



# MINUTES

## MOLINE CITY COUNCIL MEETING

City Hall, 619 16<sup>th</sup> Street  
Tuesday, October 23, 2012

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**Council Meeting:** The City Council meeting came to order at 6:45 p.m. The Council met in regular session in the Council Chambers at City Hall.

**Roll Call:** Roll call was taken with Mayor Welvaert, Aldermen Knaack, Parker, Raes, Ronk, Turner, Schoonmaker, Liddell and Acri present. Absent: None.

**Public Hearing:**

Proposed Tax Increment Financing Districts

- **SouthPark Mall Redevelopment Project Area**
- **Route 6/150 Redevelopment Project Area**
- **41<sup>st</sup> Street Redevelopment Project Area**

Ray Forsythe, Planning & Economic Development Director, introduced Mike Weber, Consultant for PGAV Planners, who gave an overview of the above mentioned proposed TIF Districts.

Sandy O'Neil, 1604 11<sup>th</sup> Ave, stated objections to the establishment of TIF Districts.

Robert Lazenby, 2808 36<sup>th</sup> St., stated objections to creating the 41<sup>st</sup> St TIF District.

Les Hillier, Coal Valley, objected to a cement recycling plant in the Rt. 6/150 TIF District. Ray Forsythe, Planning & Development Director, stated that the area of a previously proposed plant was not part of the proposed TIF District.

Kim Lazenby, 2808 36<sup>th</sup> St., stated objections to creating the 41<sup>st</sup> St TIF District.

Rose Booker, Coal Valley Township Assessor, questioned the legality of creating land-locked parcels and the valuation of the included parcels. Mike Weber, PGAV Consultant, stated that parcels would not be platted and legally divided, new tax parcel numbers or PINs would be created for the purpose of identifying the portions of said legal parcel that are in the TIF District and those that are not.

Dale Keppy, 308 W 6<sup>th</sup> Ave Pl, Coal Valley, objected to a cement recycling plant in the Rt. 6/150 TIF District. Mayor Welvaert stated that the property that at one time had been proposed for a cement recycling plant is not in the proposed TIF District.

Drew Mielke, Coal Valley Trustee, stated objections to creating the Rt. 6/150 TIF District.

Donald Summers, 6703 56<sup>th</sup> St, questioned the development that would occur in the proposed Rt. 6/150 TIF District. Mayor Welvaert indicated that no proposals for development have come forward.

Alderman Schoonmaker requested an overview of the issue of the cement recycling plant. Mayor Welvaert stated that several years ago, the property owner of the parcels on the southeast corner of Rt. 150 and 1<sup>st</sup> Ave, purchased the property with the intention of creating a concrete recycling plant. When the time came for the property owner to move forward with the project, the Plan Commission and City Council refused to allow the project to begin. The property owner then filed a lawsuit against the City and subsequently won, thus allowing a cement recycling plant to be constructed. Mayor Welvaert reiterated that the City cannot prevent the construction of a cement recycling plant and that the previously proposed location of the plant is not included in

the proposed TIF District. Additionally, the specific purpose of this public hearing is to hear from the public regarding the proposed TIF Districts.

Milt DeShane, Coal Valley, questioned the amount of wetlands included in the TIF. Mike Weber, PGAV Consultant, indicated that the existing wetlands will remain.

Sandy O'Neil, 1604 11<sup>th</sup> Ave, stated that the proposed Rt. 6/150 TIF District Plan study included a letter from Miller Trucking & Excavating with mention of the concrete plant as a proposal.

Darcy Callas, 3525 26<sup>th</sup> Ave B, questioned the inclusion of Moline School District property in the proposed 41<sup>st</sup> St. TIF District.

Ron Miller, 2812 32<sup>nd</sup> Ave Dr., questioned whether answers to questions would be presented prior to the Council voting on the issues.

Mayor Welvaert adjourned the public hearing at 7:22 p.m.

