



# City of East Moline Committee of the Whole

City Council Chambers  
915 16<sup>th</sup> Avenue • East Moline, IL 61244

**DATE:** January 20, 2026 (Tuesday)

**TIME:** Immediately Following the Regular Council Meeting

1	Fund Balance Policy	Rodriguez
2	Budget Transfers	Rodriguez
3	Tobacco Ordinance Changes	Ramsey
4	Flooring Replacement - Police Department	Ramsey
5	Authorization to Combine Plan Commission and Board of Zoning Appeals	Wymes
6	Resubdivision of Lots 1, 2, & 3 of The Quarter Subdivision No. 3	Wymes
7	Lead Service Line Replacement - Plans, Specs, Bidding	Vorva
8	Sugar Creek & Butterworth Lagoon Dredging	Kammler
9	Vacant Properties from the Quad Cities Land Bank Authority	Rothert
10	Establishment of Interested Parties Registry for new TIF District	Rothert





# COMMITTEE OF THE WHOLE

Agenda Item **Fund Balance Policy**  
Prepared by: **Kimberly Rodriguez, Finance Director**  
Meeting Date **January 20, 2026** Agenda Item # **1**  
Type of Action (Ordinance, Resolution, Receive & File, Amendment) **Resolution**  
Council Date for Action **February 2, 2026**

**DESCRIPTION**

As noted by the City’s auditors during the FY2024 audit, the City does not currently have a formal fund balance policy. Establishing a fund balance policy defines minimum fund balance levels to be maintained at fiscal year-end and supports financial stability, adequate cash flow for operations, and long-term financial planning.

The proposed policy, attached, establishes the following fund balance guidelines:

General Fund — The unrestricted fund balance should be maintained at a level equivalent to no less than three months and no more than six months of operating expenditures. Fund balances in excess of the maximum threshold should be transferred to other funds or allocated to capital projects. As of December 31, 2025, the General Fund balance was approximately 37%, representing about four and a half months of operating expenditures.

All Other Funds — All other funds identified in the policy will be monitored and reviewed regularly; however, no specific target fund balance levels are proposed for these funds at this time.



# COMMITTEE OF THE WHOLE

**FINANCIAL IMPACT:**

Line Item #	Line-Item Title	Department	Amount Budgeted	Available Funds	Amount Requested
<b>TOTALS</b>					

If this is a CIP Project, identify project number \_\_\_\_\_

**RECOMMENDATION/REQUESTED ACTION**

Forward the Fund Balance Policy to City Council for approval.

**RECORD OF VOTES:**

MOTION BY \_\_\_\_\_ SECONDED BY \_\_\_\_\_

TO \_\_\_\_\_

**CITY COUNCIL VOTES**

VOTES	OLIVIA DOROTHY	JEFF DEPPE	LARRY JONES	ADAM GUTHRIE	RHEA OAKES	LYNN SEGURA	J.R. RICO
YES							
NO							
ABSTAIN							
ABSENT							

## **CITY OF EAST MOLINE FUND BALANCE/NET ASSETS POLICY**

### **Purpose**

A Fund Balance Policy establishes a minimum level at which the projected end-of-year fund balance must observe; as a result of the constraints imposed upon the resources reported by the governmental funds. This policy is established to provide financial stability, cash flow for operations, and the assurance that the City of East Moline will be able to respond to emergencies with fiscal strength. More detailed fund balance financial reporting and the increased disclosures will aid the user of the financial statements in understanding the availability of resources.

It is the City of East Moline's philosophy to support long-term financial strategies, where fiscal sustainability is its first priority, while also building funds for future growth. It is essential to maintain adequate levels of funds balance to mitigate current and future risks and to ensure tax rates. Fund balance levels are also a crucial consideration in long-term financial planning. Credit rating agencies carefully monitor levels of fund balance and unassigned fund balance in the General Fund to evaluate the City of East Moline's continued creditworthiness.

### **Definitions**

#### ***Governmental Funds***

The fund balance will be composed of three primary categories:

- 1) **Nonspendable Fund Balance** – portion of a Governmental Fund's fund balance that are not available to be spent, either in the short-term or long-term, or through legal restrictions (e.g., inventories, prepaid items, land held for resale and endowments).
- 2) **Restricted Fund Balance** – portion of a Governmental Fund's fund balance that are subject to external enforceable legal restrictions (e.g., grantor, contributor and property tax levies).
- 3) **Unrestricted Fund Balance** – is made up of three components:
  - A) **Committed Fund Balance** – the portion of a Governmental Fund's fund balance with self-imposed constraints or limitations that have been placed at the highest level of decision making through formal Council action. The same action is required to remove the commitment of fund balance.
  - B) **Assigned Fund Balance** – the portion of a Governmental Fund's fund balance to denote an intended use of resources but with no formal Council action.
  - C) **Unassigned Fund Balance** – available expendable financial resources in a governmental fund that is not the object of tentative management plan.

Some funds are funded by a variety of resources, including both restricted and unrestricted (committed, assigned and unassigned). The City of East Moline assumes that the order of spending fund balance is as follows: restricted, committed, assigned, unassigned.

## **Definitions – Continued**

### ***Proprietary Funds***

Proprietary funds include enterprise and internal service funds. The net position will be composed of three primary categories:

- 1) Invested in Capital Position, Net of Related Debt – portion of a proprietary fund’s net position that reflects the fund’s net investment in capital assets less any amount of outstanding debt related to the purchase/acquisition of said capital assets. Related debt, for this purpose, includes the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of capital assets of the City of East Moline.
- 2) Restricted Net Position – portion of a proprietary fund’s net position that are subject to external enforceable legal restrictions (e.g., grantor, contributor and bond covenants).
- 3) Unrestricted Net Position – portion of a proprietary fund’s net position that is neither restricted nor invested in capital assets (net of related debt).

## **Authority**

### ***Governmental Funds***

Committed Fund Balance – A self-imposed constraint on spending the fund balance must be approved by ordinance or resolution of the Council. Any modifications or removal of the self-imposed constraint must use the same action used to commit the fund balance. Formal action to commit fund balance must occur before the end of the fiscal year. The dollar amount of the commitment can be determined after year end.

Assigned Fund Balance – A self-imposed constraint on spending the fund balance based on the City of East Moline’s intent to use fund balance for a specific purpose. The authority may be delegated to members of the management team by the Council.

## **Minimum Unrestricted Fund Balance Levels**

### ***Governmental Funds***

#### **General Fund**

Purpose – Is a major fund and the general operating fund of the Government. It is used to account for all activities that are accounted for in another fund.

Fund Balance – Unrestricted fund balance targets should represent no less than three months and no more than six months of operating expenditures. Balances above the maximum are transferred to other funds or to capital projects at the Council’s discretion.

If the General Fund experiences a shortfall and fund balance declines below the target level, the City will take appropriate steps to address the deficiency and restore the balance over time. These steps may include controlling expenditures, identifying additional revenues, or other corrective measures necessary to return the fund balance to its target.

## **Minimum Unrestricted Fund Balance Levels – Continued**

### **Special Revenue Fund**

Purpose – Used to account for and report the proceeds of specific revenue sources that are legally restricted or committed to expenditures for specified purposes other than debt service or capital projects.

Financing – Special revenue funds are provided by a specific annual property tax levy or other restricted and/or committed revenue source. Financing may also be received from other charges for services, etc.

Fund Balance – Derived from property taxes (other another restricted revenue source); therefore, legally restricted. The portion of fund balance derived from property taxes will be legally restricted. The City actively manages and monitors its fund balance to maintain financial stability and support ongoing operations. While the fund balance is reviewed regularly as part of the budgeting and financial planning process, the City has not established a specific target level. Decisions regarding fund balance are made based on current financial conditions, operational needs, and long-term considerations. The City of East Moline Special Revenue Funds are listed below:

- Riverfront – The Quarter TIF Fund
- Library Fund
- Port of Call TIF Fund
- Garbage Fund
- Motor Fuel Tax Fund
- Municipal Swimming Pool Fund
- Economic Development Fund
- Non-Home Rule Sales Tax Fund
- Downtown Special Service Area Fund
- Hotel Motel Tax Fund
- Downtown TIF Fund
- Kennedy Drive TIF Fund
- Lucky Strike TIF Fund
- EM Glass TIF Fund
- City Facility Fund
- Business District #2

### **Debt Service Fund**

Purpose – Established to account for financial resources that are restricted, committed, or assigned to expenditure for principal and interest.

Financing – The municipality levies an amount or transfers in an amount close to the principal and interest that is anticipated to be paid.

Fund Balance – Derived from property taxes; therefore, legally restricted. Any fund balance accumulation should be a maximum the amount of the next principal and interest payment due.

## **Minimum Unrestricted Fund Balance Levels – Continued**

### **Capital Projects Fund**

Purpose - Established to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays including the acquisition or construction of capital facilities and other capital assets, excluding those types of capital related outflows financed by proprietary funds.

Financing – Debt financing, grants, or interfund transfers are used to finance projects.

Fund Balance – Considered segregated for maintenance, construction and/or development; therefore, considered committed, restricted, or assigned depending on the intended source/use of the funds.

### ***Proprietary Funds***

#### **Enterprise Fund**

Purpose - Established to account for and report financial resources that are invested in capital assets, net of related debt, restricted, or unrestricted for future spending related to the fund. The focus of enterprise fund measurement is upon determination of operating income, changes in net assets, financial position, and cash flows. The generally accepted accounting principles applicable are those similar to businesses in the private sector. Enterprise funds are required to account for operations for which a fee is charged to external users for goods or services and the activity (a) is financed with debt that is solely secured by a pledge of the net revenues, (b) has third party requirements that the cost of providing services, including capital costs, be recovered with fees and charges or (c) establishes fees and charges based on a pricing policy designed to recover similar costs.

Financing – User fees, debt financing, or grants are used to finance operations, capital outlay and improvements, and debt service retirements.

Net Position – Considered invested in capital assets net of related debt (for amounts capitalized as capital assets, less the outstanding debt related to the acquisition of said assets. Restricted net assets relate to bond covenant reserves as outlined in the bond ordinance. The City actively manages and monitors its fund balance to maintain financial stability and support ongoing operations. While the fund balance is reviewed regularly as part of the budgeting and financial planning process, the City has not established a specific target level. Decisions regarding fund balance are made based on current financial conditions, operational needs, and long-term considerations. The City of East Moline Enterprise Funds are listed below:

- Water Utility Fund
- Waste Water Sewer Utility Fund
- Stormwater Drainage Utility Fund
- Economic Development Loan Fund
- Housing Rehabilitation Fund

#### **Internal Service Fund**

Purpose - Established to account for and report financial resources that are invested in capital assets, net of related debt, restricted, or unrestricted for future spending related to the fund. The focus of internal service fund measurement is upon determination of operating income,

## **Minimum Unrestricted Fund Balance Levels – Continued**

changes in net assets, financial position, and cash flows. The generally accepted accounting principles applicable are those similar to businesses in the private sector. Internal service funds are used to account for the financing of goods or services provided by an activity to other departments, funds or component units of the Government on a cost-reimbursement basis.

Financing – User fees charged to other departments, funds, or component units, or debt financing are used to finance operations, capital outlay and improvements, and debt service retirements.

Net Position – Considered invested in capital assets net of related debt (for amounts capitalized as capital assets, less the outstanding debt related to the acquisition of said assets. Restricted net assets relate to bond covenant reserves as outlined in the bond ordinance. Unrestricted net asset targets should represent appropriate levels given the activity of the fund and the discretion of the Council and management (excluding debt service and capitalized asset expenses). The City of East Moline Internal Service Funds are listed below:

- Employee Insurance Fund
- Insurance Reserve Fund
- Motor Pool Fund
- Police Pension Fund
- Firefighters' Pension Fund

## **Other Considerations**

In establishing the above policies for unrestricted fund balance levels, the City of East Moline considered the following factors:

- The predictability of the City of East Moline's revenues and the volatility of its expenditures (i.e., higher levels of unrestricted fund balance may be needed if significant revenue sources are subject to unpredictable fluctuations or if operating expenditures are highly volatile)
- The City of East Moline's perceived exposure to significant one-time outlays (e.g., disasters, immediate capital needs, state budget cuts)
- The potential drain upon General Fund resources from other funds as well as the availability of resources in other funds (i.e., deficits in other funds may require a higher level of unrestricted fund balance be maintained in the General Fund, just as, the availability of resources in other funds may reduce the amount of unrestricted fund balance needed in the General Fund)
- Liquidity (i.e., a disparity between when financial resources actually become available to make payments and the average maturity of related liabilities may require that a higher level of resources be maintained)
- Commitments and assignments (i.e., governments may wish to maintain higher levels of unrestricted fund balance to compensate for any portion of unrestricted fund balance already committed or assigned by the government for a specific purpose)

If any of the above factors change, the City of East Moline should readdress current unrestricted fund balance levels to ensure amounts are appropriate.





# COMMITTEE OF THE WHOLE

**FINANCIAL IMPACT:**

Line Item #	Line-Item Title	Department	Amount Budgeted	Available Funds	Amount Requested
<b>TOTALS</b>					

If this is a CIP Project, identify project number \_\_\_\_\_

**RECOMMENDATION/REQUESTED ACTION** \_\_\_\_\_ *Informational purposes only.*

**RECORD OF VOTES:**

MOTION BY \_\_\_\_\_ SECONDED BY \_\_\_\_\_

TO \_\_\_\_\_

**CITY COUNCIL VOTES**

VOTES	OLIVIA DOROTHY	JEFF DEPPE	LARRY JONES	ADAM GUTHRIE	RHEA OAKES	LYNN SEGURA	J.R. RICO
YES							
NO							
ABSTAIN							
ABSENT							

**EXPENSE / TRANSFER TO:**

Fund	Line Item Detail	Description	Amount
Water Fund	200-4025-30-491.0	Transfer to GF	402,864
Sewer Fund	250-4035-29-491.0	Transfer to GF	378,449
Business District	092-4000-30-491.0	Transfer to GF and Bend TIF	75,000
Hotel Motel	060-4000-30-491.0	Transfer To GF and Parks Capital Improvement Fund	520,959
General Fund	010-900-53049.10	Transfer to Debt Service Fund	1,075,042
General Fund	010-900-53049.10	Transfer to Risk Management Fund	300,009
General Fund	010-900-53049.10	Transfer to Facility Replacement Fund	300,000
General Fund	010-900-53049.50	To Fire Pension	219,360
General Fund	010-900-53049.60	To Police Pension	308,563
General Fund	010-900-53049.10	7.4% of PPRT Revenues go to Library	130,820
Department Projects	020-000-53049.10	Transfer To Motor Pool	573,565

**\$4,284,631****REVENUE / TRANSFER FROM:**

Fund	Line Item Detail	Description	Amount
General Fund	010-319-43910.96	Transfer from Water Utility	402,864
General Fund	010-319-43910.97	Transfer from Sewer Utility	378,449
General Fund	010-319-43910.94	Transfer from Business District Tax	21,782
Bend TIF	044-321-41630.00	Business Tax	53,218
General Fund	010-319-43910.92	Transfer from Hotel/Motel Tax	279,638
Parks Capital Improvement	400-319-43910.00	Transfer from Other Funds	241,321
GO Bond	525-319-43910.00	Transfer From Other Funds	1,075,042
Risk Management	650-319-43910.17	Transfer From Ins.& Tort Jdg.	300,009
Facility Replacement	410-315-43910.00	Transfer From Other Funds	300,000
Fire Pension Trust	500-315-46500.00	Pension Trust Fund Transfer from GF	219,360
Police Pension Trust	510-315-46500.00	Pension Trust Fund Transfer from GF	308,563
Library	030-321-41120.00	Ill.St.Replacement Tax	130,820
Motor Pool	150-319-43910.00	Transfer From Other Funds	573,565

**\$ 4,284,631**



# COMMITTEE OF THE WHOLE

Agenda Item Tobacco Ordinances 6-3-49 and 6-3-50 Updates  
Prepared by: Jeff Ramsey, Police Chief  
Meeting Date January 20, 2026 Agenda Item # 3  
Type of Action (Ordinance, Resolution, Receive & File, Amendment) Ordinance  
Council Date for Action February 2, 2026 (1st Reading) / February 16, 2026 (2nd Reading)

## **DESCRIPTION**

It came to my attention some of the city police regulation ordinances under Title 6 Chapter 3 pertaining to the sale and possession of tobacco products, electronic cigarettes, and alternative nicotine products were not current with state law. These ordinances lacked some content and also the applicable age requirements that were changed in 2019 from 18 years of age to 21 years of age regarding the legal sale and possession of these products.

One of the city ordinances 3-21-6 Prohibited Sales, Delivery, and Possession of tobacco products or alternative nicotine products under the city business regulations ordinances (Title 3 Chapter 21) appears to have previously been updated when the law changed, and is in compliance with state law. The other ordinances that were not updated were likely an oversight at that time.

The following are the ordinances identified as needing updated:

Ordinance 6-3-49 which prohibits tobacco product vending machines in public places, except for some exceptions, was updated to include electronic cigarettes and alternative nicotine products along with the new age restriction of 21 years for some of the requirements regarding placement of the machines.

Ordinance 6-3-50 prohibits the sale and possession of tobacco products for minors, was updated to include electronic cigarettes and alternative nicotine products along with the new age restriction of 21 years.

Attached are these ordinances with omissions having been struck through and added language highlighted in yellow. I am seeking approval for the amendments to these two city ordinances to be in compliance with state law.



# COMMITTEE OF THE WHOLE

**FINANCIAL IMPACT:**

Line Item #	Line-Item Title	Department	Amount Budgeted	Available Funds	Amount Requested
TOTALS					

If this is a CIP Project, identify project number \_\_\_\_\_

**RECOMMENDATION/REQUESTED ACTION** \_\_\_\_\_ Approval to move forward for Council approval

**RECORD OF VOTES:**

MOTION BY \_\_\_\_\_ SECONDED BY \_\_\_\_\_

TO \_\_\_\_\_

**CITY COUNCIL VOTES**

VOTES	OLIVIA DOROTHY	JEFF DEPPE	LARRY JONES	ADAM GUTHRIE	RHEA OAKES	LYNN SEGURA	J.R. RICO
YES							
NO							
ABSTAIN							
ABSENT							

**6-3-49: PROHIBITION OF CIGARETTE TOBACCO PRODUCTS, ELECTRONIC CIGARETTES, AND ALTERNATIVE NICOTINE PRODUCTS VENDING MACHINES IN PUBLIC PLACES:**

(A) Except as provided in subsection (B) of this section, no person, firm or corporation shall distribute or sell ~~cigarettes or other~~ tobacco products, **electronic cigarettes, or alternative nicotine products** by the use of a vending machine, or install or maintain a vending machine with the intent to make such distributions or sales, **nor allow these products to be placed together with any non-tobacco products, other than matches.**

(B) The following establishments, businesses, clubs and facilities may maintain cigarette or tobacco product vending machines on their premises:

1. A private business establishment licensed as a liquor dealer by the city of East Moline, and/or a privately owned and operated club or association requiring a paid membership.

2. Factories, private businesses, offices or other private facilities not open to the general public.

3. Facilities to which persons under the age of ~~eighteen (18)~~ **twenty-one (21)** years are not permitted access.

(C) No cigarette or tobacco product vending machine can be placed in a doorway or any other area which is easily accessible to ~~minors~~ **persons under twenty-one (21) years of age.**

(D) For purposes of this section, "vending machines" shall mean any automated, self-service device which, upon insertion of money, tokens, or any other form of payment, dispenses cigarettes or other tobacco products.

(E) Any person convicted of a violation of this section shall be fined in a sum not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00). (Ord. 91-20, 7-15-1991)

**6-3-50: SALE OF TOBACCO PRODUCTS, ELECTRONIC CIGARETTES, AND ALTERNATIVE NICOTINE PRODUCTS TO MINORS PERSONS UNDER TWENTY-ONE (21) YEARS OF AGE:**

Prohibition: No ~~minor~~ **person** under ~~eighteen (18)~~ **twenty-one (21)** years of age shall buy or be in possession of any tobacco products, **electronic cigarettes**, or alternative nicotine products. No person shall sell, buy for, distribute samples of, or furnish any tobacco products, **electronic cigarettes**, or alternative nicotine products, to any ~~minor~~ **person** under ~~eighteen (18)~~ **twenty-one (21)** years of age. (Ord. 14-01, 3-3-2014; amd. Ord. 17-09, 4-17-2017)



# COMMITTEE OF THE WHOLE

Agenda Item     **Flooring Replacement – Police Department**      
Prepared by:     **Jeff J. Ramsey – Police Chief**      
Meeting Date     **January 20, 2026**     Agenda Item #     **4**      
Type of Action (Ordinance, Resolution, Receive & File, Amendment)     **Resolution**      
Council Date for Action \_\_\_\_\_

**DESCRIPTION**

The flooring in the police department to include the police conference room, is old and in need of replacement. The flooring throughout the police department is over 25 years old in most areas and extremely worn. The replacement of the flooring in these areas is well overdue and will make a much needed upgrade in quality and appearance for staff and visitors.

Two quotes were obtained from area flooring businesses as follows:

The first quote is from Floorcrafters Inc. and came to the total amount of \$31,505.00. This includes all tear out and removal of old flooring, furniture moving, installation, labor and supplies for all offices, hallways, locker room, and conference room. Both carpet and tile.

The second quote is from Carpetland USA and came to the total amount of \$35,405.00. This includes a cost of \$4,780.00 for tear out and removal of old flooring, supplies and labor for carpet install in the records area to include offices in this area and the conference room. Then an additional \$30,625.00 for tear out and removal of old flooring, supplies and labor for tile installation in the hallway and offices off the hallway to include the locker room. This did not include any furniture moving.

My recommendation is to go with the lowest quote through Floorcrafters Inc. in the amount of \$31,505.00. Quotes are attached.

\$15,000.00 was budgeted for this project in the capital purchase line item in the Police Department budget and the other portion amounting to \$16,505.00 was budgeted to come out of the Police Department State Drug Asset Forfeiture Account which currently has a balance of \$77,698.00.



