

# Committee-of-the-Whole Minutes

Tuesday, April 2, 2013

**PRESENT:** Mayor Don Welvaert (*Chair*)  
Alderman John Knaack (*Ward 1*)  
Alderman David Parker, Jr. (*Ward 2*)  
Alderman Scott Raes (*Ward 3*)  
Alderman Dick Brown (*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, Public Safety Director  
Scott Hinton, City Engineer  
Kathy Carr, Finance Director  
Jeff Anderson, City Planner  
Mike Waldron, Public Works Director  
Shawn Christ, Land Development Manager  
Members of the Moline Police Department

**OTHERS:** Members of the Press

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

## **Proclamations**

A Request from the Illinois Department of Human Rights to declare April 2013 as “National Fair Housing Month.”

## **Presentation**

Meritorious Achievement Award presented to Police Detective Michael Griffin in recognition of his extraordinary, tenacious and extensive analysis and investigation of a cold case murder that resulted in the development of a suspect and an ultimate confession to the crime.

Meritorious Achievement Awards presented to Police Sergeant Todd Noe, Detective Jon Genisio and Detective Chase Schwigen for their extraordinary leadership, tenacity and hard work throughout the investigation of an in-depth cannabis trafficking conspiracy case that resulted in the federal prosecution of the perpetrators and the seizure of an extensive amount of illegal drugs, currency and property.

Joe Taylor, Quad Cities Convention & Visitors Bureau, announced that the “One State Together in the Arts” conference is going to be held June 24 & 25, 2013, at the i-wireless Center, and encouraged everyone to give the conference attendees a warm welcome.

### **Agenda Items**

- 1. Preliminary Planned Unit Development (PUD) Plan and rezoning from B-3 to B-3 PUD - Valley View Village.** Shawn Christ, Land Development Manager, explained that Sam’s Real Estate Business Trust (Sam’s Club) is the contract purchaser of two lots at Valley View Village, south side of John Deere Road between 60th and 70th Streets, to construct a new retail store and fuel station. Sam’s Club has proposed a new Preliminary PUD plan that would replace the Menards amended PUD approved in 2010. A major change is to eliminate the secondary east-west thoroughfare behind the anchor stores and also the street connection to Valley View apartments and also to construct a gas station adjacent to John Deere Road. Please refer to the attachments including staff report, PUD plans, and plat. The Plan Commission held a public hearing and discussed this proposal March 13. The Commission recommends approval (7-1) subject to 9 conditions which were detailed on the supplement sheet attached to the agenda. A motion was made by Alderman Liddell to approve the Plan Commission’s recommendation to delay the installation of the East-West secondary roadway behind Menards’ and Sam’s Club and to allow the fuel station to be located along John Deere Road. Seconded by Alderman Raes. Motion passed unanimously.
- 2. Final Plat of Valley View Second Subdivision Phase III.** Shawn Christ, Land Development Manager, stated that this subdivision plat will create two lots to be acquired and developed as a Sam’s Club retail store (Lot 1) and fuel station (Lot 2). A motion was made by Alderman Knaack to approve. Seconded by Alderman Parker. Motion passed unanimously.
- 3. A Special Ordinance authorizing the Mayor and City Clerk to execute a Landlord’s Estoppel Certificate between the City of Moline, SCI Moline, LLC and Galena State Bank & Trust Co.** Maureen Riggs, City Attorney, indicated that in 2005, the City and Stoney Creek Investors of Moline, LLC (“Stoney Creek”) entered into a Ground Lease Agreement to permit Stoney Creek to lease City-owned property at 101 18<sup>th</sup> Street, Moline, for the Stoney Creek project. In 2008, the City approved assignment of Stoney Creek’s interest under the Ground Lease Agreement to SCI Moline, LLC (“SCI”) and approved and executed a corresponding Estoppel Certificate. For purposes of refinancing, SCI has requested a loan from Galena State Bank & Trust (“Lender”) whereby Lender will acquire a security interest or other lien on SCI’s leasehold interest in the property. As inducement to extend the loan to SCI against such security interest, Lender has requested approval and execution of a Landlord’s Estoppel Certificate acknowledging the statements contained therein and the terms of the lease. A motion was made by Alderman Schoonmaker to approve. Seconded by Alderman Liddell. Motion passed unanimously.
- 4. Authorization to Cede 2013 Home Rule Volume Cap.** Kathy Carr, Finance Director, explained that as a home rule municipality, the City of Moline has received a direct allocation in 2013 in an amount equal to \$95.00 multiplied by its population. The 2013 State of Illinois Allocation Guidelines identified Moline’s population at 43,489 therefore the 2013 Volume Cap allocation is \$4,131,455. By utilizing the authority, a manufacturer can obtain tax-exempt funds (lower interest rate and exempt from federal income taxation) for a new plant or plant expansion. Tax exempt private activity bonds may also be issued under certain conditions for residential rental property, first time home buyers programs, airports, docks, wharves, mass commuting facilities, high-speed intercity rail facilities, sewage, solid waste or

hazardous waste disposal facilities, environmental enhancements of electric energy or gas, facilities for furnishing of water, or local district heating or cooling facilities. In 1996, City Council adopted a policy with respect to how the City's authority should be utilized. A copy of this policy and the history of Moline's allocations are included in the packet. The only request received for 2013 is from the Quad Cities Regional Economic Development Authority. If the City does not obligate this allocation by **May 1st**, it is automatically turned over to the State of Illinois for reallocation to other entities statewide. A motion was made by Alderman Raes to approve. Seconded by Alderman Knaack. Motion passed unanimously.

5. **A Resolution authorizing the Department of Planning and Development to apply to the Illinois Housing Development Authority ("IHDA") for a 2013 Homebuyer and Rehabilitation Program grant in the amount of \$520,000.00 (two-year grant) for the City of Moline; and authorizing staff to do all things necessary to prepare and submit said grant application.** Jeff Anderson, City Planner, stated that the Homebuyer and Rehabilitation Program is part of the Illinois Housing Development Authority's (IHDA's) Homeownership Department – Trust Fund Program. A motion was made by Alderman Turner to approve. Seconded by Alderman Schoonmaker. Motion passed unanimously.

The meeting adjourned at 6:47 p.m.

Respectfully submitted,



*Tracy A. Koranda*  
City Clerk