

## Committee-of-the-Whole Minutes

Tuesday, April 6, 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 Kevin Schoonmaker (*Ward 6*)  
Alderman Dorothy Armstrong (*Ward 7*)  
Alderman Gary Brown (*At-Large*)
- STAFF:** Lew Steinbrecher, City Administrator  
Maureen Riggs, Deputy City Attorney  
Tracy Koranda, City Clerk  
Ray Forsythe, Planning & Economic Development Director  
Laura Duran, Parks Recreation Director  
Ron Miller, Fire Chief  
Bob Hafeman, Library Director  
Kim Hankins, Police Chief  
Scott Hinton, City Engineer  
Kathy Carr, Finance Director  
Jeff Anderson, City Planner  
Mike Waldron, Public Works Director  
Don Goff, Network & Database Administrator  
Pat Burke, Economic Development Manager  
Kaye Whitley, Lead Program Manager
- OTHERS:** Pam Owens, Executive Director, Moline Centre Main Street  
Members of the Press

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

### Proclamations

- ▶ A Proclamation from the Moline Public Library to declare April 11, 2010 to April 17, 2010 as “National Library Week.”
- ▶ A Proclamation from the Moline Public Library to declare April 17, 2010 as “Arthur and Pauline Frommer Day.”
- ▶ A Proclamation from the QC Kite Club to declare April 2010 as “National Kite Month.”

### Informational

**IRS Ruling for Community Development Corporation and Main Street Program.** Ray Forsythe, Planning & Development Director, and Pam Owens, Executive Director, Moline Centre Main Street, gave an overview of the attached detail regarding this program. A motion was made by Alderman Armstrong to direct staff to prepare the job description and budget amendment to allow the Moline Centre Main Street Program to become part of the Planning & Development Department. Seconded by Alderman Turner. Motion passed unanimously.

### Agenda Items

- 1. A Resolution authorizing a Consortium Funding Agreement with Rock Island Economic Growth Corporation to accept funding for the NSP2 Grant Program.** Kaye Whitley, Lead Program Manager, explained that the City of Moline has participated with Rock Island Growth Corporation, the City of Rock Island, the City of Sterling, and the Illinois Housing Development Authority in the creation and submittal of the Northwestern Illinois Neighborhood Stabilization Program (NINSP) grant to the U.S. Department of Housing and Urban Development. The NINSP was created in response to available grant funding under the federal Neighborhood Stabilization Program 2. The consortium was awarded in excess of \$18 million with \$3.7 million allocated to the City of Moline to aid in the stabilization of local neighborhoods through the purchase and redevelopment of foreclosed and abandoned residential properties. A motion was made by Alderman Raes to approve. Seconded by Alderman Knaack. Motion passed unanimously.
- 2. A Special Ordinance ratifying the Mayor's signing and executing the Conditional Commitment Letter for the Homebuyer Program to be awarded by the Illinois Housing Development Authority in the amount of \$311,000.00 and acknowledging terms and conditions related thereto.** Jeff Anderson, City Planner, indicated that approval of this Special Ordinance will ratify the Mayor's signing and execution of the Conditional Commitment Letter for the Homebuyer Program. The Homebuyer Program will provide \$311,000.00 to assist with the purchase and renovation of single family homes. A motion was made by Alderman Knaack to approve. Seconded by Alderman Turner. Motion passed unanimously.
- 3. A Special Ordinance ratifying the Mayor's signing and executing the Conditional Commitment Letter for Single Family Owner-Occupied Rehabilitation ("SFOOR") Program to be awarded by the Illinois Housing Development Authority in the amount of \$253,000.00 and acknowledging terms and conditions related thereto.** Jeff Anderson, City Planner, explained that approval of this Special Ordinance will ratify the Mayor's signing and execution of the Conditional Commitment Letter for the Single Family Owner-Occupied Rehabilitation Program. The Single Family Owner-Occupied Rehabilitation Program will provide \$253,000.00 for the rehabilitation of single family homes within the City of Moline. A motion was made by Alderman Armstrong to approve. Seconded by Alderman Brown. Motion passed unanimously.
- 4. A Special Ordinance ratifying the Mayor's signing and executing the Conditional Commitment Letter for the Small Rental Properties Program ("SRPP") to be awarded by the Illinois Housing Development Authority in the amount of \$314,979.00 and acknowledging terms and conditions related thereto.** Jeff Anderson, City Planner, stated that approval of this Special Ordinance will ratify the Mayor's signing and execution of the Conditional Commitment Letter for the Small Rental Properties Program. The Small Rental Properties Program will provide \$314,979.00 to assist with the rehabilitation of small rental properties within the City of Moline. A motion was made by Alderman Ronk to approve. Seconded by Alderman Turner. Motion passed unanimously.
- 5. Request to Amend Chapter 34, "WATERS AND SEWERS."** Patrick Burke, Economic Development

Manager, stated that the Illinois Environmental Protection Agency has requested that the City make two minor changes to its groundwater regulations. The changes will allow property owners to pursue a No Further Remediation letter after environmental remediation has occurred. A motion was made by Alderman Raes to approve. Seconded by Alderman Armstrong. Motion passed unanimously.

