

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

**6:30 p.m.**

Tuesday, May 22, 2012

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### **Mayor's Board Appointments**

Mayor's reappointment of the following to the Library Board for full, three-year terms to expire April 30, 2015: Pat Koranda, Kay Peterson & Colleen Rafferty.

Mayor's appointment of Anne Huntoon to the Citizens Advisory Council on Urban Policy to fill the unexpired term of Lynn Segura, and Sue Lillybeck to fill the unexpired term of Richard Clark, both to expire July 31, 2014.

### **Questions on the Agenda**

#### **Agenda Items**

- 1. Annexation of a tract of land totaling 0.899 acres located south of 7030 44<sup>th</sup> Avenue and east of 6602 John Deere Road into the City of Moline.** (Shawn Christ – Land Development Manager)
- 2. Amendment to the Final Planned Unit Development (PUD) Plan for Zimmerman Honda and rezoning from AG-2 to B-3 PUD following annexation of a 0.899-acre tract located east of 6602 John Deere Road and south of 7030 44<sup>th</sup> Avenue** (Shawn Christ, Land Development Manager)
- 3. Approval of a Contract with Midwest Mudjacking Service, Inc. for Project #1156, 2012 Mudjacking Program** (Scott Hinton, City Engineer)
- 4. Approval of a Contract with A.J. Excavating for Project #1164, 15<sup>th</sup> Street Sluice Gate Installation** (Scott Hinton, City Engineer)
- 5. Other**

#### **Informational**

Riverside Cemetery Retaining Wall (Scott Hinton, City Engineer)

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# Explanation

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- 1. Annexation of a tract of land totaling 0.899 acres located south of 7030 44<sup>th</sup> Avenue and east of 6602 John Deere Road into the City of Moline.** (Shawn Christ – Land Development Manager)

**Explanation:** Richard and Janet Parsons, on behalf of ZEMMA, LLC, have petitioned to annex a tract of land south of the Zimmerman Honda site for offsite stormwater detention/retention purposes. Annexation is conditioned on rezoning the tract to B-3 Planned Unit Development (PUD) to match the Zimmerman Honda site. Rezoning and an amendment to the approved PUD plan will be considered after annexation.

**Staff Recommendation:** Approve  
**Fiscal Impact:** N/A  
**Public Notice/Recording:** Record by Planning  
**Goals Impacted:** Strong Local Economy; Desirable Place to Live; Quality Neighborhoods

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- 2. Amendment to the Final Planned Unit Development (PUD) Plan for Zimmerman Honda and rezoning from AG-2 to B-3 PUD following annexation of a 0.899-acre tract located east of 6602 John Deere Road and south of 7030 44<sup>th</sup> Avenue** (Shawn Christ, Land Development Manager)

**Explanation:** Richard and Janet Parsons, on behalf of ZEMMA, LLC, have petitioned to annex a tract of land south of the Zimmerman Honda site for offsite stormwater detention/retention purposes. This item will rezone the site AG-2 to B-3 Planned Unit Development (PUD) by amending Zimmerman's approved PUD. At its May 9 meeting, the Plan Commission held a public hearing and recommends approval (7-0 vote).

**Staff Recommendation:** Approve  
**Fiscal Impact:** N/A  
**Public Notice/Recording:** N/A  
**Goals Impacted:** Strong Local Economy; Desirable Place to Live; Quality Neighborhoods

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- 3. Approval of a Contract with Midwest Mudjacking Service, Inc. for Project #1156, 2012 Mudjacking Program** (Scott Hinton – Public Works)

**Explanation:** Bids were opened and publicly read on April 24, 2012 for Project #1156 with the following results:

\$15,000.00 Midwest Mudjacking

The mudjacking is proposed for 36<sup>th</sup> Avenue east for 53<sup>rd</sup> Street.

**Staff Recommendation:** Staff recommends approval of a contact with the lowest responsive and responsible bidder, Midwest Mudjacking Service.

