

# Committee-of-the-Whole Minutes

Tuesday, January 26, 2010

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- PRESENT:** His Honor 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 Dorothy Armstrong (*Ward 7*)  
Alderman Gary Brown (*At-Large*)
- STAFF:** Lew Steinbrecher, City Administrator  
Jeff Lester, Law Director  
Tracy Koranda, City Clerk  
Ray Forsythe, Planning & Economic Development Director  
Amy Valdes, Human Resources Manager  
Laura Duran, Parks Recreation Director  
Ron Miller, Fire Chief  
Bob Hafeman, Library Director  
Kim Hankins, Interim Police Chief  
Kathy Carr, Finance Director  
Jeff Anderson, City Planner  
Greg Swanson, Utilities General Manager  
Don Goff, Network & Database Administrator  
Pat Burke, Economic Development Manager  
Rob Barnard, WPC Treatment Operations Manager  
Chris Mathias, Property Management Coordinator
- OTHERS:** Members of the Press

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

## Work Session

Mayor Welvaert gave an overview of the attached information regarding a proposed utility tax in order to fund Capital Improvement Projects. Alderman Turner, seconded by Alderman Ronk, moved to direct staff to bring forward an ordinance for council consideration supporting this proposal. Motion carried with Alderman Knaack voting nay.

## Oaths Of Office

Approval and Administration of Oath of Office to Ronald Miller as Fire Chief. Alderman Knaack, seconded by Alderman Brown moved to approve the appointment. Council, Staff and audience responded with a round of applause.

**Agenda Items**

1. **South Slope Sludge Disposal.** Robert Barnard, WPC Treatment Operations Manager, explained that staff is requesting authorization to accept a proposal from Land Treatment Alternatives, Inc. (LTA), for the beneficial reuse of the South Slope Treatment Plant sludge through land application. The contractor's proposed schedule of land application rates for the four year period of 2010 through 2013 is as follows:

<u>Year</u>	<u>Unit Price</u>
2010	\$8.80/cu.yd.
2011	\$9.00/cu.yd.
2012	\$9.20/cu.yd.
2013	\$9.40/cu.yd.

Its rates will result in operational cost savings, when compared with the 2010 landfill disposal rate of \$10.38/cu. yd. Its proposal includes Part 503 recordkeeping and reporting requirements to the Illinois EPA and United States EPA. A motion was made by Alderman Raes to approve. Seconded by Alderman Knaack. Motion passed unanimously.

2. **Request from the City of Moline for acceptance of a deed of dedication granting an irrevocable right of way & public access easement at 1400 43<sup>rd</sup> Avenue.** Chris Mathias, Property Management Coordinator, stated that staff requests acceptance of a deed of dedication granting an Irrevocable Right of Way & Access Easement at 1400 43<sup>rd</sup> Avenue. Hodge-Darrell Office Park, L.L.C., the owner of the site, is currently developing the property. The City has requested assurance from the owner that right-of-way could be obtained across this property in the future if an extension of 14<sup>th</sup> Street is ever needed. The owner has agreed to provide this assurance in the form of an easement. A motion was made by Alderman Ronk to approve. Seconded by Alderman Meredith. Motion passed unanimously.
3. **Consideration of 1925 Sixth Avenue as a locally designated landmark.** Patrick Burke, Economic Development Manager, spoke of this Queen Anne style home that was built in 1893 for CI Josephson and his wife. Mr. Josephson was instrumental in the development of downtown. Along with operating a successful business (Josephson Jewelers), Mr. Josephson was an advocate for moving the business district from Third Avenue to Fifth Avenue. He was responsible for or supported the building of the Reliance building, the Fifth Avenue building and the LeClaire Hotel. The Moline Historic Preservation Commission conducted a public hearing January 11, 2010. The Commission voted to recommend approval of the application. A motion was made by Alderman Raes to approve. Seconded by Alderman Armstrong. Motion passed unanimously.
4. **Ordinance adopting the River Drive Corridor Concept Plan as an element of the City's Official Comprehensive Plan 2001.** Jeff Anderson, City Planner, explained that the River Drive Corridor Concept Plan provides a vision and generalized framework for the physical development and design of the River Drive Corridor. The need for such a plan is based on the level of redevelopment activity that has occurred within the corridor over the past 15 years, the projects that are currently in progress along the corridor, and the development activity that is anticipated in future years (e.g., Moline Centre, I-74, WIU/RiverTech, etc.). Given this level of development activity, it is prudent for the City have a planning document that enhances the community's ability to evaluate proposals, aid in decision making, and guide future development. This development of this plan was guided by an Advisory Committee with representatives from the City's Plan Commission, public and private sector representatives, and City staff. Through workshops, interviews, and public meetings, the planning process afforded the opportunity for public input from key stakeholders along the corridor, all property owners adjacent to River Drive, the Plan Commission, City elected officials, and the public at large. At their regularly scheduled meeting on January 13, 2010, the Moline Plan Commission held a public hearing to receive comment on the Plan and then unanimously approved a motion to recommend that the City Council adopt said Plan as an element of the City's Official Comprehensive Plan