# COMMITTEE OF THE WHOLE

**FINANCIAL IMPACT:**

Line Item #	Line-Item Title	Department	Amount Budgeted	Available Funds	Amount Requested
010-2602-52774.30	Capital Purchase	Police	\$15,000	\$15,000	\$15,000
016-270-52774.01	State Drug – Equipment	Police	\$16,505	\$77,698	\$16,505
<b>TOTALS</b>			<b>\$31,505</b>	<b>\$92,698</b>	<b>\$31,505</b>

If this is a CIP Project, identify project number \_\_\_\_\_

**RECOMMENDATION/REQUESTED ACTION** \_\_\_\_\_ Approval \_\_\_\_\_

**RECORD OF VOTES:**

MOTION BY \_\_\_\_\_ SECONDED BY \_\_\_\_\_

TO \_\_\_\_\_

**CITY COUNCIL VOTES**

VOTES	OLIVIA DOROTHY	JEFF DEPPE	LARRY JONES	ADAM GUTHRIE	RHEA OAKES	LYNN SEGURA	J.R. RICO
YES							
NO							
ABSTAIN							
ABSENT							

1305 5th Ave  
 Moline IL 61265  
 (309) 762-9423

Date	Estimat...
9/2/2025	33492

Name / Address
East Moline Police Department 915 16th Ave East Moline, IL. 61244

P.O. No.	Rep	Phone #
	MJG	309-236-3404

Item	Description	Amount
Material Service Acceptance	Remove and dispose of existing VCT in Locker Room, 2 Offices, Patrol Room and Hall. Remove and dispose of existing gluedown carpet in Interview Room, command, Booking and Admin Sgt. Furnish and install Contract 180 Hybrid Relient Koncrete 18"x36" (color to be determined) glued direct. Adhesive	
	Remove and dispose of existing gluedown carpet in Conference Room, Records, Chief's Office, Collette's Office, Command Office, and Captain Office. Furnish and install Mannington Commercial Script Carpet Tile (color to be determined) glued direct. Adhesive Freight	
	Furnish and install coordinating 4" vinyl cove base. Move and reset heavy furniture. Material Goods listed will be furnished Labor to complete job.	16,125.00 15,380.00
	AT THE TIME OF ACCEPTANCE A DEPOSIT OF _\$15,752.50_____, 50%, OF THE AMOUNT PROPOSED IS DUE, WITH THE REMAINING BALANCE DUE ON INSTALLATION. *INQUIRE ABOUT 90 DAYS, 6 MONTHS, OR 12 MONTHS FINANCING, W.A.C.. THANK YOU!	0.00
Acceptance of Proposal _____		<b>Total</b>

1305 5th Ave  
 Moline IL 61265  
 (309) 762-9423

Date	Estimat...
9/2/2025	33492

Name / Address
East Moline Police Department 915 16th Ave East Moline, IL. 61244

P.O. No.	Rep	Phone #
	MJG	309-236-3404

Item	Description	Amount
Message	We do not do removal of, or disturbing of existing lead paint.	
	Prices do not include moving of pool tables, or piano, carpenter charges for cutting off doors, plumbing charges to pull and reset stools or disconnecting and reconnecting of ice makers.	
	These services are unforeseen and will be charged accordingly.	
Furnishings	Prices do not include the moving of small furniture, small decorative items on the floor or shelving, or the emptying of hutches or cabinets, except for those charges stated in the proposal.	
	Sales Tax	0.00%
Acceptance of Proposal _____	<b>Total</b>	\$31,505.00



4201 44th Avenue  
 Moline, IL 61265  
 309-764-4341  
[www.carpetlandusa.net](http://www.carpetlandusa.net)

Attn: JASON KRATT EAST MOLINE POLICE STATION 915 16TH AVE EAST MOLINE, IL 61244	<b>Proposal</b>	<b>3-306700</b>
	<b>Today's Date</b>	9/18/2025 2:03 PM
	<b>Quote Date</b>	9/18/2025
	<b>Salesperson Name</b>	KENNETH TALBOT

<b>Notes and Special Instructions</b>	<b>Ship To</b>
	POLIEAST / 0000 Contact: JASON KRATT EAST MOLINE POLICE STATION P 309-236-3404 915 16TH AVE # EAST MOLINE, IL 61244

Line	Description	Quantity	Unit Price	Amount
001	PREP WORK PER HOUR - MISC LABOR	4.00	\$50.00	\$200.00
002	REMOVAL GLUE DOWN CARPET - CARPET LABOR KRATT OFFICE, COMMAND OFFICE, JOHNSON OFFICE, CHIEF OFFICE & CONFERENCE ROOM ONLY.	1,056.33	\$0.45	\$475.35
003	HAUL AWAY - HAUL AWAY TAX EXEMPT#99936992	1,056.33 SF	\$0.07	\$73.94
004	RULE BREAKER STRIPE - ECOFLEX MATRIX - 24 X 24 - 24 PER CASE - PEWTER	117.37 SY	\$21.80	\$2,558.67
005	INSTALL GLUE DOWN CARPET - CARPET LABOR INSTALL GLUE DOWN CARPET FOR KRATT OFF., COMMAND OFF. JOHNSON OFF., CHIEF OFF., & CONFERENCE ROOM. VINYL COVE BASE FOR ALL THE CARPET ROOMS ABOVE IS ON LVP PROPOSAL 306698. NO VINYL COVE BASE INCLUDED IN THIS PROPOSAL. NO FURNITURE MOVING INCLUDED IN PROPOSAL. CARPET TILE PROPOSAL	1,056.33	\$0.90	\$950.70
006	CL GRIP4 - 4 GALLON	3.00 EA	\$173.78	\$521.34

<b>Grand Total</b>	\$4,780.00
<b>Deposit</b>	\$0.00
<b>Balance</b>	\$4,780.00

Customer Signature: \_\_\_\_\_



4201 44th Avenue  
 Moline, IL 61265  
 309-764-4341  
[www.carpetlandusa.net](http://www.carpetlandusa.net)

Attn: JASON KRATT EAST MOLINE POLICE STATION 915 16TH AVE EAST MOLINE, IL 61244	<b>Proposal</b>	<b>3-306698</b>
	<b>Today's Date</b>	9/18/2025 1:58 PM
	<b>Quote Date</b>	9/18/2025
	<b>Salesperson Name</b>	KENNETH TALBOT

<b>Notes and Special Instructions</b>	<b>Ship To</b>
	POLIEAST / 0000 Contact: JASON KRATT EAST MOLINE POLICE STATION P 309-236-3404 915 16TH AVE # EAST MOLINE, IL 61244

Line	Description	Quantity	Unit Price	Amount
001	OBELISK GLUE DN - LIGHT GRY SPSTN	2,763.45 SF	\$4.45	\$12,297.35
002	INSTALL LVP / LVT / CLEO GLUE DOWN - LVT LABOR	2,763.45	\$2.30	\$6,355.94
	INSTALL GLUE DOWN LVP & VINYL COVE BASE IN: RECEPTION, RECEPTION HALL+CLOSETS, PATROL ROOM, PATROL HALL, ADMIN. ROOM, COMPUTER ROOM, BOOKING ROOM, BOOKING COMMAND ROOM INTERVIEW ROOM, COMMUNITY ROOM, LOCKER ROOM & MAIN HALL. NO FURNITURE MOVING INCLUDED IN PROPOSAL.			
003	PREP WORK PER HOUR - MISC LABOR	8.00	\$50.00	\$400.00
004	REMOVAL GLUE DOWN CARPET - CARPET LABOR RECEPTION AREA ONLY	456.00	\$0.45	\$205.20
005	REMOVE EXISTING COVE BASE LIN FOOT - REMOVE EXISTING COVE BASE	1,188.00	\$1.25	\$1,485.00
006	INSTALL COVEBASE LIN. FT. - MISC LABOR	1,188.00	\$1.25	\$1,485.00
007	LABOR MISC INSTALLER SUPPLY ITEMS - SUPPLY ITEMS FLOOR SCRAPER TO REMOVE VCT	1.00	\$685.00	\$685.00
008	REMOVAL GLUE DOWN LVP / LVT - LVT LABOR	2,307.45	\$1.50	\$3,461.18
009	ROPPE VINYL COVE BASE 4 X 4 X 1/8 - DARK GRAY	1,188.00 LF	\$1.04	\$1,235.52
010	4200 4G - 4 GALLON PAIL	7.00 EA	\$262.14	\$1,834.98
011	MAPEI ULTRABOND ECO 575 WALL BASE ADHESIVE 28.70 OZ - ADHESIVE	20.00 EA	\$10.00	\$200.00
012	OMNI TRIM LVT - LIGHT GREY SOAPSTONE	11.00 EA	\$71.49	\$786.39
013	HAUL AWAY - HAUL AWAY TAX EXEMPT99936992	2,763.45 SF	\$0.07	\$193.44



4201 44th Avenue  
Moline, IL 61265  
309-764-4341  
[www.carpetlandusa.net](http://www.carpetlandusa.net)

Attn: JASON KRATT EAST MOLINE POLICE STATION 915 16TH AVE EAST MOLINE, IL 61244	<b>Proposal</b> 3-306698	
	<b>Today's Date</b>	9/18/2025 1:58 PM
	<b>Quote Date</b>	9/18/2025
	<b>Salesperson Name</b>	KENNETH TALBOT

<b>Notes and Special Instructions</b>	<b>Ship To</b>
	POLIEAST / 0000 Contact: JASON KRATT EAST MOLINE POLICE STATION P 309-236-3404 915 16TH AVE # EAST MOLINE, IL 61244

<b>Grand Total</b>	\$30,625.00
<b>Deposit</b>	\$0.00
<b>Balance</b>	\$30,625.00

Customer Signature: \_\_\_\_\_



# COMMITTEE OF THE WHOLE

Agenda Item Authorization to combine the Planning Commission and Board of Zoning Appeals with the same duties and responsibilities

Prepared by: Timothy Wymes, Community Development Director

Meeting Date January 20, 2026 Agenda Item # 5

Type of Action (Ordinance, Resolution, Receive & File, Amendment) Ordinance

Council Date for Action February 2, 2026 (1st Reading) / February 16, 2026 (2nd Reading)

## **DESCRIPTION**

At the November 3, 2025, Committee of the Whole meeting, City Council and staff discussed the ongoing challenges in achieving a quorum and scheduling meetings for the Board of Zoning Appeals and the Plan Commission. Staff outlined the difficulties caused by member vacancies, attendance, and the competing obligations of volunteer board members. Staff expressed concerns about meeting cancellations and delays in holding public hearings and reviewing applications. As part of the discussion, City Council requested that staff evaluate potential code amendments that would improve efficiency, maintain public participation, and ensure timely decision-making.

Based on the discussion between staff and City Council, staff propose amending the City Code to combine the Board of Zoning Appeals and the Plan Commission into a single 11-member Planning board. The consolidated board would assume all duties of both existing boards, maintain existing public notice requirements, and operate with a simple majority quorum to reduce meeting cancellations and improve the timeliness of public hearings and recommendations to City Council.

Staff recommends approval of an amendment to the City Code to combine the Planning Commission and the Board of Zoning Appeals. The proposed amendments to **Chapter 15, Planning Commission**, and **Chapter 5, Board of Zoning Appeals**, would grant each board the same powers and duties to carry out development-related responsibilities. This change is intended to improve efficiency and ensure continuity in the review and administration of development matters. Please see the attached recommended ordinance for your consideration and approval.



# COMMITTEE OF THE WHOLE

**FINANCIAL IMPACT:**

Line Item #	Line-Item Title	Department	Amount Budgeted	Available Funds	Amount Requested
<b>TOTALS</b>					

If this is a CIP Project, identify project number \_\_\_\_\_

**RECOMMENDATION/REQUESTED ACTION** \_\_\_\_\_ **Approval** \_\_\_\_\_

**RECORD OF VOTES:**

MOTION BY \_\_\_\_\_ SECONDED BY \_\_\_\_\_

TO \_\_\_\_\_

**CITY COUNCIL VOTES**

VOTES	OLIVIA DOROTHY	JEFF DEPPE	LARRY JONES	ADAM GUTHRIE	RHEA OAKES	LYNN SEGURA	J.R. RICO
YES							
NO							
ABSTAIN							
ABSENT							

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 5, BOARD OF ZONING APPEALS, AND CHAPTER 15, PLAN COMMISSION, OF THE EAST MOLINE CITY CODE**

---

**WHEREAS**, the City of East Moline, Illinois, is a none-home rule municipality authorized to regulate zoning, land use, and development pursuant to the Illinois Municipal Code; and

**WHEREAS**, the City currently has a Board of Zoning Appeals and a Plan Commission, each appointed by the Mayor with the consent of the City Council; and

**WHEREAS**, the Board of Zoning Appeals hears and decides matters related to variances and other zoning relief, and the Plan Commission reviews development matters and makes recommendations to the City Council; and

**WHEREAS**, City Council and staff discussed ongoing challenges related to quorum, attendance, and scheduling of meetings for both boards during the November 3, 2025, Committee of the Whole meeting; and

**WHEREAS**, City Council requested staff to evaluate potential amendments to the City Code to improve efficiency, ensure timely public hearings, and maintain effective development review processes; and

**WHEREAS**, staff has determined that amending the City Code to grant the Planning Commission and the Board of Zoning Appeals the same powers and duties related to development matters will improve operational efficiency while maintaining public notice and hearing requirements; and

**WHEREAS**, the City Council finds that amending Chapters 5 and 15 of the City Code is in the best interest of the City of East Moline and its residents.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST MOLINE, ILLINOIS:**

**SECTION 1.** That Chapter 5, Board of Zoning Appeals, of the East Moline City Code is hereby amended as set forth in Exhibit A attached hereto and incorporated herein by reference, to provide that the Board of Zoning Appeals shall have the authority to hear, review, and act upon development-related matters, including but not limited to zoning variances, special use requests, development plans, and other land use matters, to the same extent and with the same powers and duties as set forth for the Plan Commission in Chapter 15 of the City Code.

**SECTION 2.** That Chapter 15, Plan Commission, of the East Moline City Code is hereby amended as set forth in Exhibit A attached hereto and incorporated herein by reference, to provide that the Plan Commission shall have the authority to hear, review, and act upon development-related matters, including but not limited to development plans, special use requests, zoning matters, and land use decisions, to the same extent and with the same powers and duties as set forth for the Board of Zoning Appeals in Chapter 5 of the City Code.

**SECTION 3.** That all public notice, public hearing, and procedural requirements currently required by the East Moline City Code, state law, or both shall remain in full force and effect and shall apply equally to actions taken by either board.

**SECTION 4.** That all ordinances, resolutions, or parts thereof in conflict with this ordinance are hereby repealed to the extent of such conflict.

**SECTION 5.** That this ordinance shall be in full force and effect after its passage, approval, and publication as provided by law.

**PASSED and APPROVED** by the City Council of the City of East Moline, Illinois, this \_\_\_\_\_ day of February, 2026.

\_\_\_\_\_  
Reggie Freeman, Mayor

ATTEST:

\_\_\_\_\_  
CITY CLERK

# EXHIBIT A

## CHAPTER 15 PLAN COMMISSION

### SECTION:

#### 2-15-1: Purpose

#### 2-15-2: Joint Membership Creation

#### 2-15-3: Term Of Office

#### 2-15-4: Procedure

#### 2-15-5: Powers And Duties

#### 2-15-6: Land Subdivision Or Resubdivision

#### **2-15-1: PURPOSE:**

In order that adequate provisions be made for the preparation of a comprehensive plan for the guidance, direction and control of the growth and development or redevelopment of the City and contiguous territory not more than one and one-half (1<sup>1</sup>/<sub>2</sub>) miles beyond the corporate limits and not included in another municipality, a Plan Commission is hereby created as provided for by State law. (Ord. 64-31, 9-8-1964)

#### **2-15-2: MEMBERSHIP:**

Said Plan Commission shall be joined with the Board of Zoning Appeals and consist of eleven nine (119) members, citizens of the City appointed by the Mayor, on the basis of their particular fitness for their duty on said Plan Commission and subject to the approval of the City Council. The assistant Director of Planning and Development shall serve as secretary of the Plan Commission. (Ord. 98-19, 5-4-1998)

#### **2-15-3: TERM OF OFFICE:**

Of the eleven nine (119) members originally appointed, four three (43) shall serve for a period of three (3) years; four three (43) for a period of two (2) years, and three (3) for a period of one year. Thereafter, such members shall serve for a period of three (3) years. Vacancies shall be filled by appointments for unexpired terms only. All members of the Commission shall serve without compensation except that they may be reimbursed for reasonable expenses. (Ord. 64-31, 9-8-1964)

#### **2-15-4: PROCEDURE:**

Immediately following their appointment, the members of the Plan Commission and Board of Zoning Appeals shall meet, organize, elect such officers as it may deem necessary, and adopt rules and regulations of organization and procedure consistent with this Code and State laws. The joint board Commission shall keep written records of its proceedings, which shall be open at all times to public inspection. The joint board Commission shall submit an annual report to the Mayor and City Council setting forth its transactions and recommendations. (Ord. 64-31, 9-8-1964)

#### **2-15-5: POWERS AND DUTIES:**

The Plan Commission and Board of Zoning Appeals shall have the following powers and duties:

(A) To prepare and recommend to the City Council a comprehensive plan for the present and future development or redevelopment of the City and contiguous unincorporated territory not more than one and one-half (1<sup>1</sup>/<sub>2</sub>) miles beyond the corporate limits of the City and not included in any other municipality. Such plan when adopted in whole or in separate geographical or functional parts, shall be the Official Comprehensive Plan, or part thereof. Such plans shall be advisory except as to such part thereof as has been implemented by ordinances. The Comprehensive Plan shall not be adopted or amended except after notice and public hearing as required by 65 Illinois Compiled Statutes 5/11-12-7. The City Clerk shall file notice of the adopted Comprehensive Plan and any amendments thereto with the County Recorder of Deeds and report same to the chairman of the Planning Commission.

(B) To provide for the health, safety, comfort and convenience of the inhabitants of the City and contiguous territory, the Plan Commission shall establish reasonable standards of design for subdivisions and resubdivisions, reasonable requirements governing the location, width, course and surfacing of public streets and highways, alleys, ways for public service facilities, curbs, gutters, sidewalks, streetlights, parks, playgrounds, school grounds, size of lots to be used for residential purposes, storm water drainage, water supply and distribution, sanitary sewers, and sewage collection and treatment. The requirements specified herein shall become regulatory when adopted by ordinance.

(C) The Plan Commission shall receive for review, the plans for each subdivision of land within the City and within one and one-half (1½) miles of the City and not part of another municipality. The Plan Commission shall determine whether the subdivision conforms to the Comprehensive Plan and the Official Map of the City and report by resolution to the Council and within the time limits prescribed in 65 Illinois Compiled Statutes 5/11-12-8.

(D) To recommend to the City Council from time to time, such changes in the Comprehensive Plan, or any part thereof, as may be deemed necessary.

(E) To prepare and recommend to the City Council, from time to time, proposals and/or recommendations for specific improvements in pursuance of the Comprehensive Plan.

(F) To give aid to the officials of the City charged with the direction of projects for improvements embraced within the Official Plan, or parts thereof, to further the making of such improvements and generally to promote the realization of the Comprehensive Plan.

(G) To arrange and conduct any form of publicity in relation to its activities for the general purpose of public understanding.

(H) To cooperate with regional planning commissions and other agencies or groups to further the local planning program and to assure harmonious and integrated planning for the area.

(I) To exercise such other powers germane to the powers granted by State law, as may be conferred by the City Council.

(J) To designate land suitable for annexation to the Municipality and the recommended zoning classification for such land upon annexation. (Ord. 64-31, 9-8-1964)

#### **2-15-5.1: JOINT DUTIES**

**The Board shall have jurisdiction in matters and shall have the specific and general powers provided in the zoning title.**

**(A) Special Exceptions and Interpretation of Map: The Board shall have the power to hear and decide, in accordance with the provisions of the zoning title, requests or applications for special exceptions or of interpretation of the Zoning Map or for decisions upon other special questions upon which the Board is authorized to pass.**

**1. Special Exceptions: hi addition to permitting the special exceptions heretofore specified in this report, the Board shall have authority to permit the following:**

**(a) Nonconforming Uses: The substitution for a nonconforming use, by another nonconforming use, if no structural alterations except those required by law or ordinance are made; provided, however, that any use so substituted shall be of the same or a more restricted classification.**

**(b) Temporary Uses and Permits:**

**(1) The temporary use of a building or premises in any district for a purpose or use that does not conform to the regulations prescribed by the zoning title, provided that such use be of a true temporary nature and does not involve the erection of substantial buildings. Such permit shall be granted in the form of a temporary and revocable permit for not more than a twelve (12) month period, subject to such conditions as will safeguard the public health, safety, convenience and general welfare.**

**(2) The temporary use of a building or premises in undeveloped sections for a purpose that does not conform to the regulations prescribed by the zoning title, provided that such structure or use is of a true temporary nature, is promotive of or incidental to the development of such undeveloped sections, and does not involve the erection of substantial buildings. Such permit shall be granted in the form specified under subsection (A) 1(b)(1) of this Section.**

2. Authorize special uses requiring approval of the Zoning Board of Appeals: The Board may grant authorization of certain special uses in zoning districts as provided in the zoning title. The Board shall give due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a special exception, the Board shall determine whether the proposed exception or use would be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board may utilize and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering research organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision. Upon authorizing a special use and/or exception, the Board may impose such requirements and conditions, in addition to those expressly stipulated in the report for the particular special use and/or exception, as the Board may deem necessary for the protection of adjacent properties and the public interest.

3. Interpretation of Map: Where the street or lot layout actually on the ground or as recorded, differs from the street and lot lines indicated on the Zoning Map, the Board, after notice to the owners of the property and after public hearing, shall interpret the Map in such a way as to carry out the intent and purposes of the zoning title for the particular section or district in question.

(B) Administrative Review And Variances: The Board of Appeals also shall have the power:

1. Administrative Review: To hear and decide appeals where it is alleged by the applicant that there is error in any order, requirement, decision, grant or refusal made by the building inspector in the enforcement of the provisions of the zoning title.

2. Variances: To authorize on appeal in specific cases such variance from the terms of the zoning title as will not be contrary to the public interest, where owing to a special condition, a literal enforcement of the provisions of the zoning title will result in unnecessary hardship, and so that the spirit of the zoning title shall be observed and substantial justice done, as follows:

(a) Where by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of enactment of the zoning title, or by reason of exceptional topographic conditions, or other extraordinary and exceptional situation or condition of such piece of property, or of the use or development of property immediately adjoining the piece of property in question, the literal enforcement of the provisions of the zoning title would result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the owner of such property, unnecessary to carry out the spirit and purpose of the zoning title, the Board shall have the power to authorize, upon appeal, a variance from such strict application, so as to relieve such difficulties or hardships, and so that the spirit and purpose of the zoning title shall be observed and substantial justice done. In authorizing a variance the Board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in the interest of the furtherance of the purposes of the zoning title.

(b) No such variance in the provisions or requirements of the zoning title shall be authorized by the Board unless the Board finds beyond reasonable doubt that all of the following conditions exist:

(1) That there are exceptional or extraordinary circumstances or conditions applying to the property in question or to the intended use of the property that do not apply generally to other properties or class of uses in the same zoning district.

(2) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district and in the vicinity.

(3) That the authorizing of such variance will not be of substantial detriment to adjacent property and will not materially impair the purposes of the zoning title or the public interest.

(c) No grant or variance shall be authorized unless the Board specifically finds that the condition or situation of the specific piece of property for which the variance is sought is not of so typical or recurrent a nature as to make reasonably practicable the formulation of a general regulation, under an amendment of the zoning title, for such conditions or situations.

(d) The Board shall have no power to authorize a variance for the establishment of a nonconforming use where none previously existed.

3. Action Of Board: In exercising its powers, the Board may, in conformity with the provisions of the Illinois Compiled Statutes and of the zoning title, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as, in the Board's opinion, ought to be made, and to the end has all the powers of the officer from whom the appeal is taken.

(C) Judicial Review: All final administrative decisions of the Board of Zoning Appeals shall be subject to judicial review pursuant to the provisions of the "Administrative Review Act", approved May 8, 1945, and all amendments and modifications thereof, and the rules adopted pursuant thereto. (Ord. 18-08, 6-3-2019; amd. Ord. 19-17, 6-3-2019)

**2-15-6: LAND SUBDIVISION OR RESUBDIVISION:**

At any time or times, before or after the formal adoption of the Comprehensive Plan by the corporate authorities, an official map may be designated by ordinance, which map may consist of the whole area included within the Official Comprehensive Plan, or one or more separate geographical or functional parts, and may include all or any part of the contiguous unincorporated area within one and one-half (1<sup>1/2</sup>) miles of the corporate limits of the City. All requirements for public hearing, filing of notice of adoption with the County Recorder of Deeds, and filing of said Plan and ordinances, including the Official Map, with the City Clerk shall be complied with as provided for by law. No map or plat of any subdivision or resubdivision presented for record affecting land within the corporate limits of the City or within contiguous territory which is not more than one and one-half (1<sup>1/2</sup>) miles beyond the corporate limits shall be entitled to record or shall be valid unless the subdivision shown thereon provides for standards of design and standards governing streets, alleys, public ways, ways for public service facilities, streetlights, public grounds, size of lots to be used for residential purposes, storm and flood water runoff channels and basins, water supply and distribution, sanitary sewers and sewage collection and treatment in conformity with the applicable requirements of this Code, including the Official Map. (Ord. 64-31, 9-8-1964)

## CHAPTER 5 BOARD OF ZONING APPEALS

### SECTION:

#### 2-5-1: Joint Board Creation, Membership And Procedure

#### 2-5-2: Applications And Appeals

#### 2-5-3: Powers Of Board

#### **2-5-1: CREATION, MEMBERSHIP AND PROCEDURE:**

A Board of Zoning Appeals and Planning Commission shall consisting of ~~eleven~~ seven (11~~7~~) members shall be appointed by the Mayor with the advice and consent of the Council in accordance with the provisions of 65 Illinois Compiled Statutes 5/11-13-1 et seq. ~~At least two (2) such members shall be named from among the members of the City Planning Commission.~~ The appointing authority may remove any member of the Board for cause and after public hearing.

(A) The ~~joint~~ Board shall elect its own chairman and have the power to adopt rules and regulations for its own government, not inconsistent with law or with the provisions of the zoning title of this Code 1 or any other provisions of this Code. Meetings shall be held at the call of the chairman and at such other times as the Board may determine. The chairman, or in his absence, the acting chairman, may administer oaths and compel attendance of witnesses. The secretary of the Planning Commission shall act as the Board's secretary.

