

Committee-of-the-Whole Agenda

6:30 p.m.

Tuesday, December 16, 2014

Questions on the Agenda

Agenda Items

1. **Change Order** (Scott Hinton, City Engineer)
2. **Other**
3. **Public Comment**

Informational

City Council Goals Update (Lew Steinbrecher, City Administrator)

Explanation

1. **A Resolution authorizing approval of a Reconciliation Change Order with Treiber Construction Company for Project No. 1202, 2014 Pavement Patching Program, in the amount of \$282,073.87.** (Scott Hinton, City Engineer)

Explanation: In order to make final payment to the contractor and close out the contract, a change order is needed in the amount of \$282,073.87. The change order reflects the difference between the estimated bid quantities and final quantities actually constructed. The change order increases the original contract value of \$1,150,706.00 by 24.5% to \$1,432,779.87. Additional documentation attached.

Staff Recommendation: Approval

Fiscal Impact: Funds are budgeted and available as follows:

ACCOUNT	BUDGETED	ORIGINAL CONTRACT	CHANGE ORDERS	TOTAL
CIP	1,000,000.00	790,706.00	211,719.01	1,002,425.01
Water	230,000.00	230,000.00	88,081.68	318,081.68
WPC	130,000.00	130,000.00	(32,418.26)	97,581.74
Storm			14,691.44	14,691.44

\$1,360,000.00 \$1,150,706.00 \$282,073.87 \$1,432,779.87

Public Notice/Recording: N/A

Goals Impacted: Strong Local Economy, Upgrade City Infrastructure & Facilities

REASON FOR CHANGE

Reconciliation Change Order

- 1-37 Adjustment for final field measurements
- *38 Investigative dig to find Sanitary Sewer Cleanout for WPC
- *39 Replaced some subgrade with aggregate for the water dept
- *40 Raised "good conditioned pavement" to get water to flow on 78th Street Ct. instead of replacing the pavement
- *41 Traffic Signal detector loops were replaced on 32nd Avenue due to the pavement being replaced.
- *42 Removed part of the retaining wall at 34th Street alley near 6th Ave. in conjunction with the Water Depts. future storage area
- *43 Investigative dig to find Storm Sewer Collar

CHANGE ORDER APPROVAL

Contractor: _____

Date: _____

BUDGET SUMMARY

ACCOUNT	BUDGETED	AS-BID	CHANGE	TOTAL
CIP FUNDS	\$1,000,000.00	\$790,706.00	211,719.01	\$1,002,425.01
WATER UTILITY	\$230,000.00	\$230,000.00	\$88,081.68	\$318,081.68
WPC UTILITY	\$130,000.00	\$130,000.00	(\$32,418.26)	\$97,581.74
STORM	\$0.00	\$0.00	\$14,691.44	\$14,691.44
Parks Department	\$0.00	\$0.00	\$0.00	\$0.00

CITY COUNCIL GOALS AND PRIORITIES – COMMITTEE UPDATES
December 2014

<u>City Council Priorities:</u>	<u>Page</u>
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QUAD CITIES MULTI-MODAL STATION & HOTEL PROJECT

Team: Chair - Lew Steinbrecher, Ray Forsythe, Maureen Riggs

Completed:

- Acquired the property on the south side of 4th Avenue to provide parking for the passenger train station
- Demolished the former Riverbend food bank and Campos properties in preparation of the parking lot to serve the private development
- Legat has completed Schematic Designs as well as an initial Bid #1 package which includes things related to masonry tuck pointing, concrete restoration, and testing capacity of existing building structure, as well as the south façade reconstruction
- Plans have been submitted to the State Historic Preservation Commission (SHPO) for final review prior to the submittal to the National Parks Service for approval

Upcoming:

- Finalize design for streetscape improvements on 4th Avenue for review and approval by the Illinois Department of Transportation, as well as 12th Street streetscape improvements for City approval
- Legat will complete final design and construction drawings to be used for the next series of bids for project completion
- Developer’s Team will complete the designs and construction drawings for the private development within the project
- City staff will complete designs for the parking lots at 4th Avenue and 12th Street and bid the projects for construction

AVENUE OF THE CITIES CORRIDOR OVERLAY PLAN

Team: Chair - Jeff Anderson, Shawn Christ, Amy Keys

Completed:

- City staff completed the following objectives:
 - Met with MetroLink officials to finalize project scope and verify MetroLink's participation
 - Conducted final project scope and grant application reviews with the Illinois Department of Transportation (IDOT)
 - Drafted a final project scope, time frame, and budget
 - Submitted formal project funding request to IDOT

Upcoming:

- Decision from IDOT on the City's request for project grant funding
- Move forward with the project if IDOT decides to fund the project grant request
- Request Council direction if IDOT declines to fund the project grant request

CAPITAL IMPROVEMENT PROGRAM: RESIDENTIAL STREET IMPROVEMENTS: EVALUATE ALLOCATION OF CIP FUNDS

Team: Chair - Scott Hinton, Kathy Carr

Completed:

- Committee-of-the-Whole presentation on June 3, 2014
- City staff determined that 50% of CIP funds are already allocated towards residential streets
- Funding levels prevent the allocation of additional funds towards residential streets

NOTE: This concludes this committee goal without additional funding available

MARKET SQUARE DEVELOPMENT: RFP

Team: Chair - Ray Forsythe, Lew Steinbrecher

Completed:

- City staff and Administration have met with several interested developers to discuss concepts for the development site

Upcoming:

