue annually and would allocate a payment of \$100,000.00 plus interest toward the financing of its share of the project. The Special Service Area #6 Fund has funded \$400,000.00 during fiscal years 2009 through 2012. The remaining balance will necessitate the need for gap financing over the remaining eleven years. It is recommended that the Special Service Area #6 Fund issue a Revenue Anticipation Note in the amount of \$1,100,000.00 to be repaid in full within eleven years as the annual \$100,000.00 plus interest allocations are realized. The General Fund has sufficient cash reserves to invest in the purchase of this Revenue Anticipation Note which will be interest bearing at the rate of 1.0% per annum. A motion was made by Alderman Knaack to approve. Seconded by Alderman Raes. Motion passed unanimously
6. **Approval of Change Order #1 with Centennial Contractors for Project #1143, 2012 Residential Reconstruction Project.** Scott Hinton, City Engineer, indicated that in order to make final payment to the contractor and close out the contract, a reconciliation change order is needed in the amount of \$6,252.53. The change order reflects the difference between the estimated bid quantities and final quantities actually constructed. The change order increases the original contract value of \$648,943.50 by 1.0% to \$655,196.03. Project #1143 includes the reconstruction of 13<sup>th</sup> Street north of 36<sup>th</sup> Avenue and

the reconstruction of 29<sup>th</sup> Street and 32<sup>nd</sup> Avenue north of 36<sup>th</sup> Avenue. Both locations are the second phase of a reconstruction project started in 2011. A motion was made by Alderman Raes to approve. Seconded by Alderman Schoonmaker. Motion passed unanimously

7. **Acceptance of a Deed of Dedication for 46<sup>th</sup> Avenue Right-of-Way East of 27<sup>th</sup> Street.** Scott Hinton, City Engineer, explained that City Staff worked with property owners to improve and install a seal coat surface to the existing aggregate surface on 46<sup>th</sup> Avenue east of 27<sup>th</sup> Street. To help facilitate the improvements, JJZ Development, LLC, offered to dedicate additional right-of-way at no cost to the City. A motion was made by Alderman Knaack to approve. Seconded by Alderman Parker. Motion passed unanimously
8. **Approval of a Resolution for Improvement by Municipality Under the Illinois Highway Code for MFT Section 02-00220-00-RP, 7<sup>th</sup> Street, 19<sup>th</sup> – 28<sup>th</sup> Avenues.** Scott Hinton, City Engineer, stated that Motor Fuel Tax Section 02-00220-00-RP was used to reconstruct 7<sup>th</sup> Street from 19<sup>th</sup> – 28<sup>th</sup> Avenues in 2005. The final change order was previously approved by Council and the contractor has been paid in full. To finalize all IDOT paperwork on this Section, a Supplemental Resolution must be adopted by Council reconciling spent monies with estimated amounts. This Supplemental Resolution is an IDOT bookkeeping item only. A motion was made by Alderman Raes to approve. Seconded by Alderman Knaack. Motion passed unanimously
9. **Approval of a Resolution for Improvement by Municipality Under the Illinois Highway Code for MFT Section 06-00235-00-RP, 36<sup>th</sup> Street, 26<sup>th</sup> – 32<sup>nd</sup> Avenues.** Scott Hinton, City Engineer, stated that Motor Fuel Tax Section 06-00235-00-RP was used to reconstruct 36<sup>th</sup> Street from 26<sup>th</sup> to 32<sup>nd</sup> Avenues in 2007. The final change order was previously approved by Council and the contractor has been paid in full. To finalize all IDOT paperwork on this Section, a Supplemental Resolution must be adopted by Council reconciling spent monies with estimated amounts. This Supplemental Resolution is an IDOT bookkeeping item only. A motion was made by Alderman Raes to approve. Seconded by Alderman Knaack. Motion passed unanimously
10. **Approval of a Resolution for Improvement by Municipality Under the Illinois Highway Code for MFT Section 12-00253-00-RS, Avenue of the Cities, 41<sup>st</sup> – 43<sup>rd</sup> Streets.** Scott Hinton, City Engineer, explained that a Resolution for Improvement is necessary to use budgeted MFT funds for the Avenue of the Cities resurfacing project. A motion was made by Alderman Knaack to approve. Seconded by Alderman Turner. Motion passed unanimously.
11. **Approval of a Local Agency Agreement for Federal Participation for MFT Section 12-00253-00-RS, Avenue of the Cities, 41<sup>st</sup> – 43<sup>rd</sup> Streets.** Scott Hinton, City Engineer, indicated that in 2013, the City of Moline will receive Federal transportation funds through the Illinois Department of Transportation in an amount not to exceed \$560,000.00 to resurface Avenue of the Cities from 41<sup>st</sup> to 43<sup>rd</sup> Streets. The Federal funds require a 20% local match. The 2013 Capital Improvement Program (CIP) includes \$140,000.00 in Motor Fuel Tax (MFT) funds to fund the local match. Approving this Agreement provides acknowledgement to IDOT that the City has sufficient funds set aside to fund the local match, all participating construction costs above the maximum federal contribution, and all non-participating construction costs. A motion was made by Alderman Raes to approve. Seconded by Alderman Knaack. Motion passed unanimously.
12. **Acceptance of Three Deeds of Dedication for University Drive Right-of-Way South of River Drive, East of 25<sup>th</sup> Street, and West of 34<sup>th</sup> Street.** Scott Hinton, City Engineer, explained that the western section of University Drive was constructed in 2011 on portions of two City-owned parcels formally known as RiverTech. The eastern section of University Drive is currently under construction on property owned by Western Illinois University. These three Deeds of Dedication will establish sufficient public right-of-way to allow University Drive to be a public street. A motion was made by Alderman Knaack to