(B) Meetings of the Board shall be open to the public; minutes shall be kept of proceedings, showing the action of the Board and the vote of each member upon questions, or if absent or failing to vote, indicating that fact, and records shall be made of the Board's examinations and other official actions, all of which shall be filed immediately in the Office of the Board as a public record.

(C) ~~Six~~ Four (4~~6~~) members of the Board shall constitute a quorum. The Board shall act by resolution, and the concurring vote of four (4~~6~~) members shall be necessary to reverse any order, requirement, decision or determination of the Director of Development Services or to decide in favor of an applicant any matter upon which it is required to pass under the zoning title, or to effect any variation in the requirements of the zoning title.

(D) The Board may call on the City departments for assistance in the performance of its duties, and it shall be the duty of such departments to render such assistance to the Board as may reasonably be required. (Ord. 18-08, 6-3-2019; amd. Ord. 19-17, 6-3-2019)

### Notes

1 1. See title 10 of this Code.

#### **2-5-2: APPLICATIONS AND APPEALS:**

(A) Application; Filing; Fee: An application to the Board, in cases in which it has original jurisdiction under the provisions of the zoning title, may be taken by any property owner, including a tenant, or by any governmental officer, department, board or bureau. Such application shall be filed with the building inspector, together with a fee of twenty five dollars (\$25.00), who shall transmit the same, together with all the plans, specifications and other papers pertaining to the application to the Board. Should the application be withdrawn prior to publication of legal notice thereon, such fee will be returned upon written request of the applicant.

(B) Appeal; Fee: An appeal to the Board may be taken by any property owner, including a tenant, or by any governmental officer, department, board or bureau affected by any ruling of the building inspector. Such appeal shall be taken within a reasonable time, as prescribed by the rules of the Board, by filing with the building inspector a notice of appeal specifying the grounds thereof. The building inspector shall forthwith transmit to the Board such notice of appeal, together with all the plans and papers constituting the record upon which the action appealed from was taken. A fee of twenty five dollars (\$25.00) shall also accompany the appeal. Should the appeal be withdrawn prior to publication of legal notice thereon, such fee will be returned upon written request of the applicant.

(C) Hearing Notice: The Board shall fix a reasonable time for the hearing of an application or of an appeal. It shall give at least fifteen (15) days' notice of the time and place of such hearing by insertion in a newspaper published in the community, and shall also give notice delivered by first class mail at least five (5) days before the time fixed for such hearing to the applicant or appellant and to the building inspector, and to the respective owners of record of property adjoining or adjacent to the premises in question. Any party may appear at such hearing in person or by agent or by attorney. The Board shall decide the application or appeal within a reasonable time.

(D) Stay Of Proceeding: An appeal shall stay all proceedings in furtherance of the action appealed from, unless the building inspector certifies to the Board that by reason of facts stated in the certificate, a stay would in his opinion cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by an order which may, on due cause shown, be granted by the Board on application, after notice to the building inspector, or by a court of record. (Ord. 67-24, 7-24-1967)

### **2-5-3: POWERS OF BOARD:**

The Board shall have jurisdiction in matters and shall have the specific and general powers provided in the zoning title.

(A) Special Exceptions and Interpretation of Map: The Board shall have the power to hear and decide, in accordance with the provisions of the zoning title, requests or applications for special exceptions or of interpretation of the Zoning Map or for decisions upon other special questions upon which the Board is authorized to pass.

1. Special Exceptions: hi addition to permitting the special exceptions heretofore specified in this report, the Board shall have authority to permit the following:

(a) Nonconforming Uses: The substitution for a nonconforming use, by another nonconforming use, if no structural alterations except those required by law or ordinance are made; provided, however, that any use so substituted shall be of the same or a more restricted classification.

(b) Temporary Uses and Permits:

(1) The temporary use of a building or premises in any district for a purpose or use that does not conform to the regulations prescribed by the zoning title, provided that such use be of a true temporary nature and does not involve the erection of substantial buildings. Such permit shall be granted in the form of a temporary and revocable permit for not more than a twelve (12) month period, subject to such conditions as will safeguard the public health, safety, convenience and general welfare.

(2) The temporary use of a building or premises in undeveloped sections for a purpose that does not conform to the regulations prescribed by the zoning title, provided that such structure or use is of a true temporary nature, is promotive of or incidental to the development of such undeveloped sections, and does not involve the erection of substantial buildings. Such permit shall be granted in the form specified under subsection (A) 1(b)(1) of this Section.

2. Authorize special uses requiring approval of the Zoning Board of Appeals: The Board may grant authorization of certain special uses in zoning districts as provided in the zoning title. The Board shall give due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a special exception, the Board shall determine whether the proposed exception or use would be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board may utilize and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering research organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision. Upon authorizing a special use and/or exception, the Board may impose such requirements and conditions, in addition to those expressly stipulated in the report for the particular special use and/or exception, as the Board may deem necessary for the protection of adjacent properties and the public interest.

3. Interpretation of Map: Where the street or lot layout actually on the ground or as recorded, differs from the street and lot lines indicated on the Zoning Map, the Board, after notice to the owners of the property and after public hearing, shall interpret the Map in such a way as to carry out the intent and purposes of the zoning title for the particular section or district in question.

(B) Administrative Review And Variances: The Board of Appeals also shall have the power:

1. Administrative Review: To hear and decide appeals where it is alleged by the applicant that there is error in any order, requirement, decision, grant or refusal made by the building inspector in the enforcement of the provisions of the zoning title.

2. Variances: To authorize on appeal in specific cases such variance from the terms of the zoning title as will not be contrary to the public interest, where owing to a special condition, a literal enforcement of the provisions of the zoning title will result in unnecessary hardship, and so that the spirit of the zoning title shall be observed and substantial justice done, as follows:

(a) Where by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of enactment of the zoning title, or by reason of exceptional topographic conditions, or other extraordinary and exceptional situation or condition of such piece of property, or of the use or development of property immediately adjoining the piece of property in question, the literal enforcement of the provisions of the zoning title would result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the owner of such property, unnecessary to carry out the spirit and purpose of the zoning title, the Board shall have the power to authorize, upon appeal, a variance from such strict application, so as to relieve such difficulties or hardships, and so that the spirit and purpose of the zoning title shall be observed and substantial justice done. In authorizing a variance the Board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in the interest of the furtherance of the purposes of the zoning title.

(b) No such variance in the provisions or requirements of the zoning title shall be authorized by the Board unless the Board finds beyond reasonable doubt that all of the following conditions exist:

(1) That there are exceptional or extraordinary circumstances or conditions applying to the property in question or to the intended use of the property that do not apply generally to other properties or class of uses in the same zoning district.

(2) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district and in the vicinity.

(3) That the authorizing of such variance will not be of substantial detriment to adjacent property and will not materially impair the purposes of the zoning title or the public interest.

(c) No grant or variance shall be authorized unless the Board specifically finds that the condition or situation of the specific piece of property for which the variance is sought is not of so typical or recurrent a nature as to make reasonably practicable the formulation of a general regulation, under an amendment of the zoning title, for such conditions or situations.

(d) The Board shall have no power to authorize a variance for the establishment of a nonconforming use where none previously existed.

3. Action Of Board: In exercising its powers, the Board may, in conformity with the provisions of the Illinois Compiled Statutes and of the zoning title, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as, in the Board's opinion, ought to be made, and to the end has all the powers of the officer from whom the appeal is taken.

(C) Judicial Review: All final administrative decisions of the Board of Zoning Appeals shall be subject to judicial review pursuant to the provisions of the "Administrative Review Act", approved May 8, 1945, and all amendments and modifications thereof, and the rules adopted pursuant thereto. (Ord. 18-08, 6-3-2019; amd. Ord. 19-17, 6-3-2019)

### 2-5-3.1: JOINT DUTIES

The Plan Commission and Board of Zoning Appeals shall have the following powers and duties:

(A) To prepare and recommend to the City Council a comprehensive plan for the present and future development or redevelopment of the City and contiguous unincorporated territory not more than one and one-half (1<sup>1/2</sup>) miles beyond the corporate limits of the City and not included in any other municipality. Such plan when adopted in whole or in separate geographical or functional parts, shall be the Official Comprehensive Plan, or part thereof. Such plans shall be advisory except as to such part thereof as has been implemented by ordinances. The Comprehensive Plan shall not be adopted or amended except after notice and public hearing as required by 65 Illinois Compiled Statutes 5/11-12-7. The City Clerk shall file notice of the adopted Comprehensive Plan and any amendments thereto with the County Recorder of Deeds and report same to the chairman of the Planning Commission.

(B) To provide for the health, safety, comfort and convenience of the inhabitants of the City and contiguous territory, the Plan Commission shall establish reasonable standards of design for subdivisions and resubdivisions, reasonable requirements governing the location, width, course and surfacing of public streets and highways, alleys, ways for public service facilities, curbs, gutters, sidewalks, streetlights, parks, playgrounds, school grounds, size of lots to be used for residential purposes, storm water drainage, water supply and distribution, sanitary sewers, and sewage collection and treatment. The requirements specified herein shall become regulatory when adopted by ordinance.

(C) The Plan Commission shall receive for review, the plans for each subdivision of land within the City and within one and one-half (1<sup>1/2</sup>) miles of the City and not part of another municipality. The Plan Commission shall determine whether the subdivision conforms to the Comprehensive Plan and the Official Map of the City and report by resolution to the Council and within the time limits prescribed in 65 Illinois Compiled Statutes 5/11-12-8.

(D) To recommend to the City Council from time to time, such changes in the Comprehensive Plan, or any part thereof, as may be deemed necessary.

(E) To prepare and recommend to the City Council, from time to time, proposals and/or recommendations for specific improvements in pursuance of the Comprehensive Plan.

(F) To give aid to the officials of the City charged with the direction of projects for improvements embraced within the Official Plan, or parts thereof, to further the making of such improvements and generally to promote the realization of the Comprehensive Plan.

(G) To arrange and conduct any form of publicity in relation to its activities for the general purpose of public understanding.

(H) To cooperate with regional planning commissions and other agencies or groups to further the local planning program and to assure harmonious and integrated planning for the area.

(I) To exercise such other powers germane to the powers granted by State law, as may be conferred by the City Council.

(J) To designate land suitable for annexation to the Municipality and the recommended zoning classification for such land upon annexation. (Ord. 64-31, 9-8-1964)



# COMMITTEE OF THE WHOLE

Agenda Item Resubdivision of Lots 1, 2, & 3 of The Quarter Subdivision No. 3  
Prepared by: Timothy Wymes, Community Development Director  
Meeting Date January 20, 2026 Agenda Item # 6  
Type of Action (Ordinance, Resolution, Receive & File, Amendment) Resolution  
Council Date for Action February 2<sup>nd</sup>, 2026

**DESCRIPTION**

B&L Development At The Quarter, LLC is requesting City Council approval of a resubdivision of Lots 1, 2, and 3 of *The Quarter Subdivision No. 3*. The resubdivision reconfigures the existing lots as shown on the Resubdivision and Plat of Survey recorded as Document No. 2024-05058 with the Rock Island County Recorder's Office.

No new lots are being created and no renumbering of the original subdivision plat is required. City staff previously approved the Plat of Survey on April 30, 2024. However, due to the reconfiguration of the lots and at the request of the project underwriter, City Council approval is required pursuant to Section 2-15-6 Land Subdivision or Resubdivision and Chapter 31 of the City of East Moline Subdivision Regulations to prevent future delays related to financing and lot sales.

**Staff Recommendation:** Approval of the resubdivision as presented.



# COMMITTEE OF THE WHOLE

**FINANCIAL IMPACT:**

Line Item #	Line-Item Title	Department	Amount Budgeted	Available Funds	Amount Requested
<b>TOTALS</b>					

If this is a CIP Project, identify project number \_\_\_\_\_

**RECOMMENDATION/REQUESTED ACTION** \_\_\_\_\_ **Approval** \_\_\_\_\_

**RECORD OF VOTES:**

MOTION BY \_\_\_\_\_ SECONDED BY \_\_\_\_\_

TO \_\_\_\_\_

**CITY COUNCIL VOTES**

VOTES	OLIVIA DOROTHY	JEFF DEPPE	LARRY JONES	ADAM GUTHRIE	RHEA OAKES	LYNN SEGURA	J.R. RICO
YES							
NO							
ABSTAIN							
ABSENT							

2024-05058

KELLY FISHER  
 ROCK ISLAND COUNTY RECORDER  
 ROCK ISLAND, IL  
 RECORDED ON  
 04/30/2024 12:50:24 PM  
 RECORDING FEE 56.00  
 RHSP FEE 18.00

BOOK: 0 PAGE: 0  
 PAGES: 1

LOCATION: LOTS 1, 2 & 3 OF THE QUARTER  
 SUBDIVISION NO. 3

REQUESTOR: BAGBY  
 PROPRIETOR: BAGBY  
 SURVEYOR: JAMES A. FAETANINI  
 SURVEYOR COMPANY: XCEL CONSULTANTS, INC.  
 120 10TH AVENUE EAST, SUITE 3  
 MILAN, IL 61264

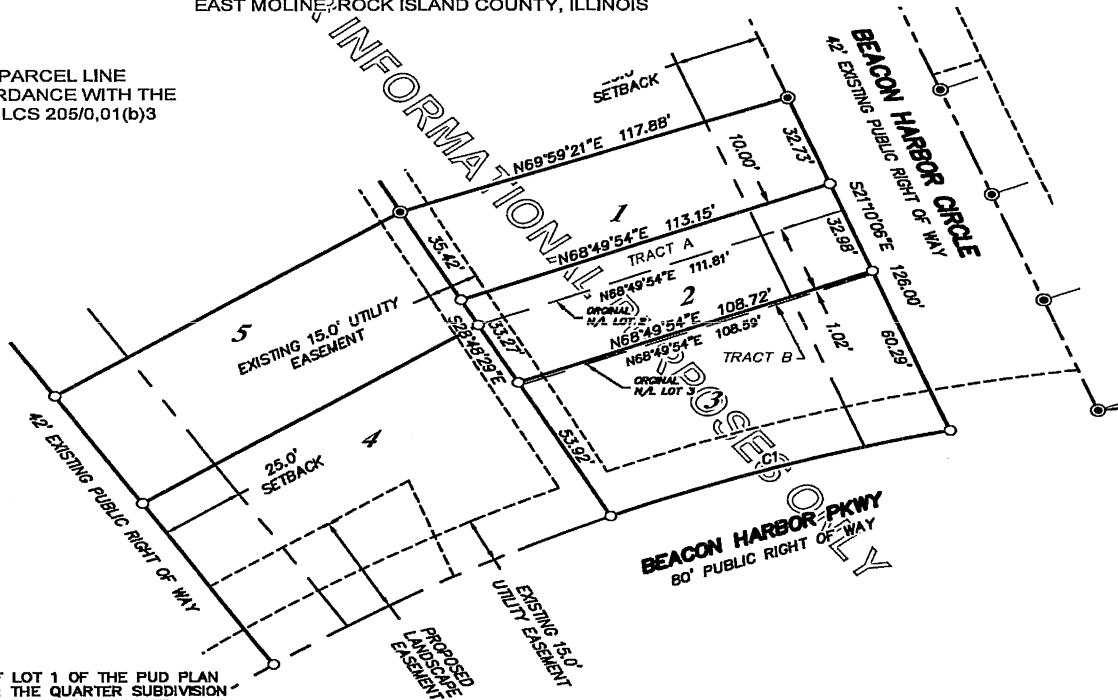
RETURN TO: XCEL@XCELCONSULTANTSINC.COM  
 (309) 787-9988

RETURN TO: XCEL CONSULTANTS: 120 10TH AVENUE EAST, SUITE 3, MILAN, IL 61264 - 309-787-9988  
 XCEL DRAWING: 213300

**PLAT OF SURVEY**

LOTS 1, 2 AND 3 OF THE PUD PLAN AND PLAT OF SUBDIVISION FOR THE QUARTER SUBDIVISION NO. 3, ACCORDING TO THE PLAT AS FILED OCT. 27, 2023, AS DOCUMENT No. 2023-13698, WITHIN THE CITY OF EAST MOLINE, ROCK ISLAND COUNTY, ILLINOIS

FOR THE PURPOSE OF PARCEL LINE AMENDMENT, IN ACCORDANCE WITH THE ILLINOIS PLAT ACT, 765ILCS 205/0.01(b)3



**TRACT A:**  
 THE SOUTHERLY 10.00 FEET OF LOT 1 OF THE PUD PLAN AND PLAT OF SUBDIVISION FOR THE QUARTER SUBDIVISION NO. 3, ACCORDING TO THE PLAT AS FILED OCT. 27, 2023, AS DOCUMENT No. 2023-13698, WITHIN THE CITY OF EAST MOLINE, ROCK ISLAND COUNTY, ILLINOIS

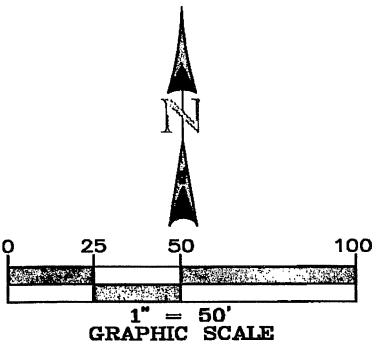
**TRACT B:**  
 THE SOUTHERLY 1.02 FEET OF LOT 2 OF THE PUD PLAN AND PLAT OF SUBDIVISION FOR THE QUARTER SUBDIVISION NO. 3, ACCORDING TO THE PLAT AS FILED OCT. 27, 2023, AS DOCUMENT No. 2023-13698, WITHIN THE CITY OF EAST MOLINE, ROCK ISLAND COUNTY, ILLINOIS

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- ORIGINAL LOT LINE
- LOT LINE
- - - BUILDING SETBACK LINE
- - - EASEMENT LINE
- - - RIGHT OF WAY LINE
- BUILDING
- FOUND MONUMENT

THIS PLAT OF SURVEY HAS BEEN REVIEWED AND EXAMINED AND FOUND TO BE CONSISTENT WITH THE SUBDIVISION ORDINANCE OF THE CITY OF EAST MOLINE, AS AMENDED AND APPROVED BY THE EAST MOLINE CITY COUNCIL, AND I HEREBY APPROVE THIS PLAT, AS PRESENTED, FOR RECORDING.

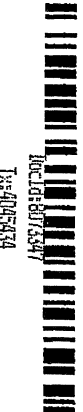
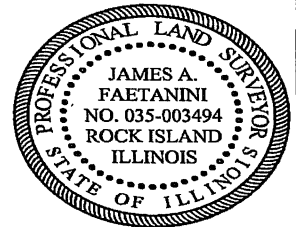
*[Signature]* 4-30-24  
 ZONING OFFICIAL DATE  
 CITY OF EAST MOLINE

CURVE TABLE					
CURVE	DELTA	RADIUS	ZLENGTH	CHORD BEARING	CHORD LENGTH
C1	087°23'42"	78.02'	119.01'	S10°31'19"W	107.80'



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

*James A. Faetanini* APRIL 29, 2024  
 JAMES A. FAETANINI DATE  
 LICENSE NUMBER 035-003494  
 MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2024  
 SHEETS COVERED BY THIS SEAL 1 OF 1



LOCATION: LOTS 1, 2 & 3 OF THE QUARTER  
SUBDIVISION NO. 3

REQUESTOR: BAGBY

PROPRIETOR: BAGBY

SURVEYOR: JAMES A. FAETANINI

SURVEYOR COMPANY: XCEL CONSULTANTS, INC.  
120 10TH AVENUE EAST, SUITE 3  
MILAN, IL 61264

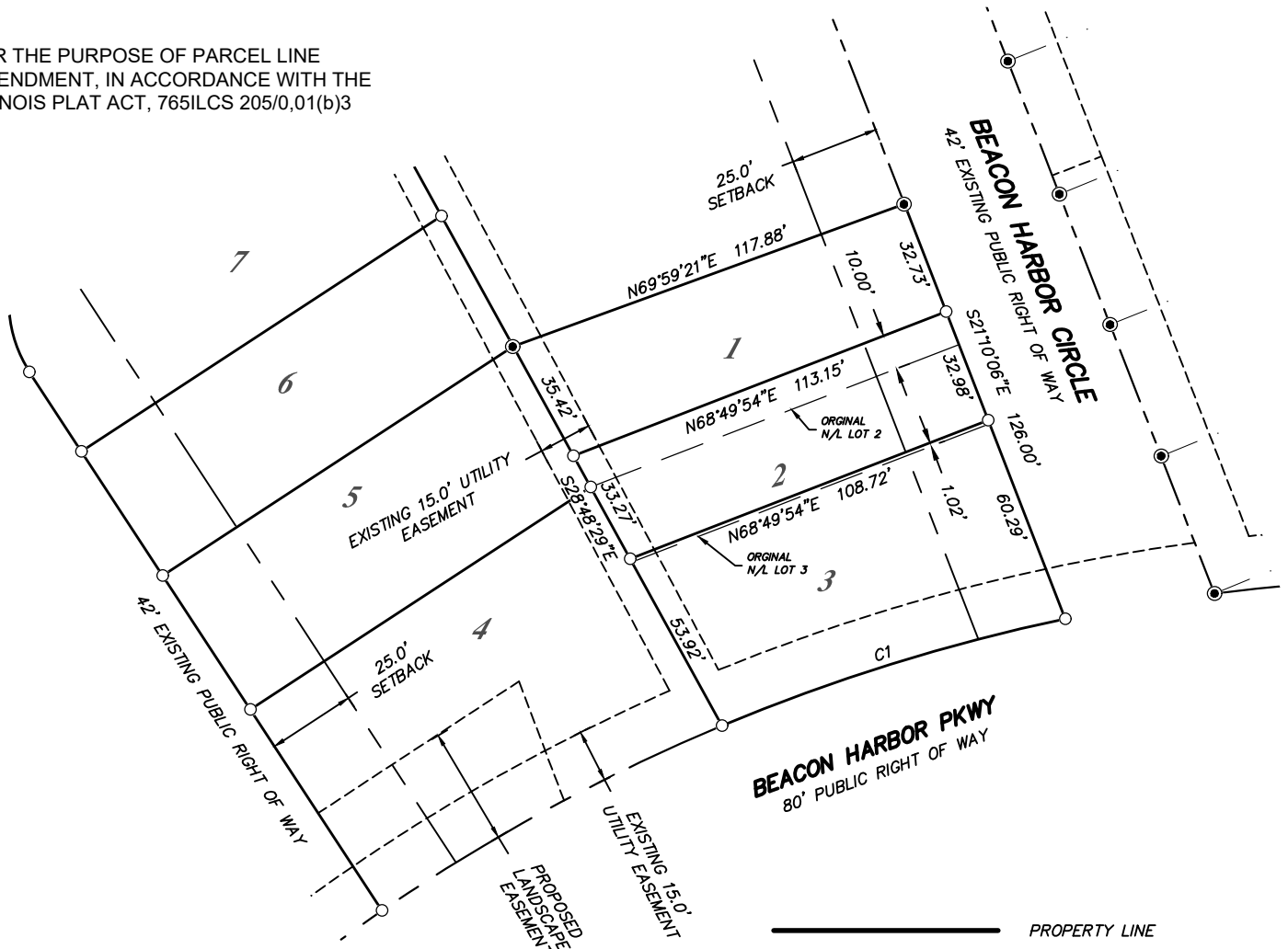
RETURN TO: XCEL@XCELCONSULTANTSINC.COM  
(309) 787-9988

RETURN TO: XCEL CONSULTANTS: 120 10TH AVENUE EAST, SUITE 3, MILAN, IL 61264 - 309-787-9988  
XCEL DRAWING: 213300

# PLAT OF SURVEY

LOTS 1, 2 AND 3 OF THE PUD PLAN AND PLAT OF SUBDIVISION FOR THE QUARTER SUBDIVISION NO. 3,  
ACCORDING TO THE PLAT AS FILED OCT. 27, 2023, AS DOCUMENT No. 2023-13698, WITHIN THE CITY OF  
EAST MOLINE, ROCK ISLAND COUNTY, ILLINOIS

FOR THE PURPOSE OF PARCEL LINE  
AMENDMENT, IN ACCORDANCE WITH THE  
ILLINOIS PLAT ACT, 765ILCS 205/0,01(b)3



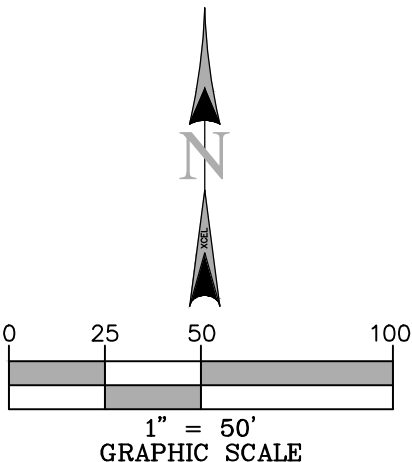
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ORIGINAL LOT LINE
- LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- BUILDING
- FOUND MONUMENT

THIS PLAT OF SURVEY HAS BEEN REVIEWED AND EXAMINED AND FOUND TO BE CONSISTENT WITH THE SUBDIVISION ORDINANCE OF THE CITY OF EAST MOLINE, AS AMENDED AND APPROVED BY THE EAST MOLINE CITY COUNCIL, AND I HEREBY APPROVE THIS PLAT, AS PRESENTED, FOR RECORDING.

