

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

**6:30 p.m.**

**Tuesday, June 19, 2012**

---

### **Block Party Request**

Request from Calvary Lutheran Church to close the alley on the south side of Avenue of the Cities between 29<sup>th</sup> & 30<sup>th</sup> Streets on Sunday, June 24, 2012, from 2:00 p.m. to 6:00 p.m. for an Ice Cream Social with barricades but no amplified sound.

Request from Amanda Ruefer, 524-Railroad Avenue, for a block party on Wednesday, July 4, 2012, from 9:00 a.m. to 11:00 p.m. on Railroad Avenue between 5<sup>th</sup> and 6<sup>th</sup> Streets.

### **Questions on the Agenda**

### **Agenda Items**

- 1. Road Salt Storage Evaluation** (Doug House, Municipal Services General Manager)
- 2. Proposed Refunding of the 2004A, 2004B and 2004C General Obligation Corporate Purpose Bonds** (Kathy Carr, Finance Director)
- 3. Amendment to Resolution 1108-2011 Redevelopment and Economic Incentive Agreement between the City of Moline and JBNATA Inc.** (Ray Forsythe, Planning & Development Director)
- 4. Approval of a Third Amendment to the Development Agreement between the City of Moline and Autumn Trails, L.L.C. for the Bethany Project** (Ray Forsythe, Planning & Development Director)
- 5. Amendment to Chapter 4, “Alcoholic Liquor,” of the Moline Code of Ordinances, to remove the limit of the number of Packaged Sales Liquor Licenses issued and increase the application fee..** (Maureen Riggs, City Attorney)
- 6. Other**

---

# Explanation

---

## 1. Road Salt Storage Evaluation (Doug House, Municipal Services General Manager)

**Explanation:** As a result of 2012/2013 Goal Setting, the City Council established a management priority to evaluate current road salt storage, evaluate efficiencies of another storage facility that would exist in the southern part of the City, and to consider future potential road salt storage as the City develops south of the Rock River. Staff was recently notified the storage facility will no longer be available in East Moline where the City has been storing 1,600 tons of salt. Staff requests Council approval to secure formal proposals for construction of additional salt storage equal to or greater than the lost storage in East Moline.

**Staff Recommendation:** Staff recommends proposals be sought for a 72' diameter salt dome with a capacity of 2,400 tons capable of meeting existing City needs and future growth south of the airport.

**Fiscal Impact:** \$200,000 is being budgeted in FY 2013 Capital Improvement Program. Additional storage will allow the City to take advantage of volume discounted purchasing, creating an estimated annual saving of \$19,000 and providing further operational efficiencies in projected man hour and equipment savings estimated at another \$37,000 annually.

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

**Goal Impacted:** Desirable Place to Live & Improved City Infrastructure

---

## 2. Proposed Refunding of the 2004A, 2004B and 2004C General Obligation Corporate Purpose Bonds (Kathy Carr, Finance Director)

**Explanation:** Due to favorable interest rates in the current market and upcoming call dates on certain bonds, it has been determined to be in the best interest of the City of Moline to refinance the outstanding bonds for the 2004A issue (library and police facilities), the 2004B issue (Mid Towne Parking Ramp ~ Non Taxable) and the 2004C issue (Mid Towne Parking Ramp ~ Taxable).

**Staff Recommendation:** Authorize staff to do all things necessary to accomplish the bond issues.

**Fiscal Impact:** At current market interest rates, estimated gross savings are \$1,040,000 over an eight year period; \$310,000 for Downtown TIF#1 Fund and \$730,000 for the Capital Improvement Fund.

**Public Notice/Record:** Yes, County Clerk

**Goals Impacted:** Financially Strong City

---

## 3. Amendment to Resolution 1108-2011 Redevelopment and Economic Incentive Agreement between the City of Moline and JBNATA Inc. (Ray Forsythe, Planning & Development Director)

**Explanation:** As a result of a fire at Dickey's Barbecue Pit, the business was closed for approximately 3 months for repairs. The business owner has requested that the City amend the agreement to extend the term for an additional 3 months. The total rebate will remain the same at a maximum of twenty five thousand dollars (\$25,000) and the term would be three (3) years and three (3) months.

**Staff Recommendation:** Staff recommends approval

**Fiscal Impact:** Increased property, sales, and food and beverage taxes.

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

**Goal Impacted:** Financially Strong City

---

**4. Approval of a Third Amendment to the Development Agreement between the City of Moline and Autumn Trails, L.L.C. for the Bethany Project** (Ray Forsythe, Planning & Development Director)

**Explanation:** The Developer has requested the City amend the current development agreement to amend the schedule of completion and to also fund the remaining increment upfront as opposed to an annual rebate. Due to the housing market and financing options for the project, the completion has been delayed. The Developer has reached an agreement with the lending institution and a mechanism to complete the project has been developed. The project consists of 33 units and an assisted living center containing 41 units. There are 2 units substantially complete but unoccupied, and 11 units remaining to be constructed and sold. There are 22 occupied units and the assisted living center is open. The revised schedule would complete the project in 2013.