approve. Seconded by Alderman Ronk. Motion passed unanimously.

- 13. A Resolution authorizing the Mayor and City Clerk to rescind Resolution #1174-2012.** Ray Forsythe, Planning & Development Director, stated that the City of Moline accepted Restoration Saint Louis as the preferred developer in May, 2012 and since that time; no agreement has been reached between the developer and the City. Restoration Saint Louis has notified the City that it is withdrawing from the project because it does not believe that the parties will be able to agree upon the level of financial incentives offered by the City. A motion was made by Alderman Knaack to approve. Seconded by Alderman Ronk. Motion passed unanimously.
- 14. Request from HI Moline LLC for a Development and Economic Incentive Agreement with the City of Moline for the redevelopment of the property located at 4100 Tenth Street Drive in Moline (former Menards).** Ray Forsythe, Planning & Development Director, stated that HI Moline LLC (Developer) has a contract to purchase the former Menards location at 4100 Tenth Street Drive and is seeking a Development and Economic Incentive Agreement with the City. Staff has negotiated a sales tax rebate with Developer after reviewing its *pro forma* and evaluated its project costs and potential income compared to customary returns on investment for similar real estate transactions. The property will be redeveloped with demolition of the lumber yard and a new façade, interior redevelopment and a building expansion. The project will also comply with all building code, landscape and storm water requirements. Developer has letters of intent with four retail operations which are new to the Illinois Quad Cities. A motion was made by Alderman Knaack to approve. Seconded by Alderman Raes. Motion passed with Aldermen Liddell and Acri voting nay.
- 15. An Ordinance approving the Tax Increment Redevelopment Plan and Project for the SouthPark Mall Redevelopment Project Area.** Ray Forsythe, Planning & Development Director, stated that the creation of Moline's eighth Tax Increment Finance (TIF) district is being considered in order to assist the development of the SouthPark Mall Redevelopment Project Area. The Joint Review Board (JRB) met September 25, 2012. The JRB reviewed the eligibility study and redevelopment plan and concluded that the area is blighted and can be considered for TIF designation. The JRB's recommendation to City Council passed unanimously. A motion was made by Alderman Knaack to approve. Seconded by Alderman Ronk. Motion passed with Aldermen Liddell voting nay.
- 16. An Ordinance designating the SouthPark Mall Redevelopment Project Area.** Ray Forsythe, Planning & Development Director, explained that one of the responsibilities of City Council with regard to creating a TIF district is to designate the proposed area as the redevelopment project area. The Joint Review Board (JRB) met September 25, 2012. The JRB reviewed the eligibility study and redevelopment plan and concluded that the area is blighted and can be considered for TIF designation. The JRB's recommendation to City Council passed unanimously. A motion was made by Alderman Knaack to approve. Seconded by Alderman Ronk. Motion passed with Aldermen Liddell voting nay.
- 17. An Ordinance adopting Tax Increment Financing for the SouthPark Mall Redevelopment Project Area.** Ray Forsythe, Planning & Development Director, indicated that the final action by City Council is to adopt tax increment financing for the redevelopment project area. The Joint Review Board (JRB) met September 25, 2012. The JRB reviewed the eligibility study and redevelopment plan and concluded that the area is blighted and can be considered for TIF designation. The JRB's recommendation to City Council passed unanimously. A motion was made by Alderman Knaack to approve. Seconded by Alderman Ronk. Motion passed with Aldermen Liddell voting nay.
- 18. An Ordinance approving the Tax Increment Redevelopment Plan and Project for Route 6/150 Redevelopment Project Area.** Ray Forsythe, Planning & Development Director, stated that the creation of Moline's ninth Tax Increment Finance (TIF) district is being considered in order to assist the