ZONING OFFICIAL  
CITY OF EAST MOLINE

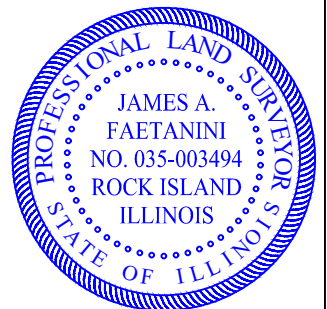
DATE

CURVE TABLE					
CURVE	DELTA	RADIUS	ZLENGTH	CHORD BEARING	CHORD LENGTH
C1	087°23'42"	78.02'	119.01'	S10°31'19"W	107.80'



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

*James A. Faetanini* APRIL 17, 2024  
DATE  
JAMES A. FAETANINI  
LICENSE NUMBER 035-003494  
MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2024  
SHEETS COVERED BY THIS SEAL 1 OF 1



# RESUBDIVISION OF LOTS 1, 2, & 3 OF THE QUARTER SUBDIVISION No. 3

BEING A RESUBDIVISION OF LOTS 1, 2, & 3 OF QUARTER SUBDIVISION No.3, ACCORDING TO A FINAL PLAT RECORDED AS DOCUMENT NUMBER 2023-13698, AS OF PART OF THE FRACTIONAL SECTION 25, TOWNSHIP 18 NORTH, RANGE 1 WEST OF THE FOURTH (4TH) PRINCIPAL MERIDIAN, WITHIN THE CITY OF EAST MOLINE, ROCK ISLAND COUNTY, ILLINOIS.

## ROCK ISLAND COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }  
 COUNTY OF ROCK ISLAND } s.s.  
 I, \_\_\_\_\_ COUNTY CLERK OF ROCK ISLAND COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.  
 GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT \_\_\_\_\_ ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

SIGNED: \_\_\_\_\_  
 ROCK ISLAND COUNTY CLERK

## CITY ENGINEER

## PLANNING AND REDEVELOPMENT ADMINISTRATOR

STATE OF ILLINOIS }  
 COUNTY OF ROCK ISLAND } s.s.  
 WE, THE UNDERSIGNED CITY ENGINEER AND PLANNING AND REDEVELOPMENT ADMINISTRATOR, DO HEREBY REPRESENT THAT THE ACCOMPANYING PLAT HAS BEEN EXAMINED AND FOUND TO BE IN GENERAL COMPLIANCE WITH REQUIREMENTS OF THE SUBDIVISION ORDINANCE AND RECOMMEND APPROVAL OF THIS PLAT BY THE CITY OF EAST MOLINE.

CITY ENGINEER \_\_\_\_\_

PLANNING AND REDEVELOPMENT ADMINISTRATOR \_\_\_\_\_

## CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }  
 COUNTY OF ROCK ISLAND } s.s.  
 APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF EAST MOLINE, ROCK ISLAND COUNTY, ILLINOIS AT A MEETING HELD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

SIGNED: \_\_\_\_\_  
 MAYOR

ATTEST: \_\_\_\_\_  
 CITY CLERK

## CITY CLERK CERTIFICATE

STATE OF ILLINOIS }  
 COUNTY OF ROCK ISLAND } s.s.  
 I, WANDA ROBERTS-BONTZ, CITY CLERK IN AND FOR THE SAID CITY OF EAST MOLINE, DO HEREBY CERTIFY THAT ALL DUE ASSESSMENTS HAVE BEEN PAID UPON THE REAL ESTATE DESCRIBED ON THE ACCOMPANYING PLAT. IN WITNESS WHEREOF, I HERETO SET BY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

SIGNED: \_\_\_\_\_  
 CITY CLERK

## OWNER'S SCHOOL CERTIFICATE

STATE OF ILLINOIS }  
 COUNTY OF ROCK ISLAND } s.s.  
 THIS IS TO VERIFY THAT TO THE BEST OF MY KNOWLEDGE, ALL OF THE LAND LOCATED WITHIN THIS PLAT OF SUBDIVISION IS LOCATED WITHIN EAST MOLINE SCHOOL DISTRICT No. 47 & UNITED TOWNSHIP HIGH SCHOOL DISTRICT 30.  
 DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

OWNER \_\_\_\_\_  
 OWNER \_\_\_\_\_

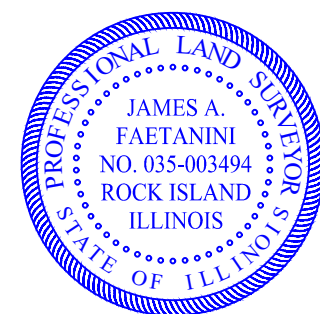
## SURVEYOR CERTIFICATE

I, JAMES A. FAETANINI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT NAMED RESUBDIVISION OF LOTS 1, 2, & 3 OF THE QUARTER SUBDIVISION No. 3 IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE REPRESENTATION OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ACCORDING TO THE LAWS OF THE STATE OF ILLINOIS AND THE CITY OF ROCK ISLAND SUBDIVISION ORDINANCE OF THE FOLLOWING DESCRIBED REAL ESTATE TO WIT:

BEING A RESUBDIVISION OF A LOTS 1, 2, AND 3 OF THE QUARTER SUBDIVISION NO. 3, ACCORDING TO A FINAL PLAT RECORDED AS DOCUMENT NUMBER 2023-1398, AS OF PART OF THE FRACTIONAL SECTION 25, TOWNSHIP 18 NORTH, RANGE 1 WEST OF THE FOURTH (4TH) PRINCIPAL MERIDIAN, WITHIN THE CITY OF EAST MOLINE, ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 ON THE WEST RIGHT-OF-WAY LINE OF BEACON HARBOR CIRCLE; THENCE UPON SAID WEST RIGHT-OF-WAY LINE, S 21°10'06" E, A DISTANCE OF 126.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 ON THE NORTH RIGHT-OF-WAY LINE OF BEACON HARBOR PARKWAY; THENCE SOUTHWESTERLY UPON SAID LINE 101.94 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 10°48'57" (SAID CURVE HAVING A CHORD DISTANCE OF 101.78 FEET BEARING S 72°41'14" W) TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE UPON THE WEST LINE OF SAID LOTS 3, 2, AND 1, N 28°48'29"W, A DISTANCE OF 122.62 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE UPON THE NORTH LINE OF LOT 1, N 69°59'21" E, A DISTANCE OF 117.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 13,378 SQUARE FEET OR 0.31 ACRES, MORE OR LESS.

I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

BY: James A. Faetanini  
 JAMES A. FAETANINI - ILLINOIS PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 035-003494  
 LICENSE RENEWAL DATE: NOVEMBER 30, 2024



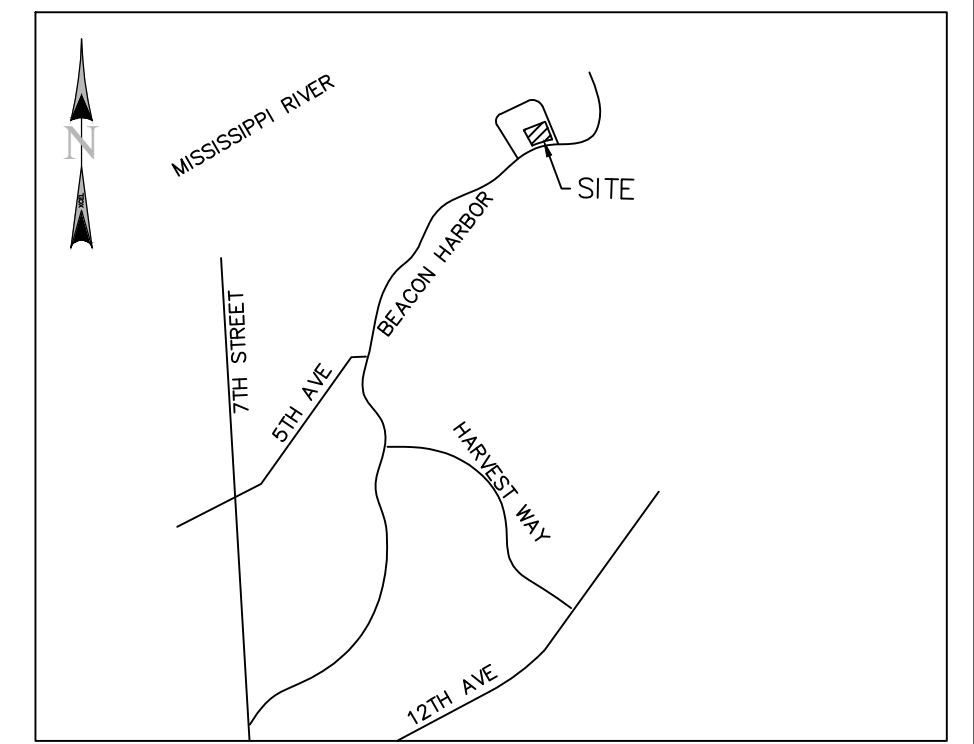
## DRAINAGE CERTIFICATE

STATE OF ILLINOIS }  
 COUNTY OF ROCK ISLAND } s.s.  
 TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS BOTH WITHIN AND AROUND THIS SUBDIVISION WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAME OR ANY PART THEREOF.  
 (SEAL)

REGISTERED PROFESSIONAL ENGINEER  
 REGISTRATION NO. \_\_\_\_\_

OWNER OR ATTORNEY \_\_\_\_\_

## VICINITY MAP



## OWNER

B&L DEVELOPMENT AT THE QUARTER, LLC  
 1033 7TH STREET, SUITE 2  
 EAST MOLINE, IL 61244

## LAND AREA

TOTAL AREA = 13,378 S.F. OR  
 0.31 ACRES

LOT 1: 3,916 S.F.  
 LOT 2: 3,659 S.F.  
 LOT 3: 5,803 S.F.

## ZONING INFORMATION

PER SECTION 10-27

SITE RESTRICTION:  
 ZONE - "PUD"

SETBACKS  
 FRONT (ROW): 25'  
 SIDE: 15'  
 REAR: 15'

## LEGEND

PROPERTY LINE  
 ADJACENT PROPERTY LINE  
 ORIGINAL LOT LINE  
 LOT LINE  
 BUILDING SETBACK LINE  
 EASEMENT LINE  
 RIGHT OF WAY LINE  
 FOUND MONUMENT

## OWNERS CERTIFICATE

STATE OF ILLINOIS }  
 COUNTY OF ROCK ISLAND } s.s.  
 KNOW ALL MEN BY THESE PRESENTS, THAT WE/I, B&L DEVELOPMENT AT THE QUARTER, LLC AND/OR HIS ASSIGNEE(S), OWNER(S) AND PROPRIETOR(S) OF THE LAND SHOWN ON THE ACCOMPANYING PLAT AND THE ACCOMPANYING CERTIFICATE OF THE SURVEYOR DO HEREBY CERTIFY THAT I/WE HAVE CAUSED SAID SURVEY TO BE MADE AND ACKNOWLEDGE THE SAID PLAT AS CORRECT, AND DO HEREBY ADOPT AND ACCEPT THE SAME AND CAUSE IT TO BE KNOWN AS "RESUBDIVISION OF LOTS 1, 2, & 3 OF THE QUARTER SUBDIVISION No. 3".

EASEMENTS ARE HEREBY DEDICATED FOR THE USE OF THE CITY OF EAST MOLINE, AND PUBLIC UTILITIES FRANCHISE TO DO BUSINESS WITHIN THE CITY OF EAST MOLINE, AS INDICATED ON THE PLAT AND MARKED DRAINAGE AND UTILITY EASEMENT TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN DRAINAGE WAYS, DRAINAGE STRUCTURES, GAS, WATER, SEWER PIPES, CONDUITS, CABLE, POLES AND WIRES, OVERHEAD AND UNDERGROUND, WITH ALL NECESSARY BRACES, GUYS, ANCHORS AND OTHER APPLIANCES FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH GAS, WATER, SEWER, ELECTRIC AND TELEPHONE SERVICE AND TO OVERHANG ALL LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN SAID GAS, WATER AND SEWER PIPES, CONDUITS, CABLES, POLES, WIRES, BRACES, GUYS, ANCHORS AND OTHER APPLIANCES, AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH SAID PUBLIC UTILITY EQUIPMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR PUBLIC UTILITY PURPOSES.

BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING STRUCTURE. THE FOREGOING COVENANTS (OR RESTRICTIONS) ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL (25 YEAR PERIOD IS SUGGESTED), AT WHICH TIME SAID COVENANTS (OR RESTRICTIONS) SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS (OR RESTRICTIONS), IN WHOLE OR IN PART. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS (OR RESTRICTIONS), BY JUDGEMENT OR COURT ORDER, SHALL IN NO WAY AFFECT ANY OF THE OTHER COVENANTS (OR RESTRICTIONS), WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. IN WITNESS WHEREOF, WE HERETO AFFIX OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

OWNER OR ATTORNEY \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } s.s.

I, \_\_\_\_\_, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT BRAD BAGBY AND/OR HIS ASSIGNEE(S) IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENT FOR THE USES AND PURPOSES THEREIN SET FORTH AS THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

NOTARY PUBLIC \_\_\_\_\_

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	010°48'57"	540.00'	101.94'	S72°41'14"W	101.78'

REVISIONS	
DATE	DESCRIPTION

**XCEL** Consultants

8300 42ND STREET WEST  
 ROCK ISLAND, IL 61201  
 (O) 309-787-9988  
 (F) 309-756-5540  
 (E) XCEL@XCELCONSULTANTSINC.COM

CHK BY:	APV BY:
BCH	JAF
XCEL JOB NUMBER: 213300	
DRAWING NUMBER: 1 OF 1	

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION APPROVING THE RESUBDIVISION OF LOTS 1, 2, AND 3  
OF THE QUARTER SUBDIVISION NO. 3**

---

**WHEREAS**, B&L Development At The Quarter, LLC, the developer and owner of record, has submitted a request for approval of a resubdivision of Lots 1, 2, and 3 of *The Quarter Subdivision No. 3*, located within the City of East Moline, Rock Island County, Illinois; and

**WHEREAS**, the resubdivision consists of a reconfiguration of Lots 1, 2, and 3 as depicted on the **Resubdivision of Lots 1, 2, & 3 of The Quarter Subdivision No. 3 and Plat of Survey**, recorded as Document No. **2024-05058** with the Rock Island County Recorder's Office; and

**WHEREAS**, no additional lots were created as part of the resubdivision, and therefore no renumbering of the originally recorded subdivision plat is required; and

**WHEREAS**, the developer is actively marketing the lots within the subdivision for sale, and due to the reconfiguration of the lots, the action is classified as a resubdivision pursuant to City Code, which may require review and approval by City staff, the Planning Commission, and the City Council; and

**WHEREAS**, on April 30, 2024, City staff approved the Plat of Survey recorded as Document No. 2024-05058; and

**WHEREAS**, due to the reconfiguration of Lots 1, 2, and 3, the project underwriter has requested formal City Council approval of the resubdivision to prevent future delays related to financing and the sale of individual lots; and

**WHEREAS**, City Council approval is required pursuant to **Section 2-15-6, Land Subdivision or Resubdivision**, and **Chapter 31, Subdivision Regulations**, of the City of East Moline Code of Ordinances; and

**WHEREAS**, City staff has reviewed the resubdivision and **recommends approval** as presented.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST MOLINE, ILLINOIS, as follows:**

**Section 1.** The resubdivision of Lots 1, 2, and 3 of *The Quarter Subdivision No. 3*, as shown on the Resubdivision and Plat of Survey recorded as Document No. 2024-05058 with the Rock Island County Recorder's Office, is hereby approved.

**Section 2.** Said approval is granted in accordance with Section 2-15-6 and Chapter 31 of the City of East Moline Code of Ordinances and is subject to continued compliance with all applicable City codes, regulations, and requirements.

**Section 3.** This Resolution shall be in full force and effect immediately upon its adoption.

PASSED by the City Council of the City of East Moline, Illinois, this 2<sup>nd</sup> day of February, 2026.

---

Reggie Freeman, Mayor

ATTEST:

---

City Clerk



# COMMITTEE OF THE WHOLE

Agenda Item Lead Service Line Replacement - Plans, Specs, Bidding  
Prepared by: Brian Vorva - Asst. Director of Engineering  
Meeting Date January 20, 2026 Agenda Item # 7  
Type of Action (Ordinance, Resolution, Receive & File, Amendment) Resolution  
Council Date for Action February 2, 2026

## **DESCRIPTION**

A Lead Service Line Replacement (LSLR) Plan was created to comply with new regulatory requirements mandating a replacement of all lead water service lines in the city. The LSLR Plan was adopted by the city and submitted to IEPA in 2025; this plan has 6,808 residential service line replacements in four logical phases of construction for ease project administration.

As previously discussed, the City is in pursuit of Illinois EPA's funding issued from the State Public Loan Program. The total estimated expense to replace all lead service lines in East Moline is \$22,932,000. Our project plan has been approved, and we have submitted a Funding Nomination Form for Phase I & Phase II of the LSLR Program, accounting for \$10,000,000 of the total \$22,932,000. These first two (2) phases of East Moline LSLR have been approved by IEPA and and posted to their Intended Use Plan (IUP) for FY 2026.

East Moline will be submitting an SRF loan application packet to IEPA in the amount of \$22,932,000 in order to fund all of the anticipated LSLR's throughout East Moline.

Based on the IEPA's IUP, East Moline's Phase II LSLR (\$5 million) will be funded with \$2,465,000 in loan forgiveness, the rest with local water CIP funds. This is almost 50% free money. With an SRF Loan for construction of LSLR's the remaining principal (not forgiven) will be repaid through utility rates, as planned, over the next 30 years at a low interest rate.

The next step in this process is to submit the SRF Loan Application along with plans & specifications, bid packet, etc. to the IEPA and formally advertise for the bid letting. This would be for the Phase II area; cost is estimated at \$5,582,500.

Staff have prepared plans, specifications and bidding documents which are available for review at the East Moline Engineering & Maintenance Building. After receiving bids, staff will provide a complete bid tabulation and recommendation for award of contract to the City Council, pending reasonable bid prices.

Staff is seeking approval of a bid letting for the Phase II LSLR area. If approved through the Committee of the Whole, bids will be opened March 6th. There is such a large lead time because the IEPA requires a minimum of 45 day advertisement and there is a need to post a notice in the newspaper 16 days prior to the bid opening. The cost for this work as part of the SRF loan payment was included in the FY 2026 Budget.



# COMMITTEE OF THE WHOLE

**FINANCIAL IMPACT:**

Line Item #	Line-Item Title	Department	Amount Budgeted	Available Funds	Amount Requested
200-023-52445.23	Construction	Water CIP	\$12,188,200	\$12,188,200	\$5,582,500
TOTALS					\$5,582,500

If this is a CIP Project, identify project number \_\_\_\_\_

**RECOMMENDATION/REQUESTED ACTION**      Approval of Plans & Specs for Bidding

**RECORD OF VOTES:**

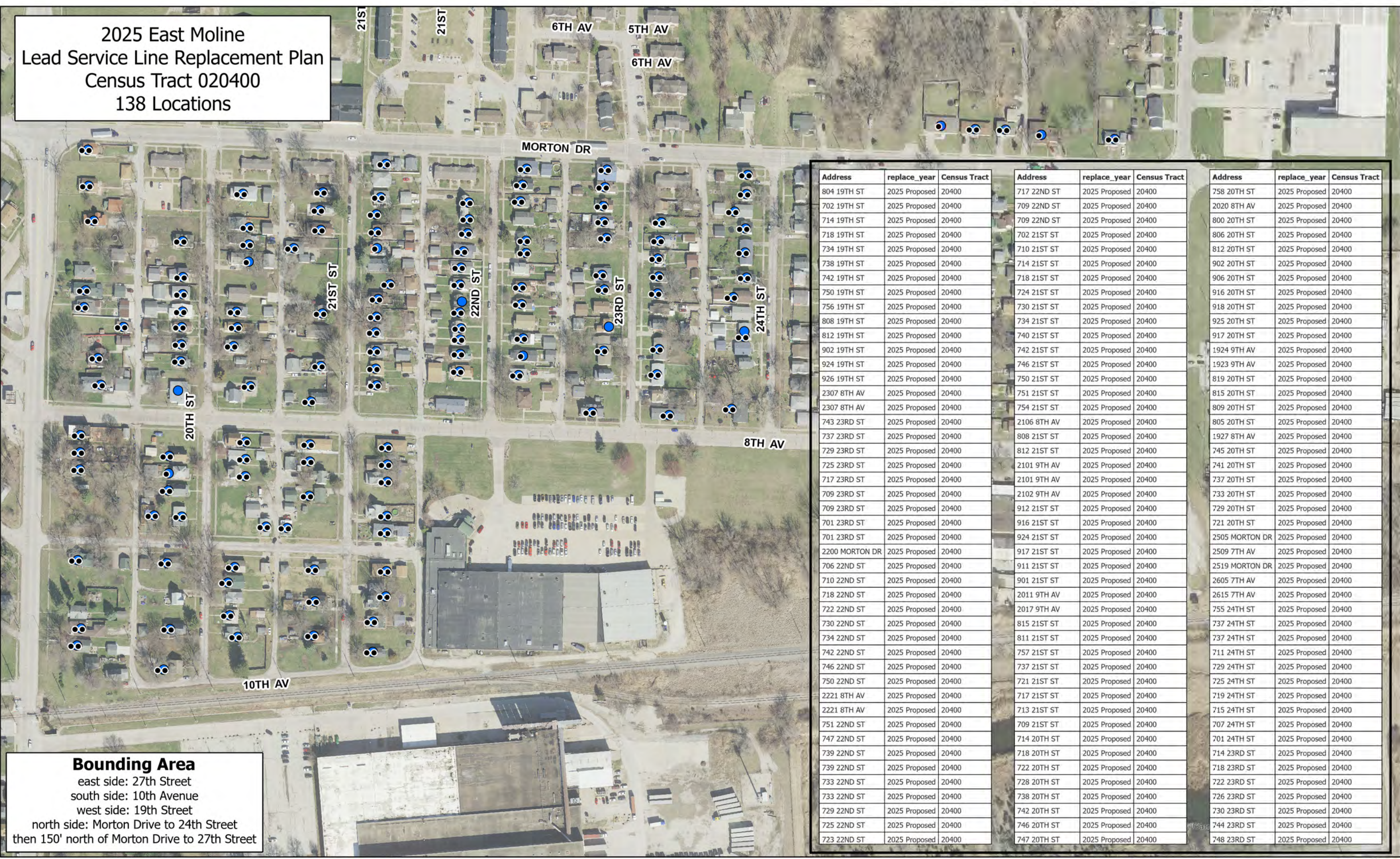
MOTION BY \_\_\_\_\_ SECONDED BY \_\_\_\_\_

TO \_\_\_\_\_

**CITY COUNCIL VOTES**

VOTES	OLIVIA DOROTHY	JEFF DEPPE	LARRY JONES	ADAM GUTHRIE	RHEA OAKES	LYNN SEGURA	J.R. RICO
YES							
NO							
ABSTAIN							
ABSENT							

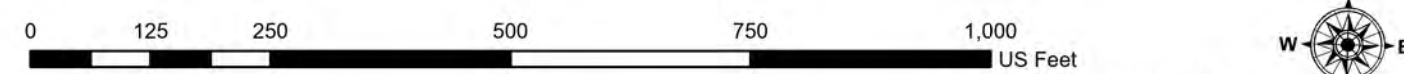
2025 East Moline  
Lead Service Line Replacement Plan  
Census Tract 020400  
138 Locations