**Fiscal Impact:** Funds are budgeted and available as follows:

ACCOUNT	BUDGETED	AS-BID	
Utility Tax	50,000.00	15,000.00	510-9965-438.08-10
Water			310-1716-434.04-25
WPC			320-1835-433.08-30
Storm			330-1971-433.08-35
	\$50,000.00	\$15,000.00	

**Public Notice/Recording:** N/A  
**Goals Impacted:** Strong Local Economy; Desirable Place to Live; Quality Neighborhoods

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**4. Approval of a Contract with A.J. Excavating for Project #1164, 15<sup>th</sup> Street Sluice Gate Installation (Scott Hinton – Public Works)**

**Explanation:** Bids were opened and publicly read on May 8, 2012 for Project #1164 with the following results:

\$123,460.00	A.J. Excavating
\$123,830.00	General Constructors
\$134,785.00	Brandt Construction
\$152,400.00	Valley Construction

The sluice gate is being installed adjacent to the TGIFriday’s parking lot to help prevent flooding in River Drive during periods of high Mississippi River water levels.

**Staff Recommendation:** Staff recommends approval of a contact with the lowest responsive and responsible bidder, AJ Excavating.

**Fiscal Impact:** Funds are budgeted and available as follows:

ACCOUNT	BUDGETED	AS-BID
CIP		510-9957-438.08-10
Water		310-1716-434.04-25
WPC		320-1835-433.08-30
Storm	150,000.00	123,460.00 330-1971-433.08-35
	\$150,000.00	\$123,460.00

**Public Notice/Recording:** N/A

**Goals Impacted:** Strong Local Economy; Desirable Place to Live; Quality Neighborhoods

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# ANNEXATION PLAT OF TRACT 1

TO THE CITY OF MOLINE, ROCK ISLAND COUNTY, ILLINOIS  
BEING PART OF A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 13,  
TOWNSHIP 17N., R-1 WEST OF THE 4TH PRINCIPAL MERIDIAN, ROCK ISLAND COUNTY,  
ILLINOIS DESCRIBED AS FOLLOWS:

**ZONING:**  
B3 PUD DISTRICT  
(AFTER ANNEXATION &  
REZONING)

**AREA**  
39,157± SQ FT  
0.899± ACRES

PREPARED FOR SUBDIVIDER:  
ZEMMA, LLC  
(DEVELOPER)  
2432 FULTON AVENUE  
DAVENPORT, IOWA 52803  
PHONE NO. (309) 737-1173

PREPARED BY:  
TOWNSEND ENGINEERING  
2224 E. 12th STREET  
DAVENPORT, IOWA 52803  
PHONE NO. (563) 386-4236

CURRENT OWNERS:  
RICHARD C. PARSONS  
JANET K. PARSONS  
6602 JOHN DEERE ROAD  
MOLINE, ILLINOIS  
61265

SURVEYED BY:  
C. LEHMAN LAND SURVEYING  
#2 TIMBER RIDGE DRIVE  
COAL VALLEY, IL 61240  
PH. (309) 799-7702 CELL. (563) 340-9448

**LEGAL DESCRIPTION**

THAT PART OF A PARCEL CONVEYED BY TRUSTEE'S DEED, DOCUMENT NUMBER 95-01867, LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 4TH PRINCIPAL MERIDIAN, ROCK ISLAND COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF ZIMMERMAN FIRST ADDITION;

THENCE SOUTH 00 DEGREES 02 MINUTES 29 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13 AND THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 453.65 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE CONTINUING ALONG SAID LINE, SOUTH 00 DEGREES 02 MINUTES 45 SECONDS WEST, A DISTANCE OF 290.05 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL CONVEYED BY TRUSTEE'S DEED;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, NORTH 89 DEGREES 56 MINUTES 10 SECONDS WEST, A DISTANCE OF 135.00 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 45 SECONDS EAST, A DISTANCE OF 290.05 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 2 OF SAID SUBDIVISION;

THENCE SOUTH 89 DEGREES 56 MINUTES 10 SECONDS EAST ALONG SAID SUBDIVISION LINE, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.