development of the Route 6/150 Redevelopment Project Area. The Joint Review Board (JRB) met September 25, 2012. The JRB reviewed the eligibility study and redevelopment plan and concluded that the area is blighted and can be considered for TIF designation. The JRB's recommendation to City Council passed unanimously. Alderman Knaack, seconded by Alderman Turner made a motion to approve. Motion carried on the following roll call vote: ayes: Alderman Knaack, Parker, Raes and Turner; nays: Alderman Liddell, Acri, Ronk and Schoonmaker. Mayor Welvaert cast an aye vote to break the tie.

**19. An Ordinance designating the Route 6/150 Redevelopment Project Area.** Ray Forsythe, Planning & Development Director, explained that one of the responsibilities of City Council with regard to creating a TIF district is to designate the proposed area as the redevelopment project area. The Joint Review Board (JRB) met September 25, 2012. The JRB reviewed the eligibility study and redevelopment plan and concluded that the area is blighted and can be considered for TIF designation. The JRB's recommendation to City Council passed unanimously. Alderman Knaack, seconded by Alderman Parker made a motion to approve. Motion carried on the following roll call vote: ayes: Alderman Knaack, Parker, Raes and Turner; nays: Alderman Liddell, Acri, Ronk and Schoonmaker. Mayor Welvaert cast an aye vote to break the tie.

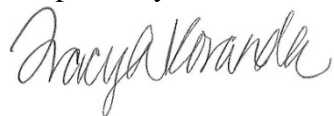
**20. An Ordinance adopting Tax Increment Financing for the Route 6/150 Redevelopment Project Area** . Ray Forsythe, Planning & Development Director, indicated that the final action by City Council is to adopt tax increment financing for the redevelopment project area. The Joint Review Board (JRB) met September 25, 2012. The JRB reviewed the eligibility study and redevelopment plan and concluded that the area is blighted and can be considered for TIF designation. The JRB's recommendation to City Council passed unanimously. Alderman Knaack, seconded by Alderman Parker made a motion to approve. Motion carried on the following roll call vote: ayes: Alderman Knaack, Parker, Raes and Turner; nays: Alderman Liddell, Acri, Ronk and Schoonmaker. Mayor Welvaert cast an aye vote to break the tie.

**21. An Ordinance approving the Tax Increment Redevelopment Plan and Project for the 41<sup>st</sup> Street Redevelopment Project Area.** Ray Forsythe, Planning & Development Director, stated that the creation of Moline's tenth Tax Increment Finance (TIF) district is being considered in order to assist the development of the 41<sup>st</sup> Street Redevelopment Project Area. The Joint Review Board (JRB) met September 25, 2012. The JRB reviewed the eligibility study and redevelopment plan and concluded that the area is blighted and can be considered for TIF designation. The JRB's recommendation to City Council passed with a 2-1 vote. Alderman Turner, seconded by Alderman Parker made a motion to approve. Motion failed on the following roll call vote: ayes: Alderman Parker and Turner; nays: Alderman Knaack, Raes, Ronk, Schoonmaker, Liddell and Acri.

Because the motion to approve item #21 failed, staff did not seek approval for items #22 through #24.

The meeting adjourned at 7:33 p.m.

Respectfully submitted,



Tracy A. Koranda  
City Clerk