



MOLINE CITY COUNCIL AGENDA

Tuesday, February 4, 2014

6:30 p.m.

(immediately following the Committee-of-the-Whole meeting)

City Hall

Council Chambers – 2nd Floor

619 16th Street

Moline, IL

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSENT AGENDA

All items under the consent agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussions of these items unless a council member so requests, in which event the item will be removed from the consent agenda and considered as the first item after approval of the consent agenda.

COUNCIL MEMBER	PRESENT	ABSENT
Knaack		
Parker		
Bender		
Brown		
Turner		
Schoonmaker		
Liddell		
Acri		
Mayor Raes		

APPROVAL OF MINUTES

Committee-of-the-Whole and Council meeting minutes of January 28, 2014

RECOMMENDATIONS OF APPOINTMENTS, OATHS OF OFFICE, ETC.

Mayor's appointment of Erin Brunner to the Special Service Area #6 Board to fill the expired term of Darrell Turner to expire September 30, 2016.

Mayor's appointment of the following to the Moline Centre Main Street Commission:

Hector Colon for a full term to expire June 30, 2015

Jeff Anderson to fill the unexpired term of Pat Burke to expire June 30, 2016

Amy Trimble for a full term to expire June 30, 2016

Andrea Peterson for a full term to expire June 30, 2017

RESOLUTIONS

1. Council Bill/Resolution 1014-2014

A Resolution approving a request for a Street Light in the 3400 Block of 2nd Avenue.

EXPLANATION: Staff received a request for an additional street light in the 3400 Block of 2nd Avenue. While this area is industrial and commercial, the request does meet the guidelines established for new street lights in the Residential Street Light Policy.

FISCAL IMPACT: Annual cost of a street light is approximately \$93.00. The City has budgeted \$350,000.00 for street lights in Account #010-0843-435.04-16, Traffic Signal Maintenance, Utility Service.

PUBLIC NOTICE/RECORDING: N/A

2. Council Bill/Resolution 1015-2014

A Resolution authorizing the concept of a redevelopment project as proposed to be constructed on the 16-acre site of the southwest corner of 5th Avenue and 6th Street in Moline, Illinois, and known as the Moline Place Phase II/Hawk Hollow Redevelopment Project; affirming the intent of the City to enter into a purchase agreement and a development agreement for the project; and authorizing City staff to

negotiate a purchase agreement and a development agreement with Russell Construction exclusively for a term of 12 months, which agreements shall be subject to further review and approval by the City Council.

EXPLANATION: Russell Construction and the City of Moline mutually desire to develop the City owned vacant land described above. Russell Construction is seeking time to complete due diligence on the site as well as prepare preliminary site plans and proformas related to the development potential of the site.

FISCAL IMPACT: N/A

PUBLIC NOTICE/RECORDING: N/A

OMNIBUS VOTE

MISCELLANEOUS BUSINESS

PUBLIC COMMENT

Members of the public are permitted to speak after first stating their name and address.

EXECUTIVE SESSION

OMNIBUS VOTE		
Council Member	Aye	Nay
Bender		
Brown		
Turner		
Schoonmaker		
Liddell		
Acri		
Knaack		
Parker		
Mayor Raes		

Council Bill/Resolution No.: 1014-2014

Sponsor: _____

A RESOLUTION

APPROVING a request for a street light in the 3400 Block of 2nd Avenue.

WHEREAS, staff has received a request for an additional street light in the 3400 Block of 2nd Avenue; and

WHEREAS, while this area is industrial and commercial, the request does meet the guidelines established in the Residential Street Light Policy; and

WHEREAS, staff recommends approval of said request.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS, as follows:

That the City Council finds that it is in the best interest of the City of Moline, Illinois, to approve a request for a street light in the 3400 Block of 2nd Avenue.