FOR THE PURPOSE OF THIS DESCRIPTION THE EAST LINE OF LOT 2 OF ZIMMERMAN FIRST ADDITION HAS AN ASSUMED BEARING OF SOUTH 00 DEGREES 02 MINUTES 29 SECONDS WEST.

THE ABOVE DESCRIBED TRACT CONTAINS 0.899 ACRES.

**LEGEND:**

-  ANNEXATION TRACT
-  COROPORATE LIMITS

- PLAT DISTANCES= (0.0)
- MEASURED DISTANCES= 0.0'
- BOUNDARY= ————
- MONUMENTS FOUND #5 REBAR W/CAP
- #35-2890 UNLESS NOTED = ○
- FOUND CONCRETE MONUMENT= □
- FOUND STONE= ●
- MONUMENTS SET #4 REBARS
- CAPPED "35-2816" = ◆
- SECTION LINE= - - - - -
- EASEMENT= - · - · - · -
- SETBACK LINE= - · - · - · -
- CENTERLINE= - - - - -



1 inch = 60ft.



DATE SURVEY MADE: 08-01-2011



DATE: 1-18-12  
DRAWN BY: MDR  
CHECKED BY: CRT  
DRAWING LOCATION:  
S:\Zimmerman\Moline Site\dwg\Final Plat End Add.dwg

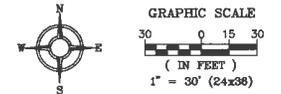
REVISIONS		
REVISION NO.	DATE	DESCRIPTION
1	5/27/12	Per C.O.M. surveyor comments of 4-17-12

Project: Annexation Plat  
Tract 1 - Part of Parcel # 0713652-1  
To The City of Moline, Illinois