**Staff Recommendation:** Approve  
**Fiscal Impact:** \$736,619.08 to be repaid with TIF Increment  
**Public Notice/Recording:** N/A  
**Goals Impacted:** Quality Neighborhoods & Vibrant Downtown; Desirable Place to Live

---

**5. Amendment to Chapter 4, “Alcoholic Liquor,” of the Moline Code of Ordinances, to remove the limit of the number of Class C, CC and CCC Liquor Licenses issued and increase the application fee.** (Maureen Riggs, City Attorney)

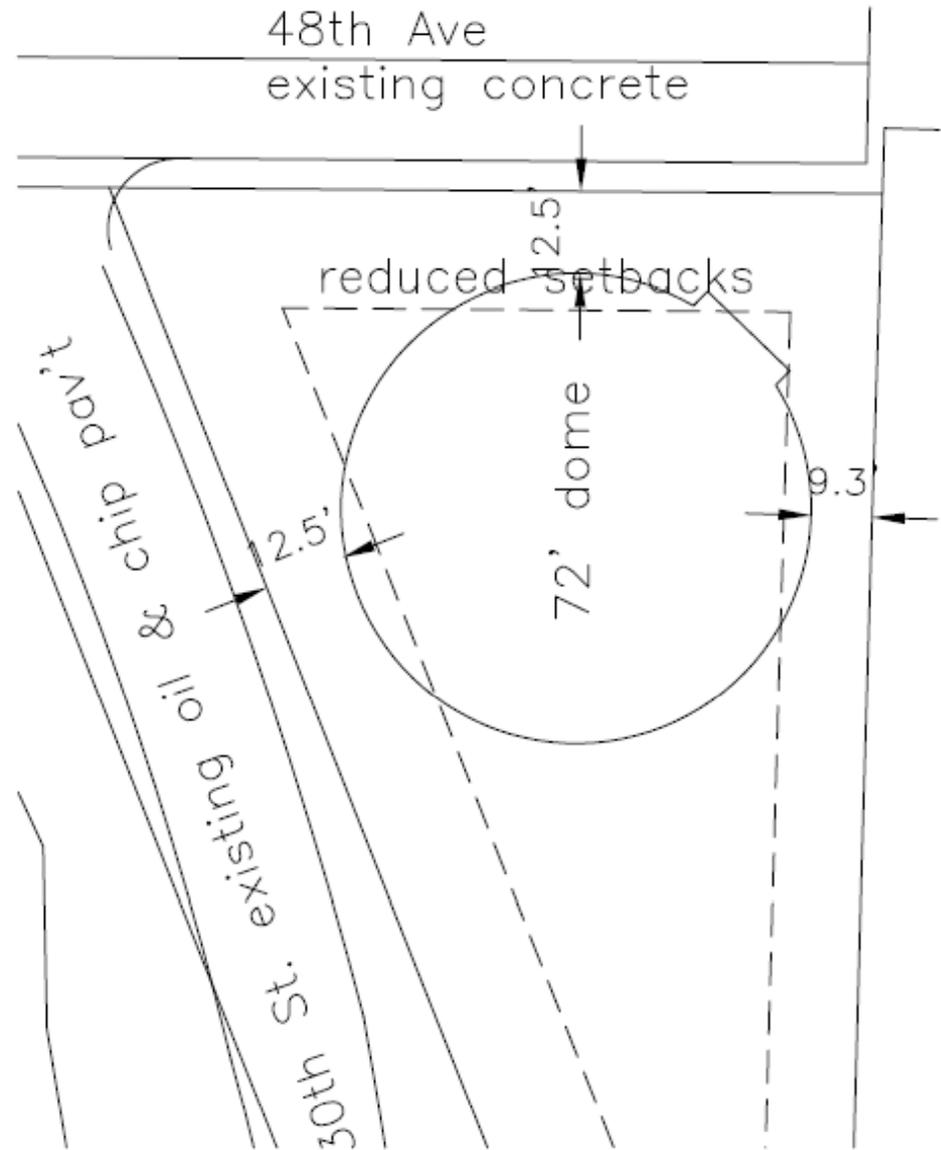
**Explanation:** Chapter 4, Alcoholic Liquor, of the Moline Code of Ordinances was amended in 2009 when Chapter 4 was repealed in its entirety and a new Chapter 4 enacted to make the liquor ordinance easier to enforce, to ensure public safety, and to more closely mirror the State liquor law and other local communities’ ordinances. Previous to this action, the liquor code had geographic restrictions that prevented taverns and packaged sales from being located too close together which in turn resulted in vacant buildings and restrictions on new businesses. The solution to this issue was to put a limit on the number of tavern and packaged sales licenses to thirty (30) in lieu of the geographic restrictions. Since that time, several corporate chain stores obtained liquor licenses and there is now a waiting list to obtain a Class CC, packaged sales license. Staff recommends removing the limit of the number of licenses allowed for Class C, CC and CCC Liquor Licenses so as to encourage new business. Additionally, the liquor licensing application process is very labor intensive with the amount of time per license varying based on the applicant. In order to recoup the costs of administering the licenses, staff recommends increasing the application fee from \$2000.00, to \$3000.00.

**Staff Recommendation:** Approve  
**Fiscal Impact:** Increase of tax revenue and fees  
**Public Notice/Recording:** N/A  
**Goal Impacted:** Desirable Place to Live

---

# Recommended dome location

- 48<sup>th</sup> Avenue and 31<sup>st</sup> street
- Already owned by the City
- Centrally located on the South edge of town



# Aerial View

- Dome capacity 2,400 tons
- Dome access oriented to the north
- Street access from 48<sup>th</sup> Avenue