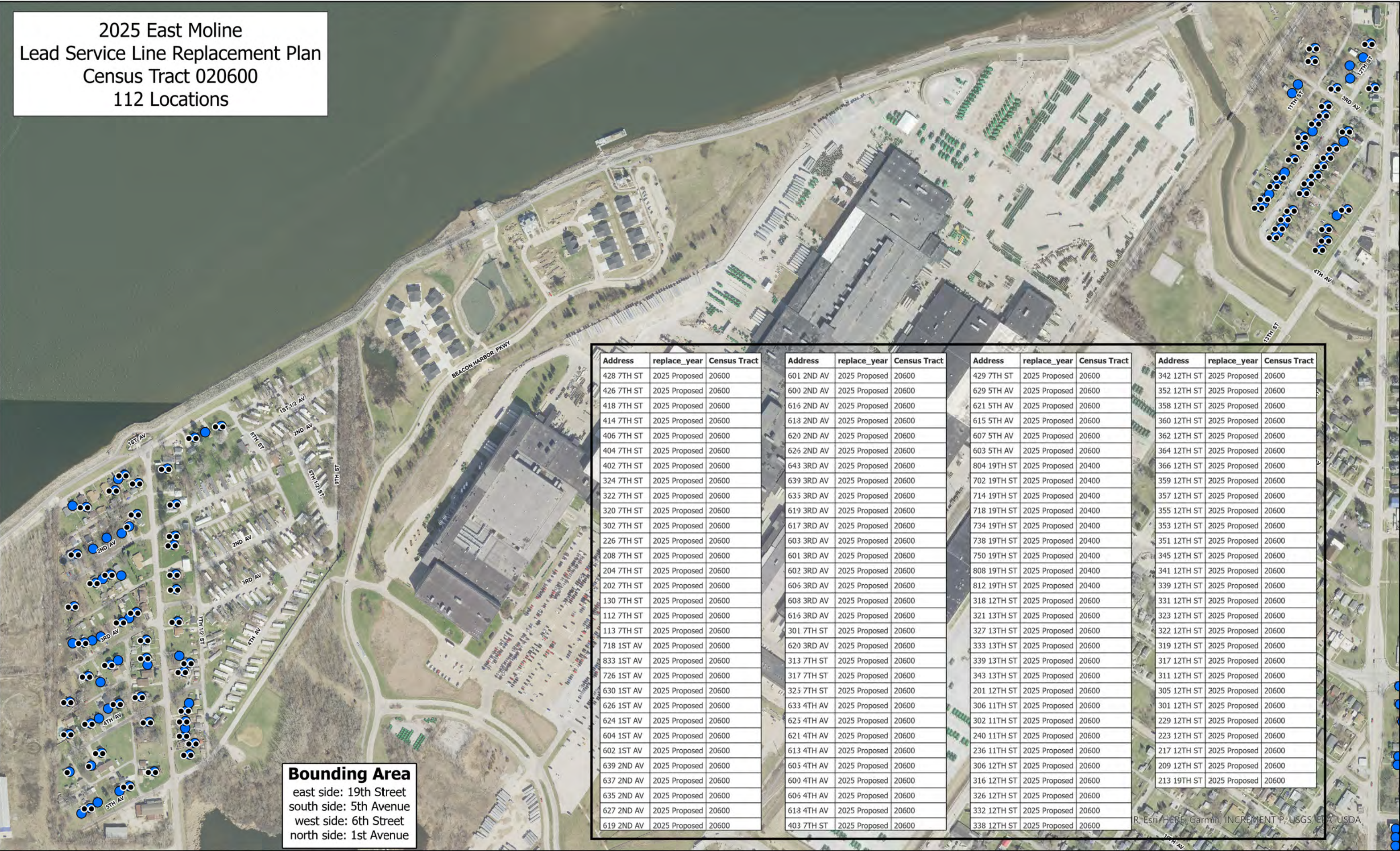
**Bounding Area**  
 east side: 27th Street  
 south side: 10th Avenue  
 west side: 19th Street  
 north side: Morton Drive to 24th Street  
 then 150' north of Morton Drive to 27th Street

Address	replace_year	Census Tract	Address	replace_year	Census Tract	Address	replace_year	Census Tract
804 19TH ST	2025 Proposed	20400	717 22ND ST	2025 Proposed	20400	758 20TH ST	2025 Proposed	20400
702 19TH ST	2025 Proposed	20400	709 22ND ST	2025 Proposed	20400	2020 8TH AV	2025 Proposed	20400
714 19TH ST	2025 Proposed	20400	709 22ND ST	2025 Proposed	20400	800 20TH ST	2025 Proposed	20400
718 19TH ST	2025 Proposed	20400	702 21ST ST	2025 Proposed	20400	806 20TH ST	2025 Proposed	20400
734 19TH ST	2025 Proposed	20400	710 21ST ST	2025 Proposed	20400	812 20TH ST	2025 Proposed	20400
738 19TH ST	2025 Proposed	20400	714 21ST ST	2025 Proposed	20400	902 20TH ST	2025 Proposed	20400
742 19TH ST	2025 Proposed	20400	718 21ST ST	2025 Proposed	20400	906 20TH ST	2025 Proposed	20400
750 19TH ST	2025 Proposed	20400	724 21ST ST	2025 Proposed	20400	916 20TH ST	2025 Proposed	20400
756 19TH ST	2025 Proposed	20400	730 21ST ST	2025 Proposed	20400	918 20TH ST	2025 Proposed	20400
808 19TH ST	2025 Proposed	20400	734 21ST ST	2025 Proposed	20400	925 20TH ST	2025 Proposed	20400
812 19TH ST	2025 Proposed	20400	740 21ST ST	2025 Proposed	20400	917 20TH ST	2025 Proposed	20400
902 19TH ST	2025 Proposed	20400	742 21ST ST	2025 Proposed	20400	1924 9TH AV	2025 Proposed	20400
924 19TH ST	2025 Proposed	20400	746 21ST ST	2025 Proposed	20400	1923 9TH AV	2025 Proposed	20400
926 19TH ST	2025 Proposed	20400	750 21ST ST	2025 Proposed	20400	819 20TH ST	2025 Proposed	20400
2307 8TH AV	2025 Proposed	20400	751 21ST ST	2025 Proposed	20400	815 20TH ST	2025 Proposed	20400
2307 8TH AV	2025 Proposed	20400	754 21ST ST	2025 Proposed	20400	809 20TH ST	2025 Proposed	20400
743 23RD ST	2025 Proposed	20400	2106 8TH AV	2025 Proposed	20400	805 20TH ST	2025 Proposed	20400
737 23RD ST	2025 Proposed	20400	808 21ST ST	2025 Proposed	20400	1927 8TH AV	2025 Proposed	20400
729 23RD ST	2025 Proposed	20400	812 21ST ST	2025 Proposed	20400	745 20TH ST	2025 Proposed	20400
725 23RD ST	2025 Proposed	20400	2101 9TH AV	2025 Proposed	20400	741 20TH ST	2025 Proposed	20400
717 23RD ST	2025 Proposed	20400	2101 9TH AV	2025 Proposed	20400	737 20TH ST	2025 Proposed	20400
709 23RD ST	2025 Proposed	20400	2102 9TH AV	2025 Proposed	20400	733 20TH ST	2025 Proposed	20400
709 23RD ST	2025 Proposed	20400	912 21ST ST	2025 Proposed	20400	729 20TH ST	2025 Proposed	20400
701 23RD ST	2025 Proposed	20400	916 21ST ST	2025 Proposed	20400	721 20TH ST	2025 Proposed	20400
701 23RD ST	2025 Proposed	20400	924 21ST ST	2025 Proposed	20400	2505 MORTON DR	2025 Proposed	20400
2200 MORTON DR	2025 Proposed	20400	917 21ST ST	2025 Proposed	20400	2509 7TH AV	2025 Proposed	20400
706 22ND ST	2025 Proposed	20400	911 21ST ST	2025 Proposed	20400	2519 MORTON DR	2025 Proposed	20400
710 22ND ST	2025 Proposed	20400	901 21ST ST	2025 Proposed	20400	2605 7TH AV	2025 Proposed	20400
718 22ND ST	2025 Proposed	20400	2011 9TH AV	2025 Proposed	20400	2615 7TH AV	2025 Proposed	20400
722 22ND ST	2025 Proposed	20400	2017 9TH AV	2025 Proposed	20400	755 24TH ST	2025 Proposed	20400
730 22ND ST	2025 Proposed	20400	815 21ST ST	2025 Proposed	20400	737 24TH ST	2025 Proposed	20400
734 22ND ST	2025 Proposed	20400	811 21ST ST	2025 Proposed	20400	737 24TH ST	2025 Proposed	20400
742 22ND ST	2025 Proposed	20400	757 21ST ST	2025 Proposed	20400	711 24TH ST	2025 Proposed	20400
746 22ND ST	2025 Proposed	20400	737 21ST ST	2025 Proposed	20400	729 24TH ST	2025 Proposed	20400
750 22ND ST	2025 Proposed	20400	721 21ST ST	2025 Proposed	20400	725 24TH ST	2025 Proposed	20400
2221 8TH AV	2025 Proposed	20400	717 21ST ST	2025 Proposed	20400	719 24TH ST	2025 Proposed	20400
2221 8TH AV	2025 Proposed	20400	713 21ST ST	2025 Proposed	20400	715 24TH ST	2025 Proposed	20400
751 22ND ST	2025 Proposed	20400	709 21ST ST	2025 Proposed	20400	707 24TH ST	2025 Proposed	20400
747 22ND ST	2025 Proposed	20400	714 20TH ST	2025 Proposed	20400	701 24TH ST	2025 Proposed	20400
739 22ND ST	2025 Proposed	20400	718 20TH ST	2025 Proposed	20400	714 23RD ST	2025 Proposed	20400
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729 22ND ST	2025 Proposed	20400	742 20TH ST	2025 Proposed	20400	730 23RD ST	2025 Proposed	20400
725 22ND ST	2025 Proposed	20400	746 20TH ST	2025 Proposed	20400	744 23RD ST	2025 Proposed	20400
723 22ND ST	2025 Proposed	20400	747 20TH ST	2025 Proposed	20400	748 23RD ST	2025 Proposed	20400

● 2025 Proposed Replacements



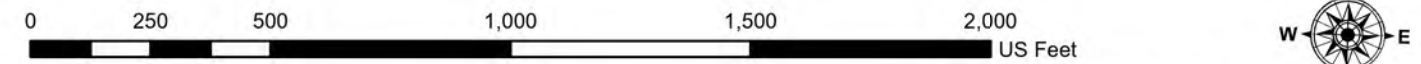
2025 East Moline  
Lead Service Line Replacement Plan  
Census Tract 020600  
112 Locations



**Bounding Area**  
east side: 19th Street  
south side: 5th Avenue  
west side: 6th Street  
north side: 1st Avenue

Address	replace_year	Census Tract	Address	replace_year	Census Tract	Address	replace_year	Census Tract	Address	replace_year	Census Tract
428 7TH ST	2025 Proposed	20600	601 2ND AV	2025 Proposed	20600	429 7TH ST	2025 Proposed	20600	342 12TH ST	2025 Proposed	20600
426 7TH ST	2025 Proposed	20600	600 2ND AV	2025 Proposed	20600	629 5TH AV	2025 Proposed	20600	352 12TH ST	2025 Proposed	20600
418 7TH ST	2025 Proposed	20600	616 2ND AV	2025 Proposed	20600	621 5TH AV	2025 Proposed	20600	358 12TH ST	2025 Proposed	20600
414 7TH ST	2025 Proposed	20600	618 2ND AV	2025 Proposed	20600	615 5TH AV	2025 Proposed	20600	360 12TH ST	2025 Proposed	20600
406 7TH ST	2025 Proposed	20600	620 2ND AV	2025 Proposed	20600	607 5TH AV	2025 Proposed	20600	362 12TH ST	2025 Proposed	20600
404 7TH ST	2025 Proposed	20600	625 2ND AV	2025 Proposed	20600	603 5TH AV	2025 Proposed	20600	364 12TH ST	2025 Proposed	20600
402 7TH ST	2025 Proposed	20600	643 3RD AV	2025 Proposed	20600	804 19TH ST	2025 Proposed	20400	366 12TH ST	2025 Proposed	20600
324 7TH ST	2025 Proposed	20600	639 3RD AV	2025 Proposed	20600	702 19TH ST	2025 Proposed	20400	359 12TH ST	2025 Proposed	20600
322 7TH ST	2025 Proposed	20600	635 3RD AV	2025 Proposed	20600	714 19TH ST	2025 Proposed	20400	357 12TH ST	2025 Proposed	20600
320 7TH ST	2025 Proposed	20600	619 3RD AV	2025 Proposed	20600	718 19TH ST	2025 Proposed	20400	355 12TH ST	2025 Proposed	20600
302 7TH ST	2025 Proposed	20600	617 3RD AV	2025 Proposed	20600	734 19TH ST	2025 Proposed	20400	353 12TH ST	2025 Proposed	20600
226 7TH ST	2025 Proposed	20600	603 3RD AV	2025 Proposed	20600	738 19TH ST	2025 Proposed	20400	351 12TH ST	2025 Proposed	20600
208 7TH ST	2025 Proposed	20600	601 3RD AV	2025 Proposed	20600	750 19TH ST	2025 Proposed	20400	345 12TH ST	2025 Proposed	20600
204 7TH ST	2025 Proposed	20600	602 3RD AV	2025 Proposed	20600	808 19TH ST	2025 Proposed	20400	341 12TH ST	2025 Proposed	20600
202 7TH ST	2025 Proposed	20600	605 3RD AV	2025 Proposed	20600	812 19TH ST	2025 Proposed	20400	339 12TH ST	2025 Proposed	20600
130 7TH ST	2025 Proposed	20600	608 3RD AV	2025 Proposed	20600	318 12TH ST	2025 Proposed	20600	331 12TH ST	2025 Proposed	20600
112 7TH ST	2025 Proposed	20600	616 3RD AV	2025 Proposed	20600	321 13TH ST	2025 Proposed	20600	323 12TH ST	2025 Proposed	20600
113 7TH ST	2025 Proposed	20600	301 7TH ST	2025 Proposed	20600	327 13TH ST	2025 Proposed	20600	322 12TH ST	2025 Proposed	20600
718 1ST AV	2025 Proposed	20600	620 3RD AV	2025 Proposed	20600	333 13TH ST	2025 Proposed	20600	319 12TH ST	2025 Proposed	20600
833 1ST AV	2025 Proposed	20600	313 7TH ST	2025 Proposed	20600	339 13TH ST	2025 Proposed	20600	317 12TH ST	2025 Proposed	20600
726 1ST AV	2025 Proposed	20600	317 7TH ST	2025 Proposed	20600	343 13TH ST	2025 Proposed	20600	311 12TH ST	2025 Proposed	20600
630 1ST AV	2025 Proposed	20600	325 7TH ST	2025 Proposed	20600	201 12TH ST	2025 Proposed	20600	305 12TH ST	2025 Proposed	20600
626 1ST AV	2025 Proposed	20600	633 4TH AV	2025 Proposed	20600	306 11TH ST	2025 Proposed	20600	301 12TH ST	2025 Proposed	20600
624 1ST AV	2025 Proposed	20600	625 4TH AV	2025 Proposed	20600	302 11TH ST	2025 Proposed	20600	229 12TH ST	2025 Proposed	20600
604 1ST AV	2025 Proposed	20600	621 4TH AV	2025 Proposed	20600	240 11TH ST	2025 Proposed	20600	223 12TH ST	2025 Proposed	20600
602 1ST AV	2025 Proposed	20600	613 4TH AV	2025 Proposed	20600	236 11TH ST	2025 Proposed	20600	217 12TH ST	2025 Proposed	20600
639 2ND AV	2025 Proposed	20600	605 4TH AV	2025 Proposed	20600	306 12TH ST	2025 Proposed	20600	209 12TH ST	2025 Proposed	20600
637 2ND AV	2025 Proposed	20600	600 4TH AV	2025 Proposed	20600	316 12TH ST	2025 Proposed	20600	213 19TH ST	2025 Proposed	20600
635 2ND AV	2025 Proposed	20600	605 4TH AV	2025 Proposed	20600	326 12TH ST	2025 Proposed	20600			
627 2ND AV	2025 Proposed	20600	618 4TH AV	2025 Proposed	20600	332 12TH ST	2025 Proposed	20600			
619 2ND AV	2025 Proposed	20600	403 7TH ST	2025 Proposed	20600	338 12TH ST	2025 Proposed	20600			

● 2025 Proposed Replacements

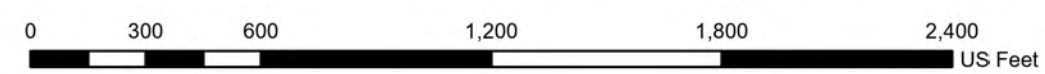


2025 East Moline  
Lead Service Line Replacement Plan  
Census Tract 020800  
232 Locations

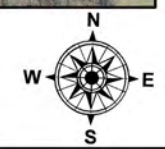


**Bounding Area**  
east side: 100' east of 13th Street  
south side: 26th Avenue  
west side: 1st Street  
north side: 18th Avenue

● 2025 Proposed Replacements



Iowa DNR, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA  
WILLOW SPRINGS DR