2001 along with the letter to the IDOT from Chairman Wetzel and related city minutes and documentation regarding the preferred design for the proposed I-74 Mississippi River Bridge ramp approach structure(s) as an addendum thereto. A motion was made by Alderman Turner to approve. Seconded by Alderman Armstrong. Motion passed unanimously.

**Informational**

Lew Steinbrecher, City Administrator, gave an overview of the attached detail regarding City Council Goals Progress Report.

Meeting adjourned at 7:21 p.m.

Respectfully submitted,

*Tracy A. Koranda*

City Clerk

# Proposal at a Glance

- May 1, 2010 Implement 1% Utility tax
- Apply \$426k revenue to 2010 General fund and cut Property Tax Rate 3.5% from \$1.99 to 1.92.
- Jan 2011 increase Utility Tax to 3%. Generates \$1,278,000 for CIP.
- Jan 2012 increase Utility Tax to 5%. Generates an additional \$1,278,000 for CIP.
- Total to CIP \$2,556,000 in 2012.

# Benefits

- Property Tax Rate drops 3.5% to \$1.92.
- CIP funding of \$2,556,000
- No property tax rate increase in 2011
- Phased in over 3 years
- No need for new fees
- Infrastructure improves
- Utility Tax matches or is lower than other area communities while significantly reducing the property tax rate.
- School District #40 exempt
- 100% of revenue applied to street, alley, sidewalk, & R. wall infrastructure

**Property Tax**

Property Fair Market Value	\$265,000
Net EAV @1/3 market	\$88,333
per \$100 EAV	\$883
Current Property Tax Rate	\$1.99
Proposed Property Tax Rate	\$1.92

Current City Property Tax	\$ 1,758
Proposed Property Tax	\$ 1,696
	<u>\$ 62</u>

**Utility Cost**

Monthly Budget	\$ 170
Annualized	\$ 2,040
% Utility Tax	\$ 0.01
Annual Utility Tax	\$ 20

Property Tax Savings	\$ 62
Utility Tax	\$ 20
Difference	<u>\$ (41)</u>

	\$265,000 Property	\$ 2,040 Annual Utilities
2011		
Property Tax Savings	\$ 62	
3% Utility Tax	\$ 61	\$ (0.05) per month = \$1,278,000
Net Tax Increase	\$ (1)	for CIP!

2012		
Property Tax Savings	\$ 62	
5% Utility Tax	\$ 102	\$ 3.35 per month = \$2,556,000
Net Tax Increase	\$ 40	for CIP!

Property Tax Rate  
\$.01 = \$90,000

1% Utility Tax = \$639,000/Yr (without Schools)

$$\$639,000 / \$90,000 = 7.1 \text{ cents}$$

Applying the first 1% to the General Fund results in a Property Tax Rate reduction or from \$1.9966 to \$1.9266 or 3.5%!!

