

## **Committee-of-the-Whole Agenda**

**6:30 p.m.**

**Tuesday, April 22, 2014**

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### **Mayor's Board Appointment**

Mayor's reappointment of Jolene Keeney to the Historic Preservation Commission for a full three year term to expire April 30, 2017.

### **Questions on the Agenda**

### **Agenda Items**

- 1. Municipal Audit Program.** (Keith Verbeke, Finance Manager)
- 2. Surplus Property.** (Kathy Carr, Finance Director)
- 3. Residential Resurfacing Contract.** (Scott Hinton, City Engineer)
- 4. Easements at 4101 41<sup>st</sup> Street.** (Scott Hinton, City Engineer)
- 5. Sanitary Sewer and Water Main Extension Permits.** (Scott Hinton, City Engineer)
- 6. Performance Based Development Agreement.** (Ray Forsythe, Planning & Development Director)
- 7. Other**

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# Explanation

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## 1. Municipal Audit Program. (Keith Verbeke, Finance Manager)

**Explanation:** Azavar Audit Solutions is proposing to conduct a municipal audit program on behalf of the City of Moline on taxes and fees due to the City. There are no upfront costs to the City to participate in this audit program. Azavar would receive 45% of any new revenue or funds recovered per account. Additional documentation attached.

**Staff Recommendation:** Approval  
**Fiscal Impact:** Increased revenue to the General Fund  
**Public Notice/Recording:** N/A  
**Goals Impacted:** Financially Strong City

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## 2. Request to Declare Various Items as Surplus Property and Authorizing the Finance Director to Dispose of Said Surplus Property. (Kathy Carr, Finance Director)

**Explanation:** The lower level of the Central Fire Station contains a series of metal lockers that were formerly used by police and were left when the department relocated to the new public safety building. There are numerous pieces of metal and metal panels located in the old shooting range, which is no longer used by the police department. This metal could possibly be recycled. The Planning Department has several pieces of office furniture that are no longer being used and are in good/poor condition. The Fleet Division has one OTC Genisys Scanner that is no longer being used and in fair condition. Authorization needs to be given to dispose of these surplus items through the legal disposal process that is most advantageous to the City whether sealed bid, auction, negotiation or otherwise. Additional documentation attached.

**Staff Recommendation:** Approval  
**Fiscal Impact:** Potential Revenue for the General Fund  
**Public Notice/Record:** N/A  
**Goal Impacted:** Financially Strong City

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## 3. Approval of a Contract with McCarthy Improvement Company for Project #1201 2014 Residential Resurfacing Program. (Scott Hinton, City Engineer)

**Explanation:** Bids were opened and publicly read on April 15, 2014 for Project #1201 with the following results:

\$752,727.40	McCarthy Improvement
\$756,870.61	General Asphalt
\$772,120.30	Valley Construction
\$868,586.30	Brandt Construction

Project #1201 includes pavement patching, ADA sidewalk ramp installation, and an asphalt overlay of six streets in the Logan School area (25<sup>th</sup> Street / 16<sup>th</sup> Ave). Additional documentation attached.

**Staff Recommendation:** Approval  
**Fiscal Impact:** \$1,215,000.00 originally budgeted for the Sylvan Island Bridge replacement is available for this work.  
**Public Notice/Record:** N/A  
**Goal Impacted:** Strong Local Economy; Improved City Infrastructure & Facilities

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**4. Acceptance of a Permanent Utility and Drainage Easement and a Temporary Construction Easement at 4101 41<sup>st</sup> Street.** (Scott Hinton, City Engineer)

**Explanation:** A Permanent Utility and Drainage Easement and a Temporary Construction Easement are necessary to facilitate the installation of a water main on property commonly known as 4101 41<sup>st</sup> Street (McLaughlin Motors). Additional documentation attached.

**Staff Recommendation:** Approval  
**Fiscal Impact:** Rock Island County recording costs  
**Public Notice/Record:** N/A  
**Goal Impacted:** Strong Local Economy; Improved City Infrastructure & Facilities

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**5. Adoption of a Resolution Authorizing the Civil Engineer to Sign Sanitary Sewer and Water Main Extension Permits.** (Scott Hinton, City Engineer)

**Explanation:** The Illinois Environmental Protection Agency (IEPA) requires that all sanitary sewer and water main replacement and extension projects be permitted through the IEPA before the work begins. The IEPA's permitting process is cumbersome and time consuming and often delays the desired start of construction. State statute allows for municipalities to assume this permitting function through a "delegated authority" agreement with the IEPA. The IEPA will allow municipalities to issue the permits if the municipality demonstrates that their staff has the knowledge, skills, and abilities to ensure that all IEPA rules and regulations are followed. Additional documentation attached.

**Staff Recommendation:** Approval  
**Fiscal Impact:** Rock Island County recording costs  
**Public Notice/Record:** N/A  
**Goal Impacted:** Strong Local Economy; Improved City Infrastructure & Facilities

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**6. Approval of a Performance Based Development Agreement between the City of Moline and KJMC Properties, L.L.C. for property located at 1522 and 1524-1534 River Drive and 1529 3<sup>rd</sup> Avenue A, to be known as the Skinner Block Development.** (Ray Forsythe, Planning & Development Director)

**Explanation:** The City wishes to enter into a performance based development agreement with KJMC Properties, L.L.C. ("Developer") to facilitate the multi-phased redevelopment of the property to include up to 22 market rate apartments and commercial uses in three adjacent properties, to be known as the Skinner Block Project. The total project cost is approximately \$3,600,000. The Developer has requested a property tax rebate from the net incremental real estate taxes to make the project financially feasible. In addition, the Developer has requested access to a minimum of 40 parking spaces through a long term lease, as well as leases for outdoor dining in the adjacent courtyard and an addition to the existing dumpster area in the southern edge of the parking lot west of the Arsenal Bridge ramp/Collector's Center. The City's total payment from the net increment shall not exceed 15% of the total project costs and shall not extend beyond the TIF District #1's expiration date of December 31, 2021. Additional documentation attached.

**Staff Recommendation:** Approval  
**Fiscal Impact:** Increased property and sales taxes  
**Public Notice/Record:** N/A  
**Goal Impacted:** Strong Local Economy; A Great Place to Live

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