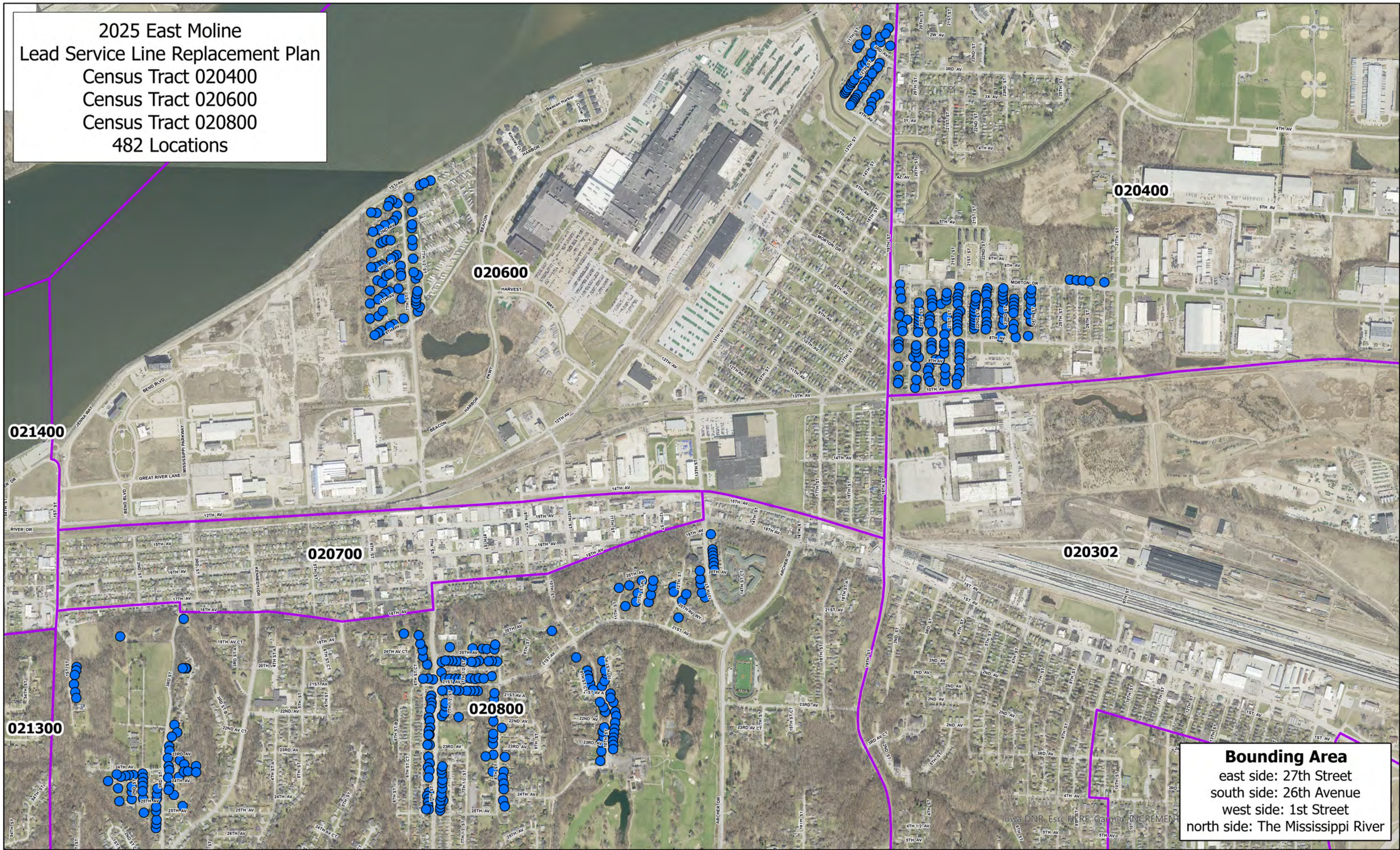


**2025 East Moline  
Lead Service Line Replacement Plan  
Census Tract 020800  
232 Locations**

Address	replace_year	Census Tract	Address	replace_year	Census Tract	Address	replace_year	Census Tract	Address	replace_year	Census Tract	Address	replace_year	Census Tract	Address	replace_year	Census Tract
1930 3RD ST	2025 Proposed	20800	202 25TH AV	2025 Proposed	20800	2151 7TH ST	2025 Proposed	20800	751 20TH AV	2025 Proposed	20800	723 21ST AV	2025 Proposed	20800	925 21ST AV A	2025 Proposed	20800
304 18TH AV	2025 Proposed	20800	2431 2ND ST	2025 Proposed	20800	2155 7TH ST	2025 Proposed	20800	755 20TH AV	2025 Proposed	20800	725 21ST AV	2025 Proposed	20800	2188 10TH ST PL	2025 Proposed	20800
171 19TH AV	2025 Proposed	20800	203 25TH AV	2025 Proposed	20800	2155 7TH ST	2025 Proposed	20800	767 20TH AV	2025 Proposed	20800	735 21ST AV	2025 Proposed	20800	2175 10TH ST PL	2025 Proposed	20800
1830 1ST ST	2025 Proposed	20800	2433 3RD ST	2025 Proposed	20800	637 23RD AV	2025 Proposed	20800	2005 8TH ST	2025 Proposed	20800	741 21ST AV	2025 Proposed	20800	2165 10TH ST PL	2025 Proposed	20800
1832 1ST ST	2025 Proposed	20800	2423 3RD ST	2025 Proposed	20800	637 23RD AV	2025 Proposed	20800	802 22ND AV	2025 Proposed	20800	745 21ST AV	2025 Proposed	20800	2161 10TH ST PL	2025 Proposed	20800
1836 1ST ST	2025 Proposed	20800	2419 3RD ST	2025 Proposed	20800	2305 7TH ST	2025 Proposed	20800	2308 8TH ST	2025 Proposed	20800	751 21ST AV	2025 Proposed	20800	2155 10TH ST PL	2025 Proposed	20800
1844 1ST ST	2025 Proposed	20800	2402 2ND ST	2025 Proposed	20800	2313 7TH ST	2025 Proposed	20800	2324 8TH ST	2025 Proposed	20800	746 21ST AV	2025 Proposed	20800	2012 9TH ST CT	2025 Proposed	20800
1852 1ST ST	2025 Proposed	20800	2408 2ND ST	2025 Proposed	20800	2317 7TH ST	2025 Proposed	20800	2328 8TH ST	2025 Proposed	20800	742 21ST AV	2025 Proposed	20800	2180 10TH ST	2025 Proposed	20800
1856 1ST ST	2025 Proposed	20800	2414 2ND ST	2025 Proposed	20800	2321 7TH ST	2025 Proposed	20800	2336 8TH ST	2025 Proposed	20800	738 21ST AV	2025 Proposed	20800	2101 10TH ST	2025 Proposed	20800
1930 3RD ST	2025 Proposed	20800	2418 2ND ST	2025 Proposed	20800	2329 7TH ST	2025 Proposed	20800	2340 8TH ST	2025 Proposed	20800	732 21ST AV	2025 Proposed	20800	1090 20TH AV	2025 Proposed	20800
1930 3RD ST	2025 Proposed	20800	2424 2ND ST	2025 Proposed	20800	2347 7TH ST	2025 Proposed	20800	2346 8TH ST	2025 Proposed	20800	724 21ST AV	2025 Proposed	20800	2032 11TH ST	2025 Proposed	20800
1930 3RD ST	2025 Proposed	20800	2425 2ND ST	2025 Proposed	20800	2351 7TH ST	2025 Proposed	20800	2350 8TH ST	2025 Proposed	20800	720 21ST AV	2025 Proposed	20800	1100 20TH AV	2025 Proposed	20800
1930 3RD ST	2025 Proposed	20800	2417 2ND ST	2025 Proposed	20800	2355 7TH ST	2025 Proposed	20800	2327 8TH ST	2025 Proposed	20800	714 21ST AV	2025 Proposed	20800	1122 20TH AV	2025 Proposed	20800
2218 3RD ST	2025 Proposed	20800	148 24TH AV	2025 Proposed	20800	2359 7TH ST	2025 Proposed	20800	2301 8TH ST	2025 Proposed	20800	710 21ST AV	2025 Proposed	20800	2019 11TH ST PL	2025 Proposed	20800
2222 3RD ST	2025 Proposed	20800	144 24TH AV	2025 Proposed	20800	2363 7TH ST	2025 Proposed	20800	758 23RD AV	2025 Proposed	20800	702 21ST AV	2025 Proposed	20800	2023 11TH ST PL	2025 Proposed	20800
2236 3RD ST	2025 Proposed	20800	140 24TH AV	2025 Proposed	20800	637 25TH AV	2025 Proposed	20800	2161 8TH ST	2025 Proposed	20800	2120 10TH ST	2025 Proposed	20800	2020 11TH ST PL	2025 Proposed	20800
2244 3RD ST	2025 Proposed	20800	138 24TH AV	2025 Proposed	20800	637 25TH AV	2025 Proposed	20800	2157 8TH ST	2025 Proposed	20800	2180 10TH ST	2025 Proposed	20800	2016 11TH ST PL	2025 Proposed	20800
2248 3RD ST	2025 Proposed	20800	134 24TH AV	2025 Proposed	20800	2368 7TH ST	2025 Proposed	20800	2153 8TH ST	2025 Proposed	20800	2136 10TH ST	2025 Proposed	20800	2012 11TH ST PL	2025 Proposed	20800
316 23RD AV	2025 Proposed	20800	2420 1ST ST A	2025 Proposed	20800	2364 7TH ST	2025 Proposed	20800	2139 8TH ST	2025 Proposed	20800	2190 10TH ST	2025 Proposed	20800	1134 20TH AV	2025 Proposed	20800
322 23RD AV	2025 Proposed	20800	132 24TH AV	2025 Proposed	20800	2360 7TH ST	2025 Proposed	20800	2129 8TH ST	2025 Proposed	20800	2200 10TH ST	2025 Proposed	20800	2031 12TH ST	2025 Proposed	20800
338 23RD AV	2025 Proposed	20800	922 20TH AV	2025 Proposed	20800	2356 7TH ST	2025 Proposed	20800	2117 8TH ST	2025 Proposed	20800	2208 10TH ST	2025 Proposed	20800	2035 12TH ST	2025 Proposed	20800
2304 3RD ST	2025 Proposed	20800	645 21ST AV	2025 Proposed	20800	2356 7TH ST	2025 Proposed	20800	2115 8TH ST	2025 Proposed	20800	2210 10TH ST	2025 Proposed	20800	1204 21ST AV	2025 Proposed	20800
2312 3RD ST	2025 Proposed	20800	641 21ST AV	2025 Proposed	20800	2352 7TH ST	2025 Proposed	20800	2105 8TH ST	2025 Proposed	20800	2214 10TH ST	2025 Proposed	20800	1200 20TH AV WAY	2025 Proposed	20800
2314 3RD ST	2025 Proposed	20800	637 21ST AV	2025 Proposed	20800	2348 7TH ST	2025 Proposed	20800	2021 8TH ST	2025 Proposed	20800	2218 10TH ST	2025 Proposed	20800	2020 12TH ST	2025 Proposed	20800
2320 3RD ST	2025 Proposed	20800	2007 7TH ST	2025 Proposed	20800	2344 7TH ST	2025 Proposed	20800	768 20TH AV	2025 Proposed	20800	2222 10TH ST	2025 Proposed	20800	1906 13TH ST	2025 Proposed	20800
309 24TH AV	2025 Proposed	20800	2003 7TH ST	2025 Proposed	20800	2340 7TH ST	2025 Proposed	20800	762 20TH AV	2025 Proposed	20800	2306 10TH ST	2025 Proposed	20800	1922 13TH ST	2025 Proposed	20800
313 24TH AV	2025 Proposed	20800	1837 7TH ST	2025 Proposed	20800	2338 7TH ST	2025 Proposed	20800	758 20TH AV	2025 Proposed	20800	2315 10TH ST	2025 Proposed	20800	1924 13TH ST	2025 Proposed	20800
325 24TH AV	2025 Proposed	20800	1839 7TH ST	2025 Proposed	20800	2324 7TH ST	2025 Proposed	20800	748 20TH AV	2025 Proposed	20800	2303 10TH ST	2025 Proposed	20800	1926 13TH ST	2025 Proposed	20800
333 24TH AV	2025 Proposed	20800	1833 7TH ST	2025 Proposed	20800	2320 7TH ST	2025 Proposed	20800	744 20TH AV	2025 Proposed	20800	2221 10TH ST	2025 Proposed	20800	1932 13TH ST	2025 Proposed	20800
2410 3 ST	2025 Proposed	20800	660 18TH AV	2025 Proposed	20800	2316 7TH ST	2025 Proposed	20800	740 20TH AV	2025 Proposed	20800	2215 10TH ST	2025 Proposed	20800	1936 13TH ST	2025 Proposed	20800
2400 3RD ST	2025 Proposed	20800	640 18TH AV	2025 Proposed	20800	2134 7TH ST	2025 Proposed	20800	728 20TH AV	2025 Proposed	20800	2209 10TH ST	2025 Proposed	20800	1940 13TH ST	2025 Proposed	20800
2404 3RD ST	2025 Proposed	20800	2109 7TH ST	2025 Proposed	20800	2130 7TH 1/2 ST	2025 Proposed	20800	724 20TH AV	2025 Proposed	20800	2203 10TH ST	2025 Proposed	20800	1301 20TH AV	2025 Proposed	20800
315 25TH AV	2025 Proposed	20800	2113 7TH ST	2025 Proposed	20800	2126 7TH ST	2025 Proposed	20800	720 20TH AV	2025 Proposed	20800	2133 10TH ST	2025 Proposed	20800	2015 13TH ST	2025 Proposed	20800
2523 3RD ST	2025 Proposed	20800	2117 7TH ST	2025 Proposed	20800	2118 7TH ST	2025 Proposed	20800	716 20TH AV	2025 Proposed	20800	2125 10TH ST	2025 Proposed	20800	2011 13TH ST	2025 Proposed	20800
2519 3RD ST	2025 Proposed	20800	2121 7TH ST	2025 Proposed	20800	2118 7TH ST	2025 Proposed	20800	712 20TH AV	2025 Proposed	20800	2121 10TH ST	2025 Proposed	20800	2007 13TH ST	2025 Proposed	20800
2517 3RD ST	2025 Proposed	20800	2125 7TH ST	2025 Proposed	20800	2010 7TH ST	2025 Proposed	20800	708 20TH AV	2025 Proposed	20800	2008 9TH ST CT	2025 Proposed	20800	2005 13TH ST	2025 Proposed	20800
2507 3RD ST	2025 Proposed	20800	2135 7TH ST	2025 Proposed	20800	2006 7TH ST	2025 Proposed	20800	705 21ST AV	2025 Proposed	20800	2012 9TH ST CT	2025 Proposed	20800	1947 13TH ST	2025 Proposed	20800
2501 3RD ST	2025 Proposed	20800	2139 7TH ST	2025 Proposed	20800	711 20TH AV	2025 Proposed	20800	711 21ST AV	2025 Proposed	20800	2016 9TH ST CT	2025 Proposed	20800			
206 25TH AV	2025 Proposed	20800	2147 7TH ST	2025 Proposed	20800	741 20TH AV	2025 Proposed	20800	719 21ST AV	2025 Proposed	20800	2016 9TH ST CT	2025 Proposed	20800			

**Bounding Area**  
east side: 100' east of 13th Street  
south side: 26th Avenue  
west side: 1st Street  
north side: 18th Avenue

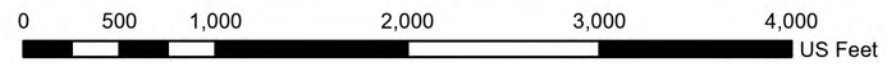
2025 East Moline  
 Lead Service Line Replacement Plan  
 Census Tract 020400  
 Census Tract 020600  
 Census Tract 020800  
 482 Locations



**Bounding Area**  
 east side: 27th Street  
 south side: 26th Avenue  
 west side: 1st Street  
 north side: The Mississippi River

● 2025 Proposed Replacements

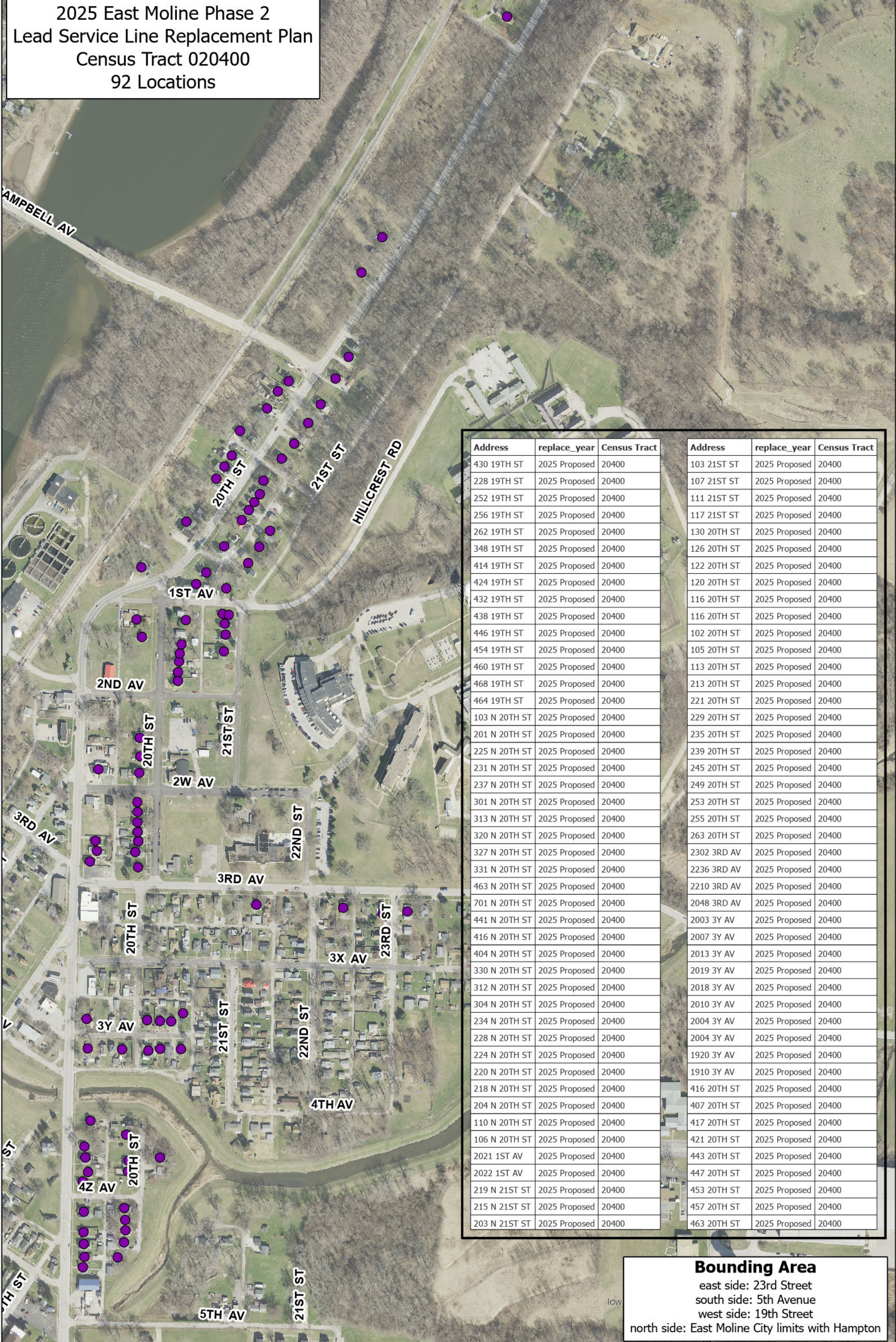
□ USA Census Tract Boundaries





2025 East Moline Phase 2  
Lead Service Line Replacement Plan  
Census Tract 020400  
92 Locations

CAMPBELL AV

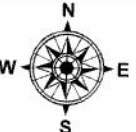
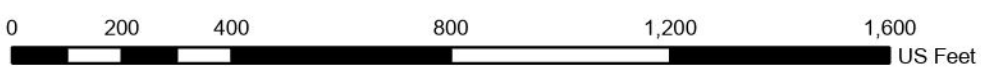


Address	replace_year	Census Tract
430 19TH ST	2025 Proposed	20400
228 19TH ST	2025 Proposed	20400
252 19TH ST	2025 Proposed	20400
256 19TH ST	2025 Proposed	20400
262 19TH ST	2025 Proposed	20400
348 19TH ST	2025 Proposed	20400
414 19TH ST	2025 Proposed	20400
424 19TH ST	2025 Proposed	20400
432 19TH ST	2025 Proposed	20400
438 19TH ST	2025 Proposed	20400
446 19TH ST	2025 Proposed	20400
454 19TH ST	2025 Proposed	20400
460 19TH ST	2025 Proposed	20400
468 19TH ST	2025 Proposed	20400
464 19TH ST	2025 Proposed	20400
103 N 20TH ST	2025 Proposed	20400
201 N 20TH ST	2025 Proposed	20400
225 N 20TH ST	2025 Proposed	20400
231 N 20TH ST	2025 Proposed	20400
237 N 20TH ST	2025 Proposed	20400
301 N 20TH ST	2025 Proposed	20400
313 N 20TH ST	2025 Proposed	20400
320 N 20TH ST	2025 Proposed	20400
327 N 20TH ST	2025 Proposed	20400
331 N 20TH ST	2025 Proposed	20400
463 N 20TH ST	2025 Proposed	20400
701 N 20TH ST	2025 Proposed	20400
441 N 20TH ST	2025 Proposed	20400
416 N 20TH ST	2025 Proposed	20400
404 N 20TH ST	2025 Proposed	20400
330 N 20TH ST	2025 Proposed	20400
312 N 20TH ST	2025 Proposed	20400
304 N 20TH ST	2025 Proposed	20400
234 N 20TH ST	2025 Proposed	20400
228 N 20TH ST	2025 Proposed	20400
224 N 20TH ST	2025 Proposed	20400
220 N 20TH ST	2025 Proposed	20400
218 N 20TH ST	2025 Proposed	20400
204 N 20TH ST	2025 Proposed	20400
110 N 20TH ST	2025 Proposed	20400
106 N 20TH ST	2025 Proposed	20400
2021 1ST AV	2025 Proposed	20400
2022 1ST AV	2025 Proposed	20400
219 N 21ST ST	2025 Proposed	20400
215 N 21ST ST	2025 Proposed	20400
203 N 21ST ST	2025 Proposed	20400

Address	replace_year	Census Tract
103 21ST ST	2025 Proposed	20400
107 21ST ST	2025 Proposed	20400
111 21ST ST	2025 Proposed	20400
117 21ST ST	2025 Proposed	20400
130 20TH ST	2025 Proposed	20400
126 20TH ST	2025 Proposed	20400
122 20TH ST	2025 Proposed	20400
120 20TH ST	2025 Proposed	20400
116 20TH ST	2025 Proposed	20400
116 20TH ST	2025 Proposed	20400
102 20TH ST	2025 Proposed	20400
105 20TH ST	2025 Proposed	20400
113 20TH ST	2025 Proposed	20400
213 20TH ST	2025 Proposed	20400
221 20TH ST	2025 Proposed	20400
229 20TH ST	2025 Proposed	20400
235 20TH ST	2025 Proposed	20400
239 20TH ST	2025 Proposed	20400
245 20TH ST	2025 Proposed	20400
249 20TH ST	2025 Proposed	20400
253 20TH ST	2025 Proposed	20400
255 20TH ST	2025 Proposed	20400
263 20TH ST	2025 Proposed	20400
2302 3RD AV	2025 Proposed	20400
2236 3RD AV	2025 Proposed	20400
2210 3RD AV	2025 Proposed	20400
2048 3RD AV	2025 Proposed	20400
2003 3Y AV	2025 Proposed	20400
2007 3Y AV	2025 Proposed	20400
2013 3Y AV	2025 Proposed	20400
2019 3Y AV	2025 Proposed	20400
2018 3Y AV	2025 Proposed	20400
2010 3Y AV	2025 Proposed	20400
2004 3Y AV	2025 Proposed	20400
2004 3Y AV	2025 Proposed	20400
1920 3Y AV	2025 Proposed	20400
1910 3Y AV	2025 Proposed	20400
416 20TH ST	2025 Proposed	20400
407 20TH ST	2025 Proposed	20400
417 20TH ST	2025 Proposed	20400
421 20TH ST	2025 Proposed	20400
443 20TH ST	2025 Proposed	20400
447 20TH ST	2025 Proposed	20400
453 20TH ST	2025 Proposed	20400
457 20TH ST	2025 Proposed	20400
463 20TH ST	2025 Proposed	20400

**Bounding Area**  
east side: 23rd Street  
south side: 5th Avenue  
west side: 19th Street  
north side: East Moline City limits with Hampton

● 2025 Proposed Replacements Phase 2



2025 East Moline Phase 2  
Lead Service Line Replacement Plan  
Census Tract 020600  
137 Locations

13TH AV

14TH AV

17TH ST

18TH ST

19TH ST

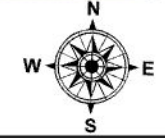
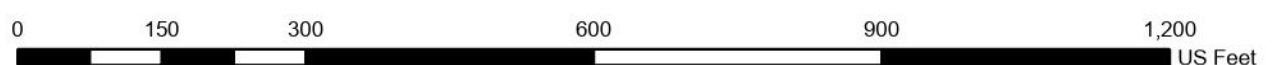
**Bounding Area**  
east side: 19th Street  
south side: 15th Avenue  
west side: 125' west of 17th Street  
north side: 125' north of 10th Avenue

● 2025 Proposed Replacements Phase 2

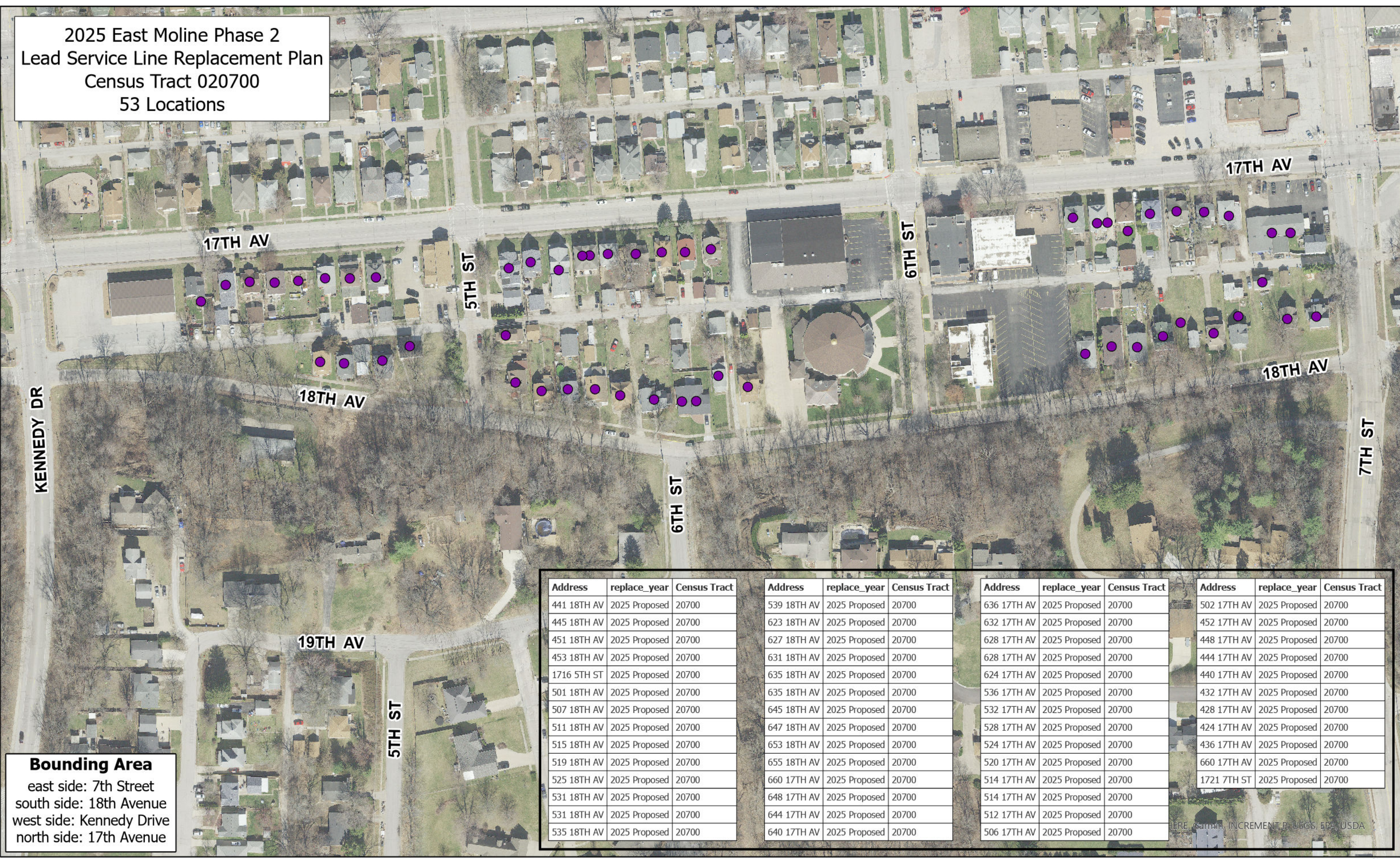
Address	replace_year	Census Tract
1451 17TH ST	2025 Proposed	20600
1447 17TH ST	2025 Proposed	20600
1443 17TH ST	2025 Proposed	20600
1441 17TH ST	2025 Proposed	20600
1435 17TH ST	2025 Proposed	20600
1431 17TH ST	2025 Proposed	20600
1427 17TH ST	2025 Proposed	20600
1423 17TH ST	2025 Proposed	20600
1419 17TH ST	2025 Proposed	20600
1415 17TH ST	2025 Proposed	20600
1411 17TH ST	2025 Proposed	20600
	2025 Proposed	20600
1407 17TH ST	2025 Proposed	20600
1401 17TH ST	2025 Proposed	20600
1347 17TH ST	2025 Proposed	20600
1343 17TH ST	2025 Proposed	20600
1339 17TH ST	2025 Proposed	20600
1337 17TH ST	2025 Proposed	20600
1333 17TH ST	2025 Proposed	20600
1323 17TH ST	2025 Proposed	20600
1319 17TH ST	2025 Proposed	20600
1315 17TH ST	2025 Proposed	20600
1309 17TH ST	2025 Proposed	20600
1307 17TH ST	2025 Proposed	20600
1303 17TH ST	2025 Proposed	20600
1302 17TH ST	2025 Proposed	20600
1306 17TH ST	2025 Proposed	20600
1312 17TH ST	2025 Proposed	20600
1314 17TH ST	2025 Proposed	20600
1316 17TH ST	2025 Proposed	20600
1324 17TH ST	2025 Proposed	20600
1326 17TH ST	2025 Proposed	20600
1328 17TH ST	2025 Proposed	20600
1316 17TH ST	2025 Proposed	20600
1336 17TH ST	2025 Proposed	20600
1344 17TH ST	2025 Proposed	20600
1701 14TH AV	2025 Proposed	20600
1701 14TH AV	2025 Proposed	20600
1713 14TH AV	2025 Proposed	20600
1406 17TH ST	2025 Proposed	20600
1410 17TH ST	2025 Proposed	20600
1414 17TH ST	2025 Proposed	20600
1418 17TH ST	2025 Proposed	20600
1418 17TH ST	2025 Proposed	20600
1422 17TH ST	2025 Proposed	20600
1424 17TH ST	2025 Proposed	20600
1430 17TH ST	2025 Proposed	20600
1430 17TH ST	2025 Proposed	20600