Examples

Fair Mkt Value	Average Monthly Utility Costs	Property Tax Reduction -3.50%	Annualized Utility Tax Proposed w/o Property Tax Relief		Annualized Utility Tax Proposed with Prop. Tax Relief	
			3%	5%	3%	5%
\$ 100,000	\$ 100	\$ (23)	\$ 36	\$ 60	\$ 13	\$ 37
\$ 140,000	\$ 140	\$ (41)	\$ 50	\$ 84	\$ 10	\$ 43
\$ 200,000	\$ 150	\$ (47)	\$ 54	\$ 90	\$ 7	\$ 43
\$ 250,000	\$ 175	\$ (58)	\$ 63	\$ 105	\$ 5	\$ 47
\$ 300,000	\$ 200	\$ (70)	\$ 90	\$ 150	\$ 20	\$ 80
\$ 3,500,000	\$ 5,800	\$ (817)	\$ 2,088	\$ 3,480	\$ 1,271	\$ 2,663
\$ 5,000,000	\$ 6,500	\$ (1,167)	\$ 2,340	\$ 3,900	\$ 1,173	\$ 2,733
\$ 12,000,000	\$ 10,000	\$ (2,800)	\$ 3,600	\$ 6,000	\$ 800	\$ 3,200
\$ 13,080,000	\$ 9,152	\$ (3,052)	L \$ 3,294	\$ 5,291	\$ 242.00	\$ 2,439
\$ 13,625,000	\$ 5,777	\$ (3,179)	P \$ 2,080	\$ 3,466	\$ (1,099)	\$ 287
\$ 11,310,000	\$ 8,538	\$ (2,639)	PW \$ 3,074	\$ 5,123	\$ 435	\$ 2,484
\$ 17,150,000	\$ 11,065	\$ (4,002)	SS \$ 3,983	\$ 6,639	\$ (18)	\$ 2,637

L = Library    P = Police Dept    PW = Public Works    SS = South Slope

1%                    2010                    \$    426,000 ( to Property Tax Rate Reducion of 3.5%)

From \$1.99 to \$1.92

2011		2012		2013		2014	
2% UT	\$ 1,278,000	4% UT	\$ 2,556,000	4% UT	\$ 2,581,000	4% UT	\$ 2,607,000
ST	\$ 1,000,000	1% UT Growth	\$ 25,000	1% UT Growth	\$ 26,000	1% UT Growth	\$ 26,000
		ST	\$ 1,250,000	ST	\$ 1,450,000	ST	\$ 1,500,000
						Retire Debt Srv	\$ 822,000
	\$ 2,278,000		\$ 3,831,000		\$ 4,057,000		\$ 4,955,000

# CITY COUNCIL GOALS AND PRIORITIES – COMMITTEE UPDATES

## January 2010

### **City Council Top Priorities:**

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### **KONE CENTRE**

Team: Ray Forsythe (Chair), Lew Steinbrecher, Jeff Anderson, Jeff Lester, Pat Burke

#### Completed:

- New conceptual drawings and site plan developed and presented to the DBMT and PMT
- Developer completed soil analysis to determine suitability and requirements for foundations
- Developer has continued to seek construction and permanent financing for the project and has reported progress

#### Upcoming:

- Staff waiting on Developer financing so that the project can move forward
- Continue monthly staff participation in KONE Centre Core DBMT with Renew Moline and their consultants, Developer Rodney Blackwell, Ryan and Company (Builder), and HOK (Architect)
- Developer working with MidAmerican Energy and their consultant, the White Group, to analyze energy efficiency and projected usage in order to make recommendations on energy savings that can be designed into the building
  - Developer anticipates a minimum of Silver LEED Certification will be sought as well as solar panels and wind turbines
- City staff to continue to work with Missman Stanley to complete the NFR for the site, which will allow the swap of Federally-owned property with the CORP of Engineers
- Staff working on final plat, vacations and above-mentioned swap so the land sale to developer can occur

## **RIVERTECH**

Team: Ray Forsythe (Chair), Lew Steinbrecher, Jeff Anderson, Jeff Lester, Scott Hinton, Kathy Carr, Don Goff

### Completed:

- Preliminary engineering and design for Streetscape project approved by IDOT; easements secured and final design is underway
- EDA approved design and project elements, and final easements and agreements with McLaughlin Auto Body have been secured and submitted to EDA
- Appropriation has been received by IDOT and has been preliminarily designed and approved by WIU and the DBMT
- WIU has been identified with over \$56 million in the State's Capital Bill

### Upcoming:

- Staff work has been completed on this item to this point in time
- Strategized methods and techniques to get EDA to release funding
- RENEW Executive Director to follow-up with EDA to obtain promised funding