- City staff will prepare an RFP to be issued seeking proposals from qualified developers for the appropriate redevelopment of this property in the best interest of the City and its downtown

EVALUATION OF CODE ENFORCEMENT ACTIVITIES AND STAFFING ASSIGNMENTS

Team: Chair - Maureen Riggs, Kim Hankins, Alison Fleming, Shawn Christ, Brad Hauman, Keith Verbeke, Amy Keys

Completed:

- Researched County processes and sources for updating land data records to determine if there is a more accurate way to update City databases for issuing notices to property owners
- Implemented software option to pull utility billing data for notices and orders instead of using main land record database which should make notices more accurate and improve efficiency of Code enforcement actions
- Purchased mobile software application from Naviline for building permits and Code enforcement so that notices can be issued in the field instead of in office only

Upcoming:

- Compile report and statistics on current Code enforcement activities
- Train police officers to handle abandoned vehicles through MUNICES instead of circuit court for quicker resolution of that issue
- Cost out administrative support to increase Code enforcement efficiency

REVIEW ECONOMIC DEVELOPMENT PROCESS AND FUNDING LEVELS

Team: Chair - Lew Steinbrecher, Ray Forsythe, Maureen Riggs

Completed:

- 2015 Recommended Budget approved by City Council
- General concurrence by interested parties on review process within a defined geographical boundary

Upcoming:

- Expand overall review process of economic development projects to include all members of City Council

RESTAURANT ATTRACTION STRATEGY

Team: Chair - Ray Forsythe, Maureen Riggs

Completed:

- Retail Strategies has attended Regional International Council of Shopping Centers (ICSC) tradeshows in Chicago, Dallas and Denver and provided national restaurant chains with information about Moline; a direct mailing to other chains has also been completed
- The former IHOP Restaurant has been leased to Bandana's Bar-B-Q and will be opening in Spring of 2015
- The former Carlos O'Kelly Restaurant is reportedly under a new lease with property owner THF; the franchise name and schedule will be released in the near future
- Orange Leaf, a frozen yogurt store, has opened its first Quad City location at 3912 38th Avenue

Upcoming:

- Retail Strategies will continue to work with local developers and property owners to market Moline and follow up on existing leads that have been generated
- City staff will continue to meet with local developers and business owners to facilitate restaurant opportunities
- Planning & Development staff, the Quad City Chamber/Moline Centre and Retail Strategies is working on a 3-part series: 1) Ignite Quad Cities will be hosting Dan Bush, Jimmy John's franchisee, to share his Start Up Story; 2) Moline Centre/City of Moline will be hosting a Retail Franchising 101 Panel Discussion; and 3) Retail Strategies/Moline Centre and City of Moline will be hosting a meeting to discuss the Retail Study that has been conducted for the City of Moline and meeting with prequalified franchisees and investors to discuss identified opportunities

SOUTHPARK MALL REVITALIZATION

Team: Chair - Lew Steinbrecher, Ray Forsythe

Completed:

- Macerich, the City of Moline and the Quad City Chamber hosted the ribbon cutting for the newly remodeled SouthPark Mall on November 13, 2014
 - Improvements completed so far include all new entrances throughout the mall, new lighting, brighter colors and soft seating amenities, a newly designed Kids Play Area, 13 new store fronts/prototypes, new parking lot and landscaping, newly installed lighting and signage
 - Dick's Sporting Goods is under construction
- The former IHOP has been leased and will become a Bandana's Bar-B-Q restaurant which will open in Spring 2015

Upcoming:

- Awaiting submittal of design and engineering of entranceway onto John Deere Road to facilitate review and approval process by the Illinois Department of Transportation
- Continue the cooperation with Macerich in marketing outlots to restaurants and other commercial and/or residential developments

SHARED SERVICES WITH OTHER CITIES

Team: Chair - Mike Waldron, Kim Hankins, Kathy Carr, Greg Swanson, J.D. Schulte, Doug House, Lee Ann Fisher, Jeff Anderson

Completed:

- Completed survey of existing shared services with all departments and major divisions
- Worked with City of Davenport on a joint bid for garment and hand towel services for the Moline's Fleet Maintenance division

Upcoming:

- Share report on already existing shared services with other cities with City Council and City Administration
- Utilize report results to expand upon already existing relationships and new opportunities

- Continue working with the City of Rock Island on a joint contract for Right-of-Way mowing and specifications for a rear load sanitation vehicle
- Preparing to work with the City of Rock Island and the Village of Milan on a joint tipping fee contract – current contract ends at the end of 2015
- Continue working with Rock Island County partners on recycling processing locations

LEAN/SIX SIGMA PROCESS IMPROVEMENT PROGRAM

Team: Chair - Doug House, Mike Waldron, Kim Hankins, J.D. Schulte, Todd Green, Brandon Pannell

Completed:

- Reported outcome of the Lean/Six Sigma results and corresponding adjustments to operations in the Public Works Department to City Council

Pending:

- Committee formulating plans to implement Lean/Six Sigma procedures with the Fire Department and report findings to City Council

MUNICIPAL BUILDINGS/FACILITIES MAINTENANCE PLAN

Team: Chair - Scott Hinton, Doug House, Mike Waldron, Lee Ann Fisher, Kim Hankins, Kathy Carr

Completed:

- Review of Facilities Maintenance Plans of similar sized cities
- Discussed building energy efficiency audit with ConEdison Solutions
- Council approved HVAC maintenance contract for all City buildings

Upcoming:

- Implement building energy efficiency audit study
- Study the possibility of establishing a Facilities Maintenance Fund within the budget adoption process to address municipal facility needs