Developer:  
ZEMMA, LLC  
2432 Fulton Ave.  
Davenport, IA 52803

SHEET NO.  
1 of 1

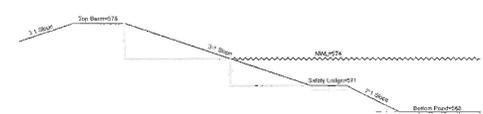
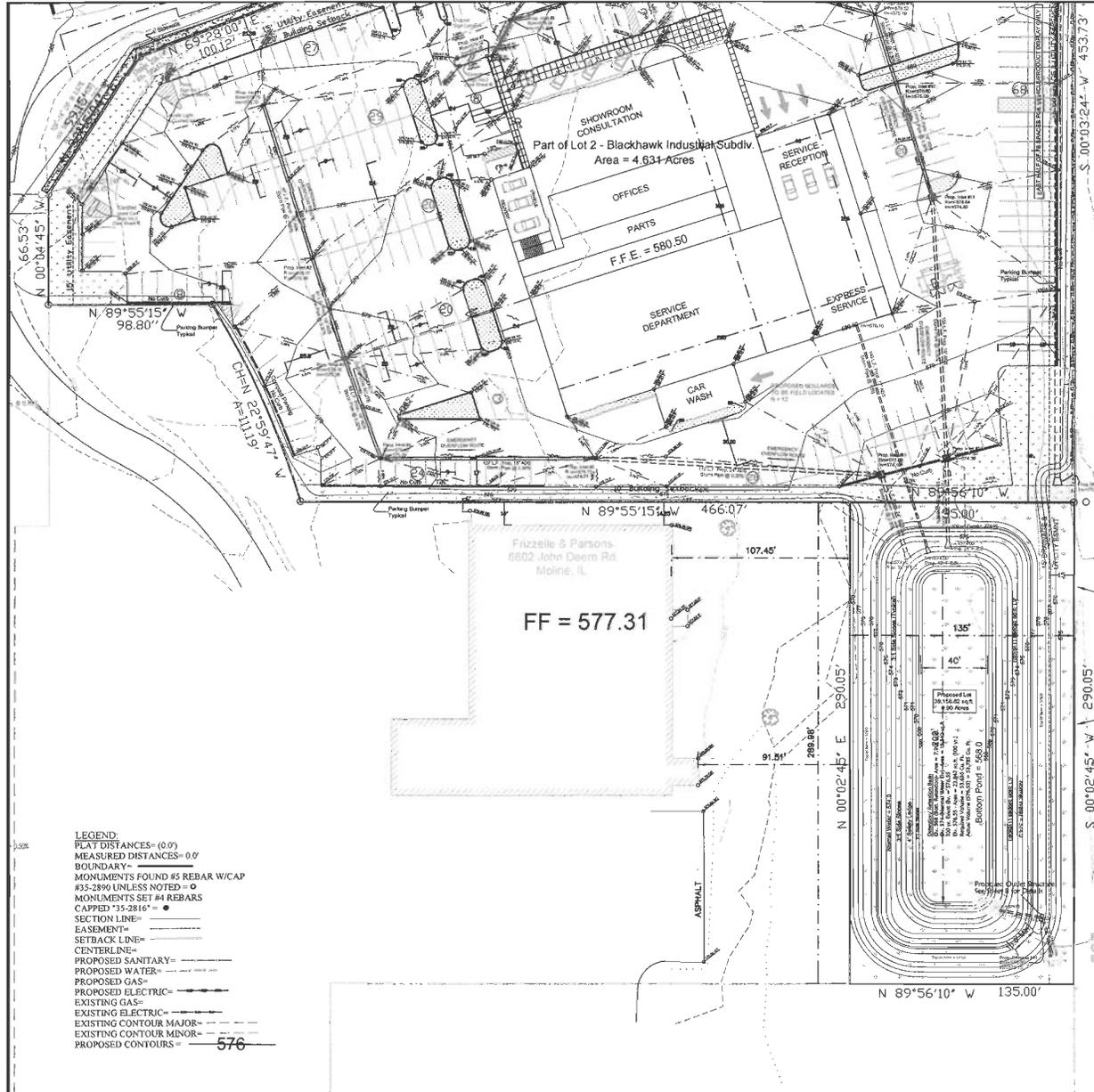
Site Construction Plans  
 LOT 2 - ZIMMERMAN FIRST ADDITION  
 GRADING PLAN  
**ZIMMERMAN HONDA**  
 CITY OF MOLINE, ROCK ISLAND COUNTY, IL



QUANTITIES: SOUTH LOT DETENTION

Item	Description	Units	Qty.
1.	SILT FENCE	L.F.	720
2.	EARTHWORK CUT	C.Y.	3,255
3.	EARTHWORK FILL - DET. BERM	C.Y.	3,600
4.	18" ADS STORM PIPE	L.F.	50
5.	FLARED-END SECTIONS 12"	EA.	1
6.	24" ADS STORM PIPE	L.F.	50
7.	FLARED-END SECTIONS 24"	EA.	1
8.	DETENTION OUTLET STRUCTURE	EA.	1
9.	RIP RAP	TONS	50
10.	SEEDING	AC	1.05

\*\* EARTHWORK FILL QUANTITY BASED ON 20% COMPACTION FACTOR



CROSS SECTION OF POND - NOT TO SCALE

- LEGEND:**  
 PLAT DISTANCES= (0.0')  
 MEASURED DISTANCES= 0.0'  
 BOUNDARY= \_\_\_\_\_  
 MONUMENTS FOUND #5 REBAR W/ CAP  
 #35-2890 UNLESS NOTED = ○  
 MONUMENTS SET #4 REBARS  
 CAPPED "35-2816" = ●  
 SECTION LINE= \_\_\_\_\_  
 EASEMENT= \_\_\_\_\_  
 SETBACK LINE= \_\_\_\_\_  
 CENTERLINE= \_\_\_\_\_  
 PROPOSED SANITARY= \_\_\_\_\_  
 PROPOSED WATER= \_\_\_\_\_  
 PROPOSED GAS= \_\_\_\_\_  
 PROPOSED ELECTRIC= \_\_\_\_\_  
 EXISTING GAS= \_\_\_\_\_  
 EXISTING ELECTRIC= \_\_\_\_\_  
 EXISTING CONTOUR MAJOR= \_\_\_\_\_  
 EXISTING CONTOUR MINOR= \_\_\_\_\_  
 PROPOSED CONTOURS = 576

