

Committee-of-the-Whole Minutes

Tuesday, January 10, 2012

- PRESENT:** Mayor Don Welvaert (*Chair*)
Alderman John Knaack (*Ward 1*)
Alderman Rick Meredith (*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
Bob Hafeman, Library Director
Kim Hankins, Interim Public Safety Director
Scott Hinton, City Engineer
Kathy Carr, Finance Director
Jeff Anderson, City Planner
Mike Waldron, Public Works Director
Don Goff, Network & Database Administrator
Chris Mathias, Property Management Coordinator
Doug House, Municipal Services General Manager
Rich Westmoreland, Municipal Services Operations Manager
Trevor Fisk, Police Captain
Jerome Patrick, Police Captain
Members of the Moline Fire Department
- OTHERS:** Ruth Wuorenma, Neighborhood Capital Institute
Mike Higbee, Development Concepts, Inc.
Jeff Nelson, MetroLINK
Janet Mathis, Renew Moline
Members of the Press

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

Oath of Office

Oath of office for regular commissioned appointment as a Police Officer to Derrick W. Cullison effective January 4, 2012 (hire date January 4, 2011). The audience responded with applause.

Informational

Ray Forsythe, Planning & Development Director, introduced Ruth Wuornema, Neighborhood Capital Institute, and Mike Bigsby, to give an overview of the Quad Cities Multi-Modal Station on John Deere Commons.

Agenda Items

- 1. Request For Qualifications for John Deere Commons Development Opportunity, Developing a Regional Anchor for a Transit-Enhanced Business District and Historic Downtown on the Great Mississippi River.** Ray Forsythe, Planning & Development Director, stated that staff has developed a Request For Qualifications to solicit a private developer to propose, design, entitle, develop and operate a transit-enhanced real estate development project on the 1.3 acre parcel, with additional parcel opportunities adjacent to the project site within the development block known as “the John Deere Commons” under a development agreement with the City of Moline. The RFQ will be released on January 16, 2012, with proposals due to the City on March 16, 2012. A motion was made by Alderman Knaack to approve. Seconded by Alderman Ronk. Motion passed unanimously.
- 2. Approval to seek bids to demolish the Indeco Building at 1710 River Drive and to construct a 55-space parking lot at this location including the property at the SE corner of River Drive and 17th Street.** Ray Forsythe, Planning & Development Director, explained that the City purchased the property located at 1708 River Drive in 2005 and the building at 1710 River Drive in 2006 in order to facilitate the construction of parking to support the Bass Street Landing and surrounding developments. In 2011, the City contracted Iowa-Illinois Taylor Insulation Co. for the removal of asbestos in the building and it is now ready for demolition. The combined lots contain 24,000 square feet, and the plans as developed by the City Engineering Division include a 55 space parking lot and landscaping. A motion was made by Alderman Turner to approve. Seconded by Alderman Meredith. Motion passed unanimously.
- 3. Request from Centurylink for a Licensing Agreement to install fiber-optic cable in right-of-way.** Chris Mathias, Property Management Coordinator, indicated that Centurylink wishes to install fiber-optic facilities in right-of-way. The applicant proposes to connect the AT&T Central Office at 1720 6th Avenue to two existing fiber-optic cable access points. The installation will originate from the aerial access point at 1810 5th Avenue, travel through existing underground ducts to 19th Street, a block south to 6th Avenue, three blocks west to 16th Street, and then one half block to the alley north of 619 16th Street (City Hall). From City Hall, south to 7th Avenue and one and a half blocks east to the AT&T location, the applicant will install a new duct underground as there is not an existing duct to utilize. Please see the attachments for a map showing the proposed locations. The applicant has been informed that because 6th Avenue is State right-of-way they must obtain approval from the Illinois Department of Transportation in addition to the City of Moline. A motion was made by Alderman Knaack to approve. Seconded by Alderman Raes. Motion passed unanimously.
- 4. Police Station HVAC Contract.** Doug House, Municipal Services General Manager explained that the Police Station is currently without facility-wide preventative maintenance and service coverage. This work had been done previously under a \$90,000 agreement with Tri City Electric that expired on December 31, 2011. The work is currently being done on a time and materials basis by a variety of contractors. The attached TMI proposals will provide for HVAC “Total Coverage Maintenance” providing both preventative maintenance and replacement of covered components and wear parts and “Premium Programmed Maintenance” providing other required preventative maintenance inspections for a period concurrent with existing TMI contracts beginning January 2012 and ending October 31, 2014. A motion was made by Alderman Knaack to approve. Seconded by Alderman Meredith. Motion passed unanimously.

- 5. Approval of a Letter of Understanding with the Illinois Department of Transportation Related to I-74 Ramp Improvements.** Scott Hinton, City Engineer, indicated that the Illinois Department of Transportation (IDOT) will make improvements to the northbound I-74 to westbound John Deere Road (JDR) ramp during the 2012 construction season. The improvements will require the closure of the ramp for approximately four weeks. During this closure, IDOT proposes to detour northbound I-74 traffic to the Avenue of the Cities (AOC) exit, west across the AOC Bridge, then south on I-74 to the westbound JDR ramp. Since the AOC Bridge is under the City of Moline's jurisdiction, IDOT needs the City's concurrence to proceed with the proposed detour route. The Letter of Understanding proposes the detour route and states that IDOT will make any repairs necessary due the detour traffic. A motion was made by Alderman Ronk to approve. Seconded by Alderman Knaack. Motion passed unanimously.
- 6. Approval of the Prevailing Wage Ordinance.** Scott Hinton, City Engineer, explained that state statute requires the City to annually adopt an ordinance requiring prevailing wages to be paid on City-funded construction projects. This Special Ordinance repeals Special Ordinance No. 4004-2011 which declared the prevailing wages for 2011. A motion was made by Alderman Raes to approve. Seconded by Alderman Schoonmaker. Motion passed with Alderman Meredith voting nay.
- 7. A Resolution authorizing staff to execute Licensing Agreements for 2012 Special Events.** Tracy Koranda, City Clerk, stated that this resolution seeks to streamline the Special Events procedure and provide efficient customer service. Each individual street closure and highway permit will continue to be presented to the Council for approval. Security issues, traffic detail, insurance requirements, and all essential licenses will continue to be reviewed and approved by the Special Events Committee. A motion was made by Alderman Raes to approve. Seconded by Alderman Knaack. Motion passed unanimously.
- 8. A Special Ordinance authorizing catering of food and alcohol on City property known as the Bass Street Landing Plaza, the Historic Block Courtyard, and Parking Lot U, for 2012 Special Event approved applications.** Tracy Koranda, City Clerk, explained that state statute requires a municipality to authorize catering of food and alcohol at such events that take place on municipal property. In an effort to streamline the coordination of special events and to provide efficient customer service, staff requests this approval for 2012 Special Event approved applications. Staff will continue to approve security issues, traffic detail, insurance requirements, and all essential licenses. Additionally, permission from the Local Liquor Control Commissioner must also be sought to serve alcohol on these premises. A motion was made by Alderman Raes to approve. Seconded by Alderman Ronk. Motion passed unanimously.

The meeting adjourned at 7:09 p.m.

Respectfully submitted,



Tracy A. Koranda
City Clerk