Address	replace_year	Census Tract
1434 17TH ST	2025 Proposed	20600
1448 17TH ST	2025 Proposed	20600
1456 17TH ST	2025 Proposed	20600
1463 18TH ST	2025 Proposed	20600
1459 18TH ST	2025 Proposed	20600
1457 18TH ST	2025 Proposed	20600
1453 18TH ST	2025 Proposed	20600
1451 18TH ST	2025 Proposed	20600
1439 18TH ST	2025 Proposed	20600
1435 18TH ST	2025 Proposed	20600
1443 18TH ST	2025 Proposed	20600
1431 18TH ST	2025 Proposed	20600
1447 18TH ST	2025 Proposed	20600
1427 18TH ST	2025 Proposed	20600
1425 18TH ST	2025 Proposed	20600
1800 14TH AV	2025 Proposed	20600
1419 18TH ST	2025 Proposed	20600
1349 18TH ST	2025 Proposed	20600
1347 18TH ST	2025 Proposed	20600
1345 18TH ST	2025 Proposed	20600
1343 18TH ST	2025 Proposed	20600
1339 18TH ST	2025 Proposed	20600
1323 18TH ST	2025 Proposed	20600
1315 18TH ST	2025 Proposed	20600
1304 18TH ST	2025 Proposed	20600
1308 18TH ST	2025 Proposed	20600
1312 18TH ST	2025 Proposed	20600
1314 18TH ST	2025 Proposed	20600
1312 18TH ST	2025 Proposed	20600
1320 18TH ST	2025 Proposed	20600
1324 18TH ST	2025 Proposed	20600
1328 18TH ST	2025 Proposed	20600
1332 18TH ST	2025 Proposed	20600
1336 18TH ST	2025 Proposed	20600
1340 18TH ST	2025 Proposed	20600
1344 18TH ST	2025 Proposed	20600
1348 18TH ST	2025 Proposed	20600
1352 18TH ST	2025 Proposed	20600
1406 18TH ST	2025 Proposed	20600
1410 18TH ST	2025 Proposed	20600
1414 18TH ST	2025 Proposed	20600
1418 18TH ST	2025 Proposed	20600
1422 18TH ST	2025 Proposed	20600
1426 18TH ST	2025 Proposed	20600
1430 18TH ST	2025 Proposed	20600
1434 18TH ST	2025 Proposed	20600

Address	replace_year	Census Tract
1436 18TH ST	2025 Proposed	20600
1440 18TH ST	2025 Proposed	20600
1444 18TH ST	2025 Proposed	20600
1458 18TH ST	2025 Proposed	20600
1454 18TH ST	2025 Proposed	20600
1444 18TH ST	2025 Proposed	20600
1460 18TH ST	2025 Proposed	20600
1464 18TH ST	2025 Proposed	20600
1466 18TH ST	2025 Proposed	20600
1471 19TH ST	2025 Proposed	20600
1465 19TH ST	2025 Proposed	20600
1459 19TH ST	2025 Proposed	20600
1455 19TH ST	2025 Proposed	20600
1451 19TH ST	2025 Proposed	20600
1447 19TH ST	2025 Proposed	20600
1443 19TH ST	2025 Proposed	20600
1439 19TH ST	2025 Proposed	20600
1435 19TH ST	2025 Proposed	20600
1431 19TH ST	2025 Proposed	20600
1423 19TH ST	2025 Proposed	20600
1421 19TH ST	2025 Proposed	20600
1415 19TH ST	2025 Proposed	20600
1409 19TH ST	2025 Proposed	20600
1407 19TH ST	2025 Proposed	20600
1821 14TH AV	2025 Proposed	20600
1349 19TH ST	2025 Proposed	20600
1347 19TH ST	2025 Proposed	20600
1343 19TH ST	2025 Proposed	20600
1339 19TH ST	2025 Proposed	20600
1335 19TH ST	2025 Proposed	20600
1329 19TH ST	2025 Proposed	20600
1319 19TH ST	2025 Proposed	20600
1315 19TH ST	2025 Proposed	20600
1311 19TH ST	2025 Proposed	20600
1307 19TH ST	2025 Proposed	20600
1303 19TH ST	2025 Proposed	20600
1301 19TH ST	2025 Proposed	20600
1709 10TH AV	2025 Proposed	20600
1715 10TH AV	2025 Proposed	20600
1719 10TH AV	2025 Proposed	20600
1739 10TH AV	2025 Proposed	20600
1743 10TH AV	2025 Proposed	20600
1708 10TH AV	2025 Proposed	20600
1702 10TH AV	2025 Proposed	20600



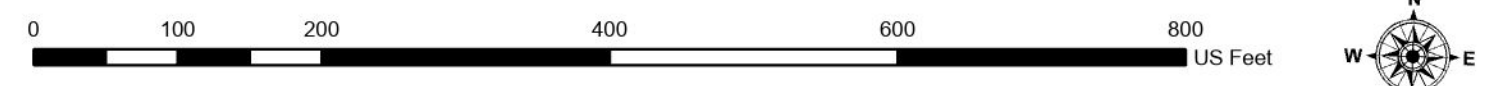
2025 East Moline Phase 2  
 Lead Service Line Replacement Plan  
 Census Tract 020700  
 53 Locations



**Bounding Area**  
 east side: 7th Street  
 south side: 18th Avenue  
 west side: Kennedy Drive  
 north side: 17th Avenue

Address	replace_year	Census Tract	Address	replace_year	Census Tract	Address	replace_year	Census Tract	Address	replace_year	Census Tract
441 18TH AV	2025 Proposed	20700	539 18TH AV	2025 Proposed	20700	636 17TH AV	2025 Proposed	20700	502 17TH AV	2025 Proposed	20700
445 18TH AV	2025 Proposed	20700	623 18TH AV	2025 Proposed	20700	632 17TH AV	2025 Proposed	20700	452 17TH AV	2025 Proposed	20700
451 18TH AV	2025 Proposed	20700	627 18TH AV	2025 Proposed	20700	628 17TH AV	2025 Proposed	20700	448 17TH AV	2025 Proposed	20700
453 18TH AV	2025 Proposed	20700	631 18TH AV	2025 Proposed	20700	628 17TH AV	2025 Proposed	20700	444 17TH AV	2025 Proposed	20700
1716 5TH ST	2025 Proposed	20700	635 18TH AV	2025 Proposed	20700	624 17TH AV	2025 Proposed	20700	440 17TH AV	2025 Proposed	20700
501 18TH AV	2025 Proposed	20700	635 18TH AV	2025 Proposed	20700	536 17TH AV	2025 Proposed	20700	432 17TH AV	2025 Proposed	20700
507 18TH AV	2025 Proposed	20700	645 18TH AV	2025 Proposed	20700	532 17TH AV	2025 Proposed	20700	428 17TH AV	2025 Proposed	20700
511 18TH AV	2025 Proposed	20700	647 18TH AV	2025 Proposed	20700	528 17TH AV	2025 Proposed	20700	424 17TH AV	2025 Proposed	20700
515 18TH AV	2025 Proposed	20700	653 18TH AV	2025 Proposed	20700	524 17TH AV	2025 Proposed	20700	436 17TH AV	2025 Proposed	20700
519 18TH AV	2025 Proposed	20700	655 18TH AV	2025 Proposed	20700	520 17TH AV	2025 Proposed	20700	660 17TH AV	2025 Proposed	20700
525 18TH AV	2025 Proposed	20700	660 17TH AV	2025 Proposed	20700	514 17TH AV	2025 Proposed	20700	1721 7TH ST	2025 Proposed	20700
531 18TH AV	2025 Proposed	20700	648 17TH AV	2025 Proposed	20700	514 17TH AV	2025 Proposed	20700			
531 18TH AV	2025 Proposed	20700	644 17TH AV	2025 Proposed	20700	512 17TH AV	2025 Proposed	20700			
535 18TH AV	2025 Proposed	20700	640 17TH AV	2025 Proposed	20700	506 17TH AV	2025 Proposed	20700			

● 2025 Proposed Replacements Phase 2



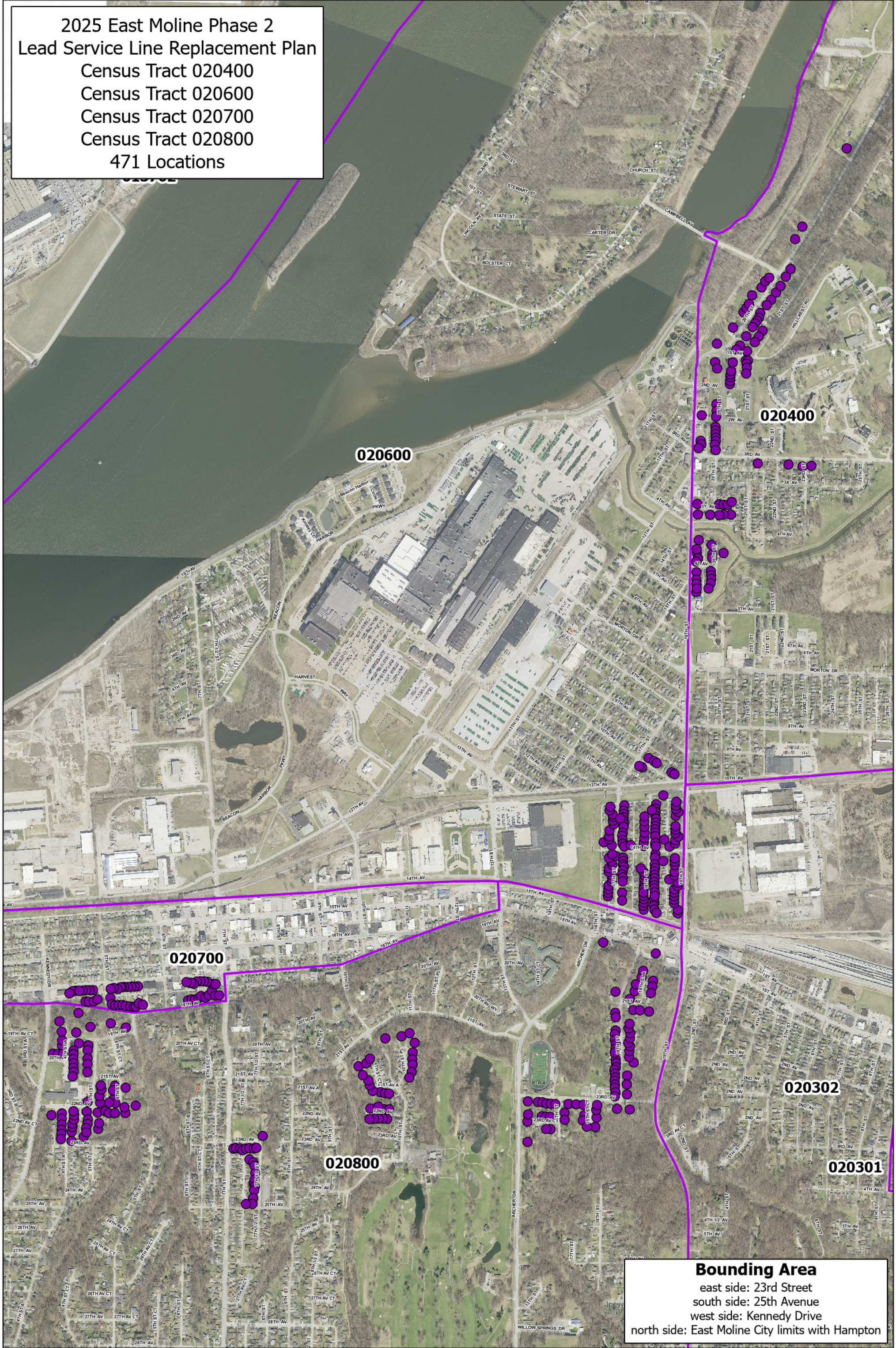


**2025 East Moline Phase 2  
Lead Service Line Replacement Plan  
Census Tract 020800  
189 Locations**

Address	replace_year	Census Tract	Address	replace_year	Census Tract	Address	replace_year	Census Tract	Address	replace_year	Census Tract	Address	replace_year	Census Tract	Address	replace_year	Census Tract
436 18TH AV	2025 Proposed	20800	2109 6TH ST	2025 Proposed	20800	1911 5TH ST	2025 Proposed	20800	2341 7TH 1/2 ST	2025 Proposed	20800	2174 10TH ST PL	2025 Proposed	20800	2188 18TH ST	2025 Proposed	20800
402 22ND AV	2025 Proposed	20800	2109 6TH ST	2025 Proposed	20800	1925 5TH ST	2025 Proposed	20800	2347 7TH 1/2 ST	2025 Proposed	20800	2176 10TH ST PL	2025 Proposed	20800	2156 18TH ST	2025 Proposed	20800
2201 4TH ST A	2025 Proposed	20800	2121 6TH ST	2025 Proposed	20800	1929 5TH ST	2025 Proposed	20800	2349 7TH 1/2 ST	2025 Proposed	20800	1309 23RD AV CT	2025 Proposed	20800	2152 18TH ST	2025 Proposed	20800
2207 4TH ST A	2025 Proposed	20800	2125 6TH ST	2025 Proposed	20800	545 19TH AV	2025 Proposed	20800	2361 7TH 1/2 ST	2025 Proposed	20800	1315 23RD AV CT	2025 Proposed	20800	2146 18TH ST	2025 Proposed	20800
2209 4TH ST A	2025 Proposed	20800	517 22ND AV	2025 Proposed	20800	1818 18TH AV	2025 Proposed	20800	2365 7TH 1/2 ST	2025 Proposed	20800	1319 23RD AV CT	2025 Proposed	20800	2142 18TH ST	2025 Proposed	20800
2211 4TH ST A	2025 Proposed	20800	505 22ND AV	2025 Proposed	20800	1606 18TH AV	2025 Proposed	20800	715 25TH AV	2025 Proposed	20800	2320 14TH ST	2025 Proposed	20800	2138 18TH ST	2025 Proposed	20800
2231 4TH ST A	2025 Proposed	20800	505 22ND AV	2025 Proposed	20800	2161 18TH ST	2025 Proposed	20800	924 22ND AV	2025 Proposed	20800	2326 14TH ST	2025 Proposed	20800	2134 18TH ST	2025 Proposed	20800
2235 4TH ST A	2025 Proposed	20800	2120 5TH ST	2025 Proposed	20800	2165 18TH ST	2025 Proposed	20800	922 22ND AV	2025 Proposed	20800	1320 23RD AV CT	2025 Proposed	20800	2126 18TH ST	2025 Proposed	20800
427 23RD AV	2025 Proposed	20800	2112 5TH ST	2025 Proposed	20800	2169 18TH ST	2025 Proposed	20800	918 22ND AV	2025 Proposed	20800	1316 23RD AV CT	2025 Proposed	20800	2122 18TH ST	2025 Proposed	20800
2236 4TH ST A	2025 Proposed	20800	2112 5TH ST	2025 Proposed	20800	2172 18TH ST	2025 Proposed	20800	914 22ND AV	2025 Proposed	20800	2326 13TH ST	2025 Proposed	20800	1808 21ST AV	2025 Proposed	20800
2226 4TH ST A	2025 Proposed	20800	2106 5TH ST	2025 Proposed	20800	2173 18TH ST	2025 Proposed	20800	900 22ND AV	2025 Proposed	20800	2316 ARCHER DR	2025 Proposed	20800	1812 21ST AV	2025 Proposed	20800
2224 4TH ST A	2025 Proposed	20800	2121 5TH ST	2025 Proposed	20800	2175 18TH ST	2025 Proposed	20800	901 22ND AV	2025 Proposed	20800	2312 ARCHER DR	2025 Proposed	20800	1880 18TH ST	2025 Proposed	20800
2220 4TH ST A	2025 Proposed	20800	401 20TH AV	2025 Proposed	20800	2181 18TH ST	2025 Proposed	20800	921 22ND AV	2025 Proposed	20800	2304 13TH ST	2025 Proposed	20800	1850 18TH ST	2025 Proposed	20800
2210 4TH ST A	2025 Proposed	20800	405 20TH AV	2025 Proposed	20800	2187 18TH ST	2025 Proposed	20800	913 22ND AV	2025 Proposed	20800	1306 23RD AV	2025 Proposed	20800	1844 18TH ST	2025 Proposed	20800
2208 4TH ST A	2025 Proposed	20800	407 20TH AV	2025 Proposed	20800	2191 18TH ST	2025 Proposed	20800	925 22ND AV	2025 Proposed	20800	1310 23RD AV	2025 Proposed	20800	1836 18TH ST	2025 Proposed	20800
408 22ND AV	2025 Proposed	20800	1907 4TH ST A	2025 Proposed	20800	2195 18TH ST	2025 Proposed	20800	916 21ST AV A	2025 Proposed	20800	1316 23RD AV	2025 Proposed	20800	1830 18TH ST	2025 Proposed	20800
2201 5TH ST	2025 Proposed	20800	1905 4TH ST A	2025 Proposed	20800	2197 18TH ST	2025 Proposed	20800	920 21ST AV A	2025 Proposed	20800	1320 23RD AV	2025 Proposed	20800	1846 18TH ST A	2025 Proposed	20800
2213 5TH ST	2025 Proposed	20800	410 19TH AV	2025 Proposed	20800	2201 18TH ST	2025 Proposed	20800	924 21ST AV A	2025 Proposed	20800	1324 23RD AV	2025 Proposed	20800	1850 18TH ST A	2025 Proposed	20800
2215 5TH ST	2025 Proposed	20800	1914 4TH ST A	2025 Proposed	20800	702 23RD AV	2025 Proposed	20800	2023 9TH ST CT	2025 Proposed	20800	1402 23RD AV	2025 Proposed	20800	1856 18TH ST A	2025 Proposed	20800
2219 5TH ST	2025 Proposed	20800	1918 4TH ST A	2025 Proposed	20800	708 23RD AV	2025 Proposed	20800	2019 9TH ST CT	2025 Proposed	20800	1414 23RD AV	2025 Proposed	20800	2100 18TH ST A	2025 Proposed	20800
2223 5TH ST	2025 Proposed	20800	1920 4TH ST A	2025 Proposed	20800	710 23RD AV	2025 Proposed	20800	2015 9TH ST CT	2025 Proposed	20800	1420 23RD AV	2025 Proposed	20800	1857 18TH ST	2025 Proposed	20800
2210 5TH ST	2025 Proposed	20800	1926 4TH ST A	2025 Proposed	20800	714 23RD AV	2025 Proposed	20800	2011 9TH ST CT	2025 Proposed	20800	2335 15TH ST CT	2025 Proposed	20800	2107 18TH ST	2025 Proposed	20800
2206 5TH ST	2025 Proposed	20800	1928 4TH ST A	2025 Proposed	20800	718 23RD AV	2025 Proposed	20800	2007 9TH ST CT	2025 Proposed	20800	2345 15TH ST CT	2025 Proposed	20800	2111 18TH ST	2025 Proposed	20800
2200 5TH ST	2025 Proposed	20800	1930 4TH ST A	2025 Proposed	20800	722 23RD AV	2025 Proposed	20800	2003 9TH ST CT	2025 Proposed	20800	2344 15TH ST CT	2025 Proposed	20800	2129 18TH ST	2025 Proposed	20800
512 22ND AV	2025 Proposed	20800	1940 4TH ST A	2025 Proposed	20800	726 23RD AV	2025 Proposed	20800	2009 9TH ST CT	2025 Proposed	20800	2340 15TH ST CT	2025 Proposed	20800	2131 18TH ST	2025 Proposed	20800
516 22ND AV	2025 Proposed	20800	414 19TH AV	2025 Proposed	20800	730 23RD AV	2025 Proposed	20800	2141 10TH ST PL	2025 Proposed	20800	2355 15TH ST CT	2025 Proposed	20800	2133 18TH ST	2025 Proposed	20800
526 22ND AV	2025 Proposed	20800	400 19TH AV	2025 Proposed	20800	2317 7TH 1/2 ST	2025 Proposed	20800	2144 10TH ST PL	2025 Proposed	20800	2320 15TH ST CT	2025 Proposed	20800	2141 18TH ST	2025 Proposed	20800
2208 6TH ST	2025 Proposed	20800	421 19TH AV	2025 Proposed	20800	733 23RD AV	2025 Proposed	20800	2148 10TH ST PL	2025 Proposed	20800	1502 23RD AV	2025 Proposed	20800	2149 18TH ST	2025 Proposed	20800
2200 6TH ST	2025 Proposed	20800	425 19TH AV	2025 Proposed	20800	2319 7TH 1/2 ST	2025 Proposed	20800	2152 10TH ST PL	2025 Proposed	20800	1780 23RD AV	2025 Proposed	20800	2153 18TH ST	2025 Proposed	20800
2124 6TH ST	2025 Proposed	20800	533 19TH AV	2025 Proposed	20800	2321 7TH 1/2 ST	2025 Proposed	20800	2156 10TH ST PL	2025 Proposed	20800	1808 23RD AV	2025 Proposed	20800			
2106 6TH ST	2025 Proposed	20800	1901 5TH ST	2025 Proposed	20800	2337 7TH 1/2 ST	2025 Proposed	20800	2166 10TH ST PL	2025 Proposed	20800	2200 18TH ST	2025 Proposed	20800			
2105 6TH ST	2025 Proposed	20800	1905 5TH ST	2025 Proposed	20800	2345 7TH 1/2 ST	2025 Proposed	20800	2170 10TH ST PL	2025 Proposed	20800	2180 18TH ST	2025 Proposed	20800			

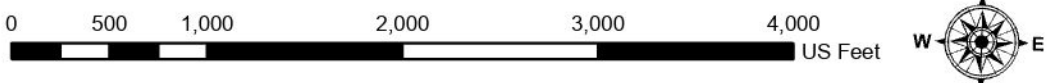
**Bounding Area**  
east side: Archer Drive Street  
south side: 25th Avenue  
west side: Kennedy Drive  
north side: 18th Avenue

2025 East Moline Phase 2  
 Lead Service Line Replacement Plan  
 Census Tract 020400  
 Census Tract 020600  
 Census Tract 020700  
 Census Tract 020800  
 471 Locations



**Bounding Area**  
 east side: 23rd Street  
 south side: 25th Avenue  
 west side: Kennedy Drive  
 north side: East Moline City limits with Hampton

● 2025 Proposed Replacements Phase 2  
 □ USA Census Tract Boundaries







# COMMITTEE OF THE WHOLE

Agenda Item **Sugar Creek & Butterworth Lagoon Dredging - Bid Approval**  
Prepared by: **Tim Kammler - Director of Engineering**  
Meeting Date **January 20, 2026** Agenda Item # **8**  
Type of Action (Ordinance, Resolution, Receive & File, Amendment) \_\_\_\_\_  
Council Date for Action \_\_\_\_\_

## **DESCRIPTION**

Sugar Creek requires periodic maintenance dredging to remove accumulated sediment so that there is sufficient volume within the levee for stormwater storage/detention. Having suitable detention storage volume available in Sugar Creek is a critical part of keeping downtown East Moline protected from flash flooding. This is routine dredging that is needed about every 10-15 years and is overdue.

In addition to Sugar Creek, the Butterworth Park lagoon also serves as a regional detention and sediment basin. The lagoon has silted-in significantly due to stormwater-conveyed sediment. Dredging the lagoon is a routine maintenance need, however the City has not performed any dredging of the pond since 2009. For fish to survive over winter months, the Illinois DNR recommends a depth of at least 8-10 feet over a quarter to a third of a pond's area. The estimated maximum depth of the lagoon at the current time is about 5-6 feet, with a large portion being only 2-3 feet deep or less, particularly the "upstream" end where the inlet culvert is located.

It is estimated that about 15,000 CY of sediment needs dredged out of Sugar Creek and 7,000 CY out of Butterworth Lagoon to re-establish the floodwater storage in these detention facilities. The cost for the 22,000 cubic yards of dredging and associated work is roughly estimated at \$750,000.