Mayor Welvaert reconvened the City Council Meeting at 7:53 p.m.

**Pledge:** The Council and audience recited the Pledge of Allegiance.

**Items on Consent:**

**Approval of Minutes**

Committee-of-the-Whole and Council meeting minutes of October 16, 2012.

**Second Reading Ordinances**

**1. Council Bill/Special Ordinance 4051-2012**

A Special Ordinance granting a variance to Section 28-3200(a) of the Moline Code of Ordinances to delay installation of a sidewalk for property located at 1203 7<sup>th</sup> Avenue.

**Resolutions**

**2. Council Bill/Resolution 1252-2012**

Resolution adopting a policy protecting individuals engaged in nonviolent civil rights demonstration.

**3. Council Bill/Resolution 1253-2012**

A Resolution approving a Residential Antidisplacement and Relocation Assistance Plan for the City of Moline, Illinois.

**4. Council Bill/Resolution 1254-2012**

A Resolution approving a Notice of Nondiscrimination on the Basis of Disability for the City of Moline, Illinois.

**5. Council Bill/Resolution 1255-2012**

A Resolution approving a Code of Conduct for the City of Moline, Illinois.

**Omnibus Vote:** Alderman Raes, seconded by Alderman Ronk, moved to approve and adopt, by omnibus vote, these items. Motion carried on roll call with the following vote: ayes: Aldermen Knaack, Parker, Raes, Ronk, Turner, Schoonmaker, Liddell and Acri; nays: none.

**Items Not on Consent:**

**Second Reading Ordinances**

**6. Council Bill/Special Ordinance 4052-2012**

A Special Ordinance granting a variance to Section 28-3200(a) of the Moline Code of Ordinances to delay installation of a sidewalk for property located at 302 5<sup>th</sup> Avenue.

**Adopted:** Alderman Ronk, seconded by Alderman Raes, moved to adopt Council Bill 4052-2012. Motion carried on roll call with the following vote: ayes: Aldermen Parker, Raes, Ronk, Turner, Schoonmaker, Liddell and Aciri; nays: Alderman Knaack.

### **Resolutions**

#### **7. Council Bill/Resolution 1256-2012**

A Resolution authorizing the Mayor and City Clerk to execute a contract with Bulk Storage, Inc. for Project 1167, Salt Storage Building, in the amount of \$259,082.58.

**Approved:** Alderman Raes, seconded by Alderman Knaack, moved to approve Council Bill 1256-2012. Motion carried on roll call with the following vote: ayes: Aldermen Knaack, Parker, Raes, Ronk, Turner, Schoonmaker and Liddell; nays: Alderman Aciri.

### **Council, Staff and Citizen Comments:**

Ray Forsythe, Planning & Economic Development Director, stated that the minutes to the Joint Review Boards for each of the proposed TIF Districts are attached to the agenda on the last page.

Alderman Liddell voiced concerns over the proposed 41<sup>st</sup> St. TIF District.

Aldermen Turner, Ronk & Raes expressed appreciation to Lew Steinbrecher, City Administrator, Kathy Carr, Finance Director, and all of the staff for their work on the budget.

Sandy O'Neil, 1604 11<sup>th</sup> Ave, expressed concerns about the amount of information provided to the public.

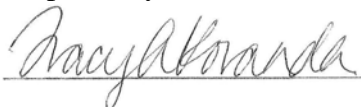
David Anderson, 2412 31<sup>st</sup> St. A, stated that it was difficult to find things on the website.

Mayor Welvaert stated that the first reading of the ordinances establishing the TIF Districts would be November 6, 2012, and that public comment and discussion would be allowed at the end of the Council meeting.

On motion of Alderman Knaack, seconded by Alderman Ronk, Council adjourned at 8:05 p.m.

The next regularly scheduled City Council meeting is on November 6, 2012.

Respectfully submitted,



Tracy A. Koranda  
City Clerk