**6. Request to Amend the City's Revolving Loan Fund in Order to Create a Micro-Enterprise Loan Program.** Patrick Burke, Economic Development Manager, indicated that the City's Revolving Loan Fund (RLF) program provides secondary financing in order to ensure that privately financed projects move forward. However, there is a demand for primary financing for startup companies and small business expansions. The micro-enterprise loan program would consider loan requests up to \$10,000.00 for companies with five or fewer employees that would create jobs for low to moderate income individuals. This program would be complementary to the RLF program and not replace it. A motion was made by Alderman Raes to approve. Seconded by Alderman Brown. Motion passed unanimously.

**7. Approval of a Contract with Tri-City Electric Company for Project #1120, Traffic Signals, 53<sup>rd</sup> Street and 12<sup>th</sup> Avenue.** Scott Hinton, City Engineer, stated that bids were opened and publicly read on March 30, 2010, for Project # 1120 with the following results:

\$105,395.11	Tri-City Electric
\$107,627.76	Davenport Electric

Staff recommends approval of a contract with Tri-City Electric, the lowest responsive and responsible bidder. A motion was made by Alderman Armstrong to approve. Seconded by Alderman Ronk. Motion passed unanimously.

**8. Resolution to Negotiate Exclusively with Heart of America Group.** Ray Forsythe, Planning & Development Director, explained that Heart of America Group (HOA) has approached Renew Moline and City staff with the desire to develop the e3 Building at RiverTech. HOA has presented its plan to the Project Management Team at a special meeting on April 1, 2010, and it recommended that Council approve the Resolution. A motion was made by Alderman Raes to approve. Seconded by Alderman Ronk. Motion passed unanimously.

**9. Authorization to Cede 2010 Home Rule Volume Cap.** Kathy Carr, Finance Director, stated that as a home rule municipality, the City of Moline has received a direct allocation in 2010 in an amount equal to \$90.00 multiplied by its population. The 2010 State of Illinois Allocation Guidelines identified the City's population at 43,088 therefore the 2010 Volume Cap allocation is \$3,877,920.00. 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 on pages 18 & 19 of the Committee of the Whole Agenda for April 6, 2010. The only request received for 2010 is from the Quad Cities Regional Economic Development Authority. If the City does not obligate this allocation by May 1, 2010, the allocation is automatically turned over to the State of Illinois for reallocation to other entities statewide. A motion was made by Alderman Raes to approve allocating the funds to Quad Cities Regional Economic Development Authority. Seconded by Alderman Knaack. Motion passed unanimously.

**10. An Ordinance amending Chapter 11, “FIRE PREVENTION AND PROTECTION,” Section 11-1101, “LOCAL AMENDMENTS TO FIRE CODE,” by repealing subsections (l) and (m) of Section 11-1101 in their entirety and enacting in lieu thereof new subsections (l) and (m) dealing with the same subject matter.** Ron Miller, Fire Chief, explained that the City of Moline has banned leaf burning within the City and seeks to ensure that recreational fires are conducted safely and do not include the burning of leaves and lawn and landscape waste. A motion was made by Alderman Turner to approve. Seconded by Alderman Armstrong. Motion passed unanimously.

**11. Other- Approval to Apply for Transportation Enhancement Funds.** Scott Hinton, City Engineer, stated that on February 23, 2010, staff requested approval to apply for additional federal stimulus funds for the 5<sup>th</sup> Avenue project to be used for 5<sup>th</sup> Avenue from 17<sup>th</sup> to 19<sup>th</sup> Street. This request was not granted to the City, however, staff has learned that “Transportation Enhancement” grant funding has become available that could be used for streetscaping on 5<sup>th</sup> Avenue from 12<sup>th</sup> to 14<sup>th</sup> Street and then from 17<sup>th</sup> to 19<sup>th</sup> Street. The announcement of the grant funds will be at the end of August so the council bill to request acceptance of the grant would be brought back for Council’s approval at that time. Alderman Ronk made a motion to approve. Seconded by Alderman Brown. Motion passed unanimously.

Meeting adjourned at 7:18 p.m.

Respectfully submitted,

*Tracy A. Koranda*

City Clerk