CITY OF MOLINE, ILLINOIS

Mayor

Date

February 4, 2014

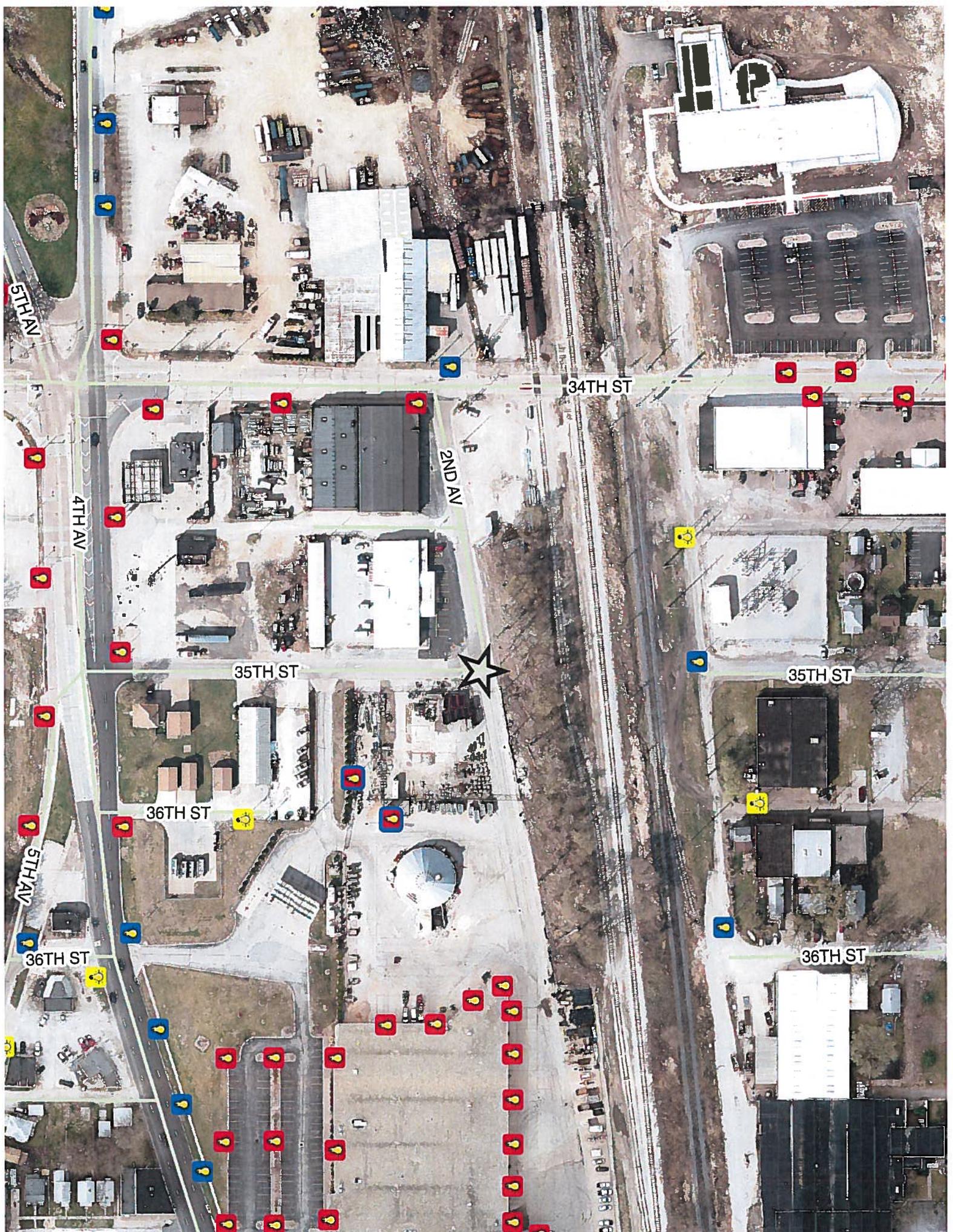
Passed: February 4, 2014

Approved: February 11, 2014

Attest: _____
City Clerk

Approved as to form:

City Attorney



Council Bill/Resolution No. 1015-2014

Sponsor: _____

A RESOLUTION

AUTHORIZING the concept of a redevelopment project as proposed to be constructed on the 16-acre site of the southwest corner of 5th Avenue and 6th Street in Moline, Illinois, and known as the Moline Place Phase II/Hawk Hollow Redevelopment Project; and

AFFIRMING the intent of the City to enter into a purchase agreement and a development agreement for said project; and

AUTHORIZING staff to negotiate a purchase agreement and a development agreement exclusively with Russell Construction for a term of 12 months, which agreements shall be subject to further review and approval by the City Council.

WHEREAS, Russell Construction and the City of Moline mutually desire to develop the City owned vacant land described above; and

WHEREAS, it is necessary to provide purchase terms and certain financial and economic incentives to ensure the extension of public infrastructure and development of this undeveloped land to facilitate and stimulate new private sector investment; and

WHEREAS, Russell Construction is seeking time to complete due diligence on the site as well as prepare preliminary site plans and proformas related to the development potential of the site; and

WHEREAS, Russell Construction and the City Administration will seek to acquire previously completed research on the feasibility of the development and provide quarterly updates to the City Council in order to facilitate the due diligence and lessen the needed time to perform the decision and negotiation process.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS, as follows:

That City staff is hereby authorized to negotiate a purchase agreement and a development agreement exclusively with Russell Construction for redevelopment of the property located on the 16-acre site of the southwest corner of 5th Avenue and 6th Street in Moline, Illinois, and known as the Moline Place Phase II/Hawk Hollow Redevelopment Project, which agreements shall be subject to further review and approval by the City Council. The term of this Resolution shall be 12 months.

BE IT FURTHER RESOLVED that this Resolution is adopted pursuant to the City's Home Rule powers provided in Article VII of the Illinois Constitution and is intended to supercede and control over any conflicting or contrary statute, rule or pronouncement of State law.

BE IT FURTHER RESOLVED that City staff is authorized to proceed by negotiation for the ultimate sale or lease of municipal real property needed for this project; however, any such final sale or lease shall be by ordinance and subject to final approval by the City Council.

BE IT FURTHER RESOLVED that the intentions, affirmations and authorizations of the City of Moline as expressed in the recital of the project identified herein are approved as to concept; provided, however that neither and none of such intentions, affirmations, authorizations or recitals are binding upon the City nor may the same be relied upon by any person or entity, to such entity or person's detriment, or for any reason whatsoever, whether third person or otherwise; and provided further, that any and all such agreements referenced herein shall be separately reviewed and approved by the City Council subsequent to this Resolution and also approved as to form by the City Attorney.

CITY OF MOLINE, ILLINOIS

Mayor

February 4, 2014
Date

Passed: February 4, 2014

Approved: February 11, 2014

Attest: _____
City Clerk

Approved as to Form:

City Attorney