- SECT. ELEVATIONS**
- TOP OF CURB
  - FLOWLINE @ GUTTER
  - FINISHED FLOOR
  - TOP PAVEMENT
  - TOP OF WALK
  - RIM OF INLET

**GENERAL NOTES**

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.



DATE: 10/31/11  
 PROJECT NO: 563 386.4236 386.4231  
 2224 East 12th Street, Davenport, IA 52703

DRAWN BY: MDR  
 CHECKED BY: CRT  
 DRAWING LOCATION: S:\Zimmerman\Moline Site\dwg\Construction Plans\Construction Plans.dwg

REVISIONS:		
NO.	DESCRIPTION	DATE
1	Changes per City of Moline - 11-16-11: All Sheets	12-20-11
2	Changes per City of Moline - 1-16-12: All Sheets	2-12-12

Project: GRADING PLAN  
 Zimmerman Cars  
 Proposed Location

Developer: ZEMMA, LLC  
 2432 Fulton Avenue  
 Davenport, IA 52803

SHEET NO.  
**C3**

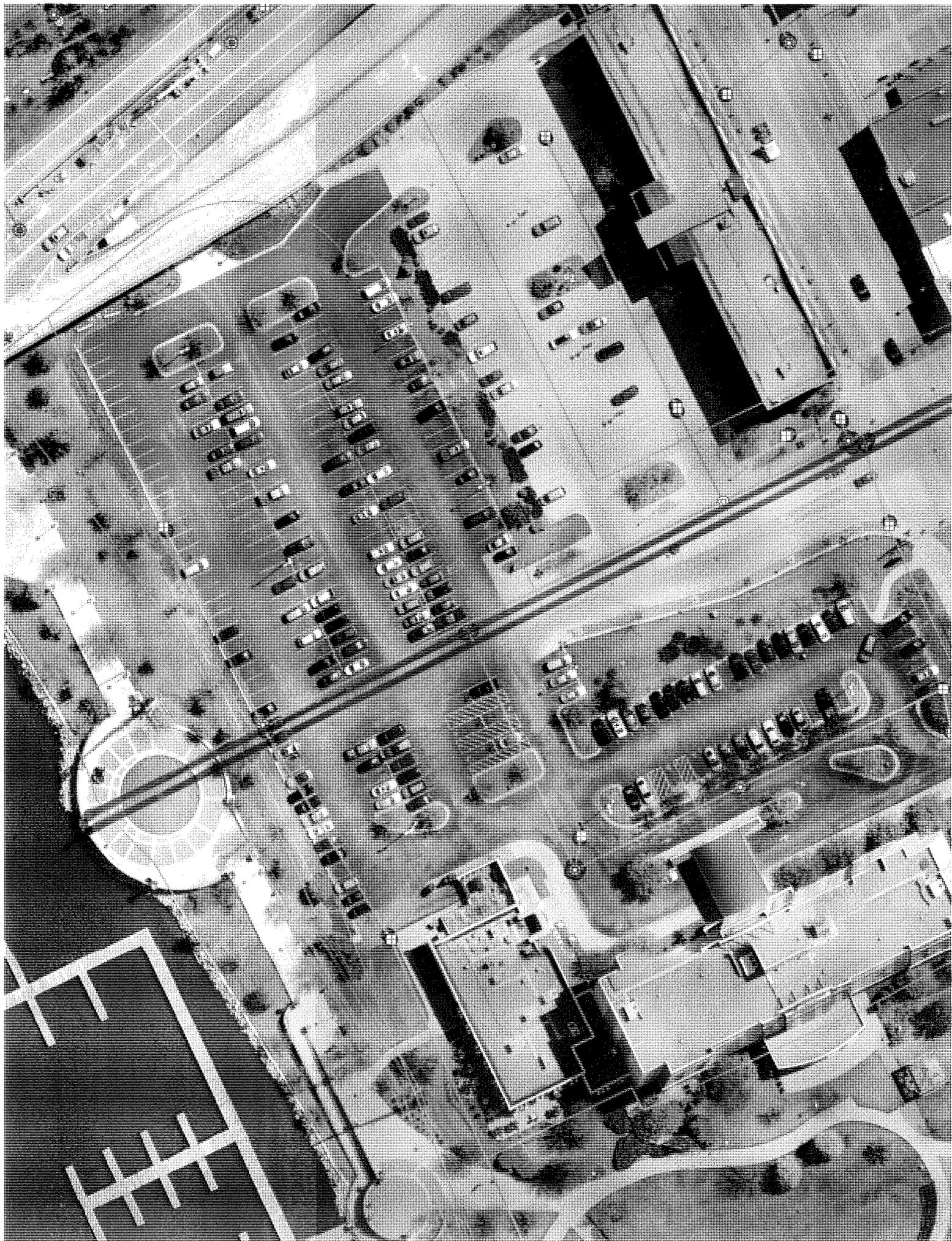
**CITY OF MOLINE, IL BID TABULATION**

Bid Date and Time: April 24, 2012 11:00 a.m.

Project: 1156 - 2012 Mudjacking Program

**Midwest Mudjacking  
Service, Inc.**

ITEM NO.	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	AMOUNT				
1	MUDJACKING, COMPLETE	50	CY	\$300.00	\$15,000.00				
2	TRAFFIC CONTROL, COMPLETE	1	L. SUM	\$0.00	\$0.00				
	<b>TOTAL</b>				<b>\$15,000.00</b>				



**CITY OF MOLINE, IL BID TABULATION**

Bid Date and Time: May 8, 2012 11:00 a.m.

Project: 1164 - 15th Street Sluice Gate Installation