## **AMTRAK SERVICE**

Team: Jeff Anderson (Chair), Ray Forsythe, Jeff Lester, Pat Burke, Scott Hinton

### Completed:

- City staff attended and participated in the IL QC Rail-yard Relocation Community Meeting and discussed its relationship to Amtrak service
- City staff discussed status of rail funding opportunities and current grant applications with Amtrak Service staff; \$256m application from Iowa and Illinois to Federal Rail Administration to be acted on by February, and Illinois has included \$400m in state capital bill for rail that could be used to help with any FRA grant shortfalls
- City staff met with MetroLink to discuss strategies to leverage City resources to help ensure Amtrak service objectives and milestones are met; City staff was advised that a concerted effort towards government and public relations to keep the QC Rail initiative in front of federal and state elected officials would be desirable
- Committee workgroup met to discuss potential government and public relations efforts to positively impact funding and implementation for the QC Rail initiative
- Staff attended the December QC Rail Initiative Advisory Committee meeting where the TOD/Amtrak Study was presented by Renew Moline Staff and Chamber staff provided a grant funding update on Amtrak Service grant requests
- Staff attended the January QC Rail Initiative Advisory Committee meeting; primary discussion items:
  - AARA grant funding update on Amtrak Service grant requests
  - Governor Quinn's January 15, 2010 event
  - DC lobbying trip
  - Information, background & direction provided on "Green Line" concept – LEED impact on station design
  - State and federal QC passenger rail public relations strategies
  - Availability, or lack thereof, of A&E funds for station design

- Amtrak/TOD DBMT meetings with Renew
  - Parking scenarios/locations
  - Potential A&E funding sources
  - Station and TOD Master Plan Proposal (horizontal, vertical, station, TOD)
- Committee workgroup met January 14; discussion focused on above-mentioned Master Plan Proposal

Upcoming

- Amtrak/TOD DBMT meeting and work assignments (station A&E programming design)
- Continue to scan for and review potential funding sources for Amtrak Service
- D.C. and Springfield lobbying trips
- Identify and develop government and public relations materials
- Further review and consideration of Amtrak/TOD Master Plan Proposal

**ANNEXATION SOUTH (BUSINESS PARK)**

Team: Jeff Lester (Chair), Shawn Christ, Jeff Anderson, Mike Waldron, Ron Miller

Completed:

- Executed contract for purchase of Pryce Farms Property
- Completed draft of Development Agreement for Quad City International Airport (“QCIA”) Corporate Office Park
- Completed draft of Annexation Agreement for QCIA Corporate Office Park
- Began work to determine TIF eligibility of QCIA Park
- Researched residential RFP process for Pryce Farms Property
- Revised Development Agreement for QCIA Corporate Office Park
- Met with Developer and Airport on several occasions in an effort to reach agreement
- Prepared documents for Turner Farm Exchange
- Met with Case Creek Developer to review plans in light of economic downturn

Upcoming:

- Complete and execute QCIA Development Agreements and Annexation Agreements
- Complete QCIA Annexation process
- Complete TIF eligibility study and prepare TIF Ordinances
- Complete Turner Farm land exchange
- Finalize Request for Proposals for Pryce Farms property
- Issue Request for Proposals for Pryce Farms property

**STREETS, ALLEYS & SIDEWALKS FUNDING**

Team: Kathy Carr (Chair), Scott Hinton, Keith Verbeke, Mike Waldron

Completed:

- Committee met and discussed Council goals
- Presented funding options to City Council in November 2009

Upcoming:

- Strategize additional funding options
- Present additional funding options to City Council

## **POLICE/FIRE PENSION FUNDING**

Team: Kathy Carr (Chair), Gary Francque, Todd Allen, Amy Valdes

### **Completed:**

- Presentation to Council on November 3, 2009 re: positive changes made to enhance Police and Fire Pension Funding, i.e., the two boards jointly bid and hired an investment consultant and multiple money managers to provide more diversification, reduced risk and improved performance for their investment portfolios

**NOTE:** This concludes this committee goal.

## **LEAF BURNING (DIRECTION)**

Team: Mike Waldron (Chair), Maureen Riggs, Ron Miller, Trevor Fisk, Doug House

### **Completed:**

- Council passed Ordinance banning leaf burning on September 18, 2009
- Staff piloted a hay baler as an alternative to picking up leaves; baler was utilized for ten working days with very good success & staff recommended to Council to continue its use into the 2010 season
- Fire, Police and Public Works department staffs report the following calls since the ban's adoption:
  - Fire: 96 calls for unauthorized burning with warnings issued (calls for same time period in 2008 = 66)
  - Police: 3 calls for arson/property damage, neighbor dispute, and disposal of leaves in stormwater catch basin
  - Public Works: 11 calls for ravine dumping

### **Upcoming:**

- Staff will amend the ordinance's definition of "recreational fire" to provide a more concise definition and review adding a time limit for recreational fires (ordinance currently contains no time limit)
- Staff will explore/review issues after this first season to effect recommendations, changes or updates as identified by the Fire, Police and Public Works departments