ITEM NO.	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	A.J. Excavating, Inc.		General Constructors, Inc.		Brandt Construction Co.	
					AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	
1	Removal of Existing Manhole	L. Sum	1	\$18,000.00	\$18,000.00	\$24,000.00	\$24,000.00	\$55,300.00	\$55,300.00	
2	Cast-in-Place Manhole	L. Sum	1	\$66,060.00	\$66,060.00	\$52,500.00	\$52,500.00	\$46,575.00	\$46,575.00	
3	Sluice Gate Complete w/ Wall Thimbles	EA	2	\$15,600.00	\$31,200.00	\$18,000.00	\$36,000.00	\$12,500.00	\$25,000.00	
4	Segmental Block Retaining Wall	SF	64	\$50.00	\$3,200.00	\$45.00	\$2,880.00	\$40.00	\$2,560.00	
5	Surface Restoration	L. Sum	1	\$5,000.00	\$5,000.00	\$8,450.00	\$8,450.00	\$5,350.00	\$5,350.00	
	<b>TOTAL</b>				<b>\$123,460.00</b>		<b>\$123,830.00</b>		<b>\$134,785.00</b>	

ITEM NO.	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	Valley Construction				
					AMOUNT				
1	Removal of Existing Manhole	L. Sum	1	\$4,900.00	\$4,900.00				
2	Cast-in-Place Manhole	L. Sum	1	\$99,700.00	\$99,700.00				
3	Sluice Gate Complete w/ Wall Thimbles	EA	2	\$12,800.00	\$25,600.00				
4	Segmental Block Retaining Wall	SF	64	\$50.00	\$3,200.00				
5	Surface Restoration	L. Sum	1	\$19,000.00	\$19,000.00				
	<b>TOTAL</b>				<b>\$152,400.00</b>				