## **WIU & RIVERTECH BOULEVARD**

Team: Scott Hinton (Chair), Ray Forsythe, Jeff Anderson, Shawn Christ

### **Completed:**

- Group met with review of plans for Development
- Chair has joined WIU Architectural Committee and will coordinate development of City infrastructure with Western Development
- Final Revised Plans and Specs have been submitted to USEDA for approval

### **Upcoming:**

- Western Portion of River Tech Blvd and 25<sup>th</sup> Street expected to go to bid in early winter upon approval of UEDA
- Continuing to work with WIU streetscaping/landscaping of eastern portion of RiverTech Boulevard
- Awaiting RENEW action for private development side of project

## **I-74 BRIDGE CORRIDOR PROJECT**

Team: Lew Steinbrecher (Chair), Scott Hinton, Ray Forsythe, Mike Waldron, Jeff Lester

### Completed:

- Illinois DOT has initiated negotiations with existing property owners to begin acquiring necessary right-of-way with federal funds allocated to project through efforts by Congressman Hare

### Upcoming:

- Awaiting an announcement from U.S. Department of Transportation Ray LaHood regarding a \$126 million transportation grant application that had been submitted by the Iowa DOT and supported by the Illinois DOT to construct the piers for the I-74 Bridge structure
- Arrange a meeting between Illinois DOT and Deere & Company officials to discuss parking arrangements for Deere employees at their 19<sup>th</sup> Street technology building during the construction phase of the I-74 Bridge Project
- I-74 Bridge Project is once again the Quad Cities top regional transportation priority for the upcoming February Washington, D.C. trip through the Iowa and Illinois QC Chambers of Commerce for funding consideration of regional projects

## **LONG TERM FINANCIAL PLAN**

Team: Keith Verbeke (Chair), Lew Steinbrecher, Amy Valdes, Kathy Carr, Jeff Lester

### Completed:

- Prepared powerpoint presentation of the suggested Long-Term Financial Plan
- Presented November 17, 2009 Work Session to Review Long Term Financial Plan and obtained Council feedback

### Upcoming:

- Committee will follow Council's direction from the November 17, 2009 Work Session to implement this goal

**NOTE:** This concludes this committee goal.

## **GANG STRATEGY**

Team: Gary Francque (Chair), Maureen Riggs, Frankie Atwater, Greg Heist, Jerome Patrick

### Completed:

Criminal Gang Activity Intelligence & Enforcement Efforts, Floreciente COP Program, Quad City Federal Anti-Gang Task Force, School Liaison Officer Program:

- Anti-Gang Grant: Police Department awarded a \$15,000 U.S. Department of Justice Project Safe Neighborhoods grant through the Illinois Criminal Justice Information Authority
- Activities listed in this committee's prior report have continued successfully and are ongoing, i.e., aggressive street crime intervention and suppression tactics; Project Safe Neighborhood; monitoring of street gang activities; continued involvement with youth

activities in Floreciente neighborhood; referrals to Youth Service Bureau gang intervention program; DARE presentations in schools; liaison officers working on numerous gang related problems within target schools

Upcoming:

Criminal Gang Activity Intelligence & Enforcement Efforts:

- New anti-gang tool: Rock Island County State's Attorney has provided commitment to local law enforcement agencies to prosecute criminal gang members under new law prohibiting convicted criminal gang members from associating with other gang members; the Police Department is actively pursuing prosecutions of criminal gang members under this law

**ONE MOLINE PLACE – NURSES DORMITORY DEMOLITION**

Team: Lew Steinbrecher (Chair), Jeff Anderson, Maureen Riggs, Shawn Christ, Jeff Lester

Completed:

- Contractor removed asbestos from interior of building in accordance with EPA approved remediation plan
- EPA accepted final Phase III remediation plan to remove asbestos from roof of dormitory building and remove two inches of soil from ground immediately surrounding the building

Upcoming:

- Final asbestos removal expected to be completed over next three weeks
- EPA expected to receive ten-day notification of demolition around mid-February following final inspection of all asbestos removal work by EPA field inspector
- Demolition of Old Nurses Dormitory Building expected to begin around the first of March with removal of rubble to follow demolition
- City expected to prepare a Request for Proposal (RFP) to solicit interest from qualified developers to develop a mixed-density residential project on property
- City finalizing TIF plan to create a new TIF District and finance public infrastructure improvements in Phases II and III of One Moline Place