An exhibit showing the locations of the work is attached for reference. Plans, specifications and bid documents for the proposed dredging have been prepared and are available for review at the East Moline Engineering & Maintenance Building. Pending COW approval, a bid letting will be advertised and conducted. Staff will provide a bid tabulation and recommendation for award of contract to the City Council, pending reasonable bid prices.



# COMMITTEE OF THE WHOLE

**FINANCIAL IMPACT:**

Line Item #	Line-Item Title	Department	Amount Budgeted	Available Funds	Amount Requested
300-036-52745.20	Construction	Stormwater	\$1,086,749	\$1,086,749	\$750,000
TOTALS					

If this is a CIP Project, identify project number \_\_\_\_\_

**RECOMMENDATION/REQUESTED ACTION**      Approve project for bidding

**RECORD OF VOTES:**

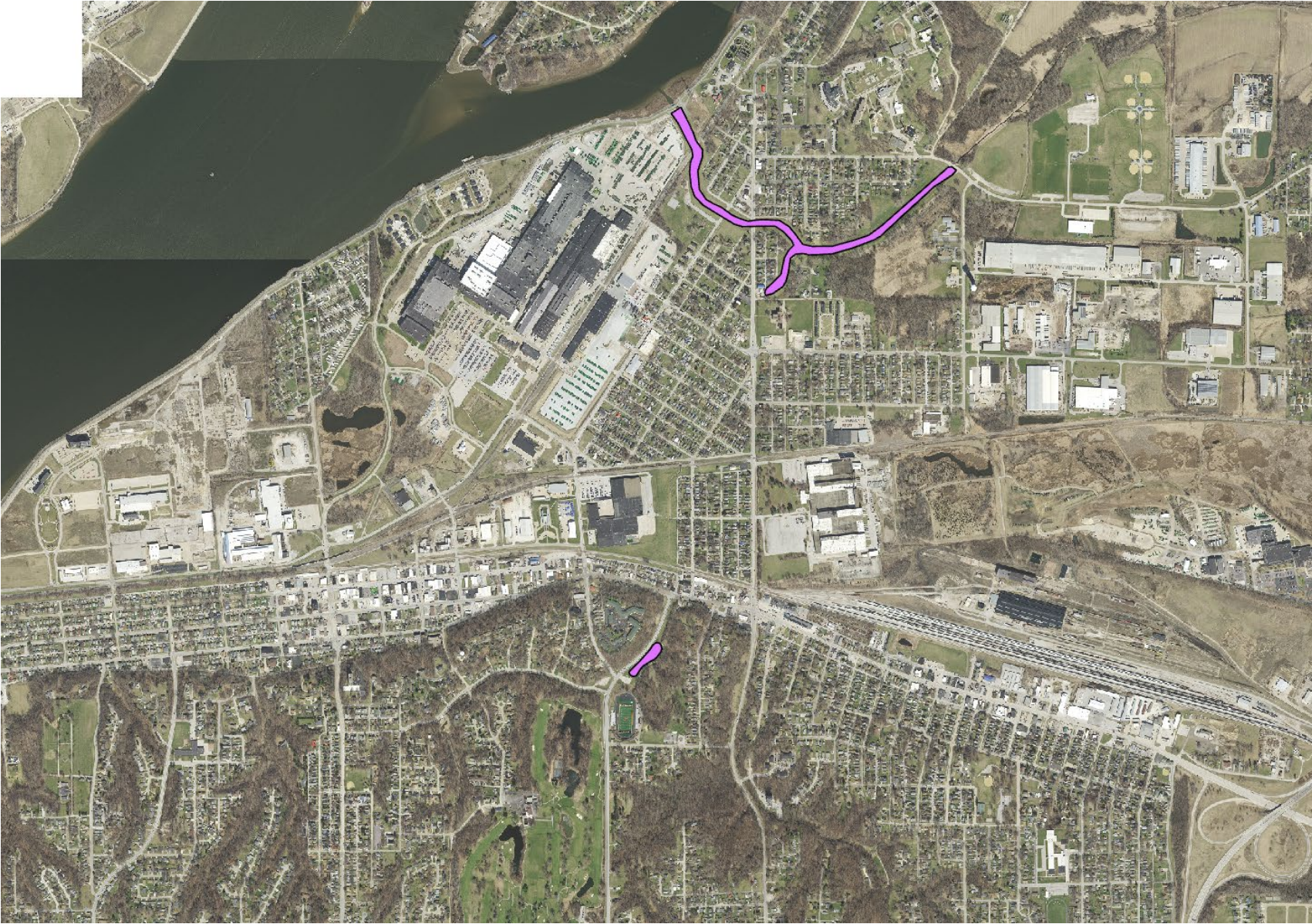
MOTION BY \_\_\_\_\_ SECONDED BY \_\_\_\_\_

TO \_\_\_\_\_

**CITY COUNCIL VOTES**

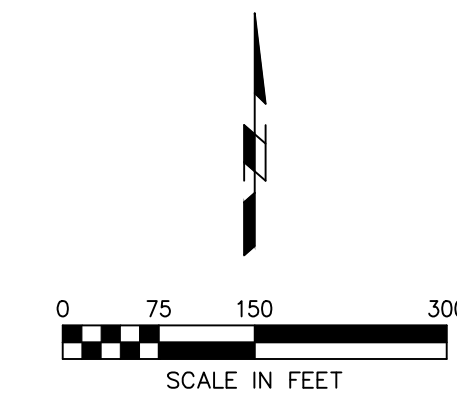
VOTES	OLIVIA DOROTHY	JEFF DEPPE	LARRY JONES	ADAM GUTHRIE	RHEA OAKES	LYNN SEGURA	J.R. RICO
YES							
NO							
ABSTAIN							
ABSENT							

# Location Map – Sugar Creek and Butterworth Lagoon Dredging Area



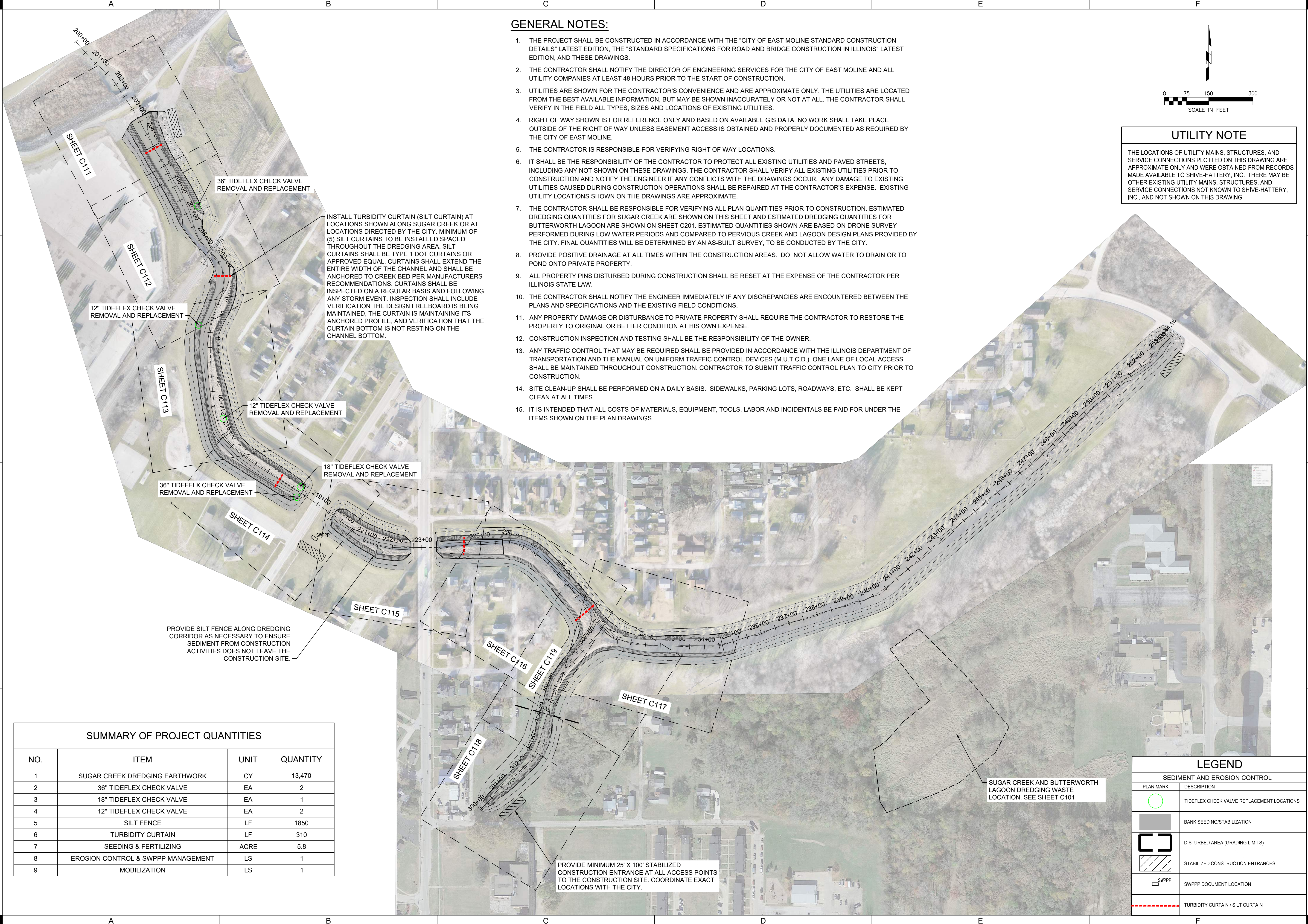
**GENERAL NOTES:**

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF EAST MOLINE STANDARD CONSTRUCTION DETAILS" LATEST EDITION, THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS" LATEST EDITION, AND THESE DRAWINGS.
2. THE CONTRACTOR SHALL NOTIFY THE DIRECTOR OF ENGINEERING SERVICES FOR THE CITY OF EAST MOLINE AND ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE AND ARE APPROXIMATE ONLY. THE UTILITIES ARE LOCATED FROM THE BEST AVAILABLE INFORMATION, BUT MAY BE SHOWN INACCURATELY OR NOT AT ALL. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL TYPES, SIZES AND LOCATIONS OF EXISTING UTILITIES.
4. RIGHT OF WAY SHOWN IS FOR REFERENCE ONLY AND BASED ON AVAILABLE GIS DATA. NO WORK SHALL TAKE PLACE OUTSIDE OF THE RIGHT OF WAY UNLESS EASEMENT ACCESS IS OBTAINED AND PROPERLY DOCUMENTED AS REQUIRED BY THE CITY OF EAST MOLINE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING RIGHT OF WAY LOCATIONS.
6. 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 CAUSED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLAN QUANTITIES PRIOR TO CONSTRUCTION. ESTIMATED DREDGING QUANTITIES FOR SUGAR CREEK ARE SHOWN ON THIS SHEET AND ESTIMATED DREDGING QUANTITIES FOR BUTTERWORTH LAGOON ARE SHOWN ON SHEET C201. ESTIMATED QUANTITIES SHOWN ARE BASED ON DRONE SURVEY PERFORMED DURING LOW WATER PERIODS AND COMPARED TO PVIOUS CREEK AND LAGOON DESIGN PLANS PROVIDED BY THE CITY. FINAL QUANTITIES WILL BE DETERMINED BY AN AS-BUILT SURVEY, TO BE CONDUCTED BY THE CITY.
8. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO PRIVATE PROPERTY.
9. ALL PROPERTY PINS DISTURBED DURING CONSTRUCTION SHALL BE RESET AT THE EXPENSE OF THE CONTRACTOR PER ILLINOIS STATE LAW.
10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED BETWEEN THE PLANS AND SPECIFICATIONS AND THE EXISTING FIELD CONDITIONS.
11. ANY PROPERTY DAMAGE OR DISTURBANCE TO PRIVATE PROPERTY SHALL REQUIRE THE CONTRACTOR TO RESTORE THE PROPERTY TO ORIGINAL OR BETTER CONDITION AT HIS OWN EXPENSE.
12. CONSTRUCTION INSPECTION AND TESTING SHALL BE THE RESPONSIBILITY OF THE OWNER.
13. ANY TRAFFIC CONTROL THAT MAY BE REQUIRED SHALL BE PROVIDED IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). ONE LANE OF LOCAL ACCESS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR TO SUBMIT TRAFFIC CONTROL PLAN TO CITY PRIOR TO CONSTRUCTION.
14. SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
15. IT IS INTENDED THAT ALL COSTS OF MATERIALS, EQUIPMENT, TOOLS, LABOR AND INCIDENTALS BE PAID FOR UNDER THE ITEMS SHOWN ON THE PLAN DRAWINGS.



**UTILITY NOTE**

THE LOCATIONS OF UTILITY MAINS, STRUCTURES, AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES, AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC., AND NOT SHOWN ON THIS DRAWING.



**SUMMARY OF PROJECT QUANTITIES**

NO.	ITEM	UNIT	QUANTITY
1	SUGAR CREEK DREDGING EARTHWORK	CY	13,470
2	36" TIDEFLEX CHECK VALVE	EA	2
3	18" TIDEFLEX CHECK VALVE	EA	1
4	12" TIDEFLEX CHECK VALVE	EA	2
5	SILT FENCE	LF	1850
6	TURBIDITY CURTAIN	LF	310
7	SEEDING & FERTILIZING	ACRE	5.8
8	EROSION CONTROL & SWPPP MANAGEMENT	LS	1
9	MOBILIZATION	LS	1

**LEGEND**

SEDIMENT AND EROSION CONTROL	
PLAN MARK	DESCRIPTION
	TIDEFLEX CHECK VALVE REPLACEMENT LOCATIONS
	BANK SEEDING/STABILIZATION
	DISTURBED AREA (GRADING LIMITS)
	STABILIZED CONSTRUCTION ENTRANCES
	SWPPP DOCUMENT LOCATION
	TURBIDITY CURTAIN / SILT CURTAIN

**SHIVE-HATTERY**  
ARCHITECTURE+ENGINEERING

2144 56TH AVENUE WEST  
BETTENDORF, IOWA 52722  
563.635.7300 | SHIVE-HATTERY.COM

**SUGAR CREEK & BUTTERWORTH LAGOON DREDGING**

CITY OF EAST MOLINE  
EAST MOLINE, IL

DRAWN BY	ZAK
APPROVED BY	ZJH
ISSUED FOR	REVIEW
ISSUE DATE	01/14/2026
PROJECT NUMBER	2123205290
FIELD BOOK	1

**OVERALL SITE & EROSION CONTROL PLAN**

**C100**

P:\Projects\1023205290\2026\Drawings\01\_C100\Overall Site Plan.dwg  
 Printed: 1/14/2026 4:57:42 PM



# COMMITTEE OF THE WHOLE

Agenda Item **Acceptance of Vacant Properties from the Quad Cities Land Bank Authority and Authorization to Execute Transfer Documents**

Prepared by: **Mark Rothert, City Administrator**

Meeting Date **January 20, 2026** Agenda Item # **9**

Type of Action (Ordinance, Resolution, Receive & File, Amendment) **Resolution**

Council Date for Action **February 2, 2026**

## **DESCRIPTION**

The Quad Cities Land Bank Authority was established in 2022 through an intergovernmental agreement between the Cities of East Moline, Rock Island, and Moline. The land bank was intended to acquire vacant and abandoned properties, eliminate their liabilities, and return them to productive use to address blight on a regional basis.

After several years of operation, the QCLBA Board determined that continued operation of the organization was no longer financially or operationally viable. Insurance and financial service costs exceeded original projections, legal mechanisms for acquiring properties proved significantly more time-consuming than anticipated, and recent court decisions further limited available acquisition tools. As a result, the QCLBA Board voted to discontinue operations and distribute its remaining assets to its member cities. See attached memo for further explanation provided by the Land Bank.

The City of Rock Island has agreed to handle the administrative actions necessary to complete the dissolution of the QCLBA and the distribution of its assets.

As part of the approved dissolution plan, five vacant parcels were approved for transfer to the City of East Moline. The properties are located at:

- 246 11th Street
- 120 15th Avenue
- 334 22nd Street
- 717 23rd Street
- 1355 12th Avenue

All five properties are vacant lots. Acceptance of these parcels will allow the City to directly manage their maintenance, disposition, or future use in a manner consistent with local priorities and redevelopment goals.

To efficiently complete the transfer of these properties, it is necessary for City staff to be authorized to enter into, execute, and record any and all documents required to effectuate the transfer of title, including but not limited to deeds, affidavits, certifications, and related closing or administrative instruments, in coordination with the City of Rock Island and the Quad Cities Land Bank Authority.

Staff recommends that the City Council approve acceptance of the five vacant properties from the Quad Cities Land Bank Authority and authorize the City Administrator, City Attorney, and other appropriate City staff to enter into and execute any and all documents necessary to effectuate the transfer of the properties into City ownership.



# COMMITTEE OF THE WHOLE

**FINANCIAL IMPACT:**

Line Item #	Line-Item Title	Department	Amount Budgeted	Available Funds	Amount Requested
<b>TOTALS</b>					

If this is a CIP Project, identify project number \_\_\_\_\_

**RECOMMENDATION/REQUESTED ACTION** \_\_\_\_\_

**RECORD OF VOTES:**

MOTION BY \_\_\_\_\_ SECONDED BY \_\_\_\_\_

TO \_\_\_\_\_

**CITY COUNCIL VOTES**

VOTES	OLIVIA DOROTHY	JEFF DEPPE	LARRY JONES	ADAM GUTHRIE	RHEA OAKES	LYNN SEGURA	J.R. RICO
YES							
NO							
ABSTAIN							
ABSENT							

RESOLUTION NO. 26-\_\_\_\_\_

**A RESOLUTION AUTHORIZING THE ACCEPTANCE OF CERTAIN REAL PROPERTY FROM THE QUAD CITIES LAND BANK AUTHORITY AND AUTHORIZING EXECUTION OF ALL NECESSARY TRANSFER DOCUMENTS**

---

**WHEREAS**, the Quad Cities Land Bank Authority (“QCLBA”) was established in 2022 through an intergovernmental agreement between the Cities of East Moline, Rock Island, and Moline for the purpose of acquiring, holding, and transferring vacant and abandoned properties for productive use; and

**WHEREAS**, the Board of the QCLBA has voted to discontinue operations and distribute its remaining assets to its member municipalities and as part of the approved dissolution of the QCLBA, five vacant parcels of real property have been approved for transfer to the City of East Moline; and

**WHEREAS**, acceptance of these properties by the City of East Moline will allow the City to directly manage, maintain, and dispose of the properties in a manner consistent with local priorities and efforts to address vacancy and blight; and

**WHEREAS**, the City Council finds it to be in the best interests of the City of East Moline to accept ownership of the subject properties and to authorize City officials and staff to take all necessary actions to complete the transfer.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST MOLINE, ILLINOIS, AS FOLLOWS:**

1. **Acceptance of Property.** The City of East Moline hereby approves the acceptance of the following vacant parcels of real property from the Quad Cities Land Bank Authority:
  - 246 11th Street
  - 334 22nd Street
  - 1355 12th Avenue
  - 120 15th Avenue
  - 717 23rd Street
2. **Authorization to Execute Documents.** The City Administrator, City Attorney, and other appropriate City officials and staff are hereby authorized and directed to enter into, execute, acknowledge, and record any and all deeds, agreements, affidavits, certifications, and other documents necessary or appropriate to effectuate the transfer of the above-referenced properties into City ownership.
3. **Administrative Authority.** City staff are further authorized to take any and all administrative actions reasonably necessary to carry out the intent of this Resolution and to coordinate with the QCLBA and the City of Rock Island to complete the dissolution-related transfers.
4. **Effective Date.** This Resolution shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED and APPROVED by the City Council of the City of East Moline, Illinois, this \_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



# COMMITTEE OF THE WHOLE

Agenda Item Establishment of Interested Parties Registry for new TIF District  
Prepared by: Mark Rothert, City Administrator  
Meeting Date January 20, 2026 Agenda Item # 10  
Type of Action (Ordinance, Resolution, Receive & File, Amendment) Ordinance  
Council Date for Action February 2, 2026 (1st Reading) / February 16, 2026 (2nd Reading)

## DESCRIPTION

This ordinance, which the City is required to pass under Illinois TIF law, establishes the “Interested Parties Registry” whereby interested persons or entities have the opportunity to register and receive notices and documents regarding the steps being taken by the City to create the new TIF District. Taxing Districts are automatically on the registry. Having passed this Ordinance, the City will publish, in the local paper, a copy of the Notice of the Registry’s availability for those who wish to register.

Note: this district will likely be named the East Moline Connector TIF District as it connects various development opportunities forthcoming in the community, as well as, existing TIF districts.



# COMMITTEE OF THE WHOLE

**FINANCIAL IMPACT:**

Line Item #	Line-Item Title	Department	Amount Budgeted	Available Funds	Amount Requested
<b>TOTALS</b>					

If this is a CIP Project, identify project number \_\_\_\_\_

**RECOMMENDATION/REQUESTED ACTION** \_\_\_\_\_ *Approval* \_\_\_\_\_

**RECORD OF VOTES:**

MOTION BY \_\_\_\_\_ SECONDED BY \_\_\_\_\_

TO \_\_\_\_\_

**CITY COUNCIL VOTES**

VOTES	OLIVIA DOROTHY	JEFF DEPPE	LARRY JONES	ADAM GUTHRIE	RHEA OAKES	LYNN SEGURA	J.R. RICO
YES							
NO							
ABSTAIN							
ABSENT							

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF EAST MOLINE, ILLINOIS  
AUTHORIZING THE ESTABLISHMENT OF TAX INCREMENT FINANCING “INTERESTED PARTIES” REGISTRIES  
AND ADOPTING REGISTRATION RULES FOR THESE REGISTRIES**

---

**WHEREAS**, pursuant to Section § 11-74.4-4.2 of the Tax Increment Allocation Redevelopment Act, 65 ILCS § 5/11-74.4-1, et seq. (the “TIF Act”), the City is required to establish certain “interested parties” registries and adopt registration rules for such registries;

**WHEREAS**, the City desires to adopt this Ordinance in order to comply with such requirements of the TIF Act.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST MOLINE, ILLINOIS, THAT:**

**SECTION 1.** The above recitals are incorporated herein and made a part hereof.

**SECTION 2.** The Clerk or his or her designee, is hereby authorized and directed to create an “interested parties” registry in accordance with Section § 11-74.4-4.2 of the Act for each redevelopment project area created under the Act and not terminated by the City, whether now existing or created after the date of the adoption of this ordinance.

**SECTION 3.** In accordance with Section § 11-74.4-4.2 of the Act, the City hereby adopts the registration rules attached hereto as Exhibit A as registration rules for each such “interested parties” registry. The City, with the consent of the City Attorney as to form and legality, shall have the authority to amend such registration rules from time to time as may be necessary or desirable to comply with and carry out the purposes intended by the Act.

**SECTION 4.** If any provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this Ordinance.

**SECTION 5.** All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**SECTION 6.** This Ordinance shall be in full force and effect immediately upon its passage.

PASSED & APPROVED this 16<sup>th</sup> day of February, 2026.

VOTES	OLIVIA DOROTHY	JEFF DEPPE	LARRY JONES	ADAM GUTHRIE	RHEA OAKES	LYNN SEGURA	J.R. RICO
YES							
NO							
ABSTAIN							
ABSENT							

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

# Exhibit A – TIF Interested Parties Registry Registration Rules

## City of East Moline, Illinois

### TIF INTERESTED PARTIES REGISTRY REGISTRATION RULES

- A. Definitions. As used in these Registration Rules, the following terms shall have the definitions set forth below.

“Act” shall mean the Tax Increment Allocation Redevelopment Act 65 ILCS 5/11-74.4-1, et seq., as amended from time to time.

“City” shall mean City of East Moline, a non-home rule unit of local government under Section 7 (Counties and Municipalities Other Than Home Rule Units) of Article VII (Local Government) of the Constitution of the State of Illinois.

“Interested Party(s)” shall mean (a) any organization(s) active within the City, (b) any resident(s) of the City, and (c) any other entity or person otherwise entitled under the Act to register in a specific Registry who has registered in such Registry and whose registration has not been terminated in accordance with these Registration Rules.

“Redevelopment Project Area” shall mean a redevelopment project area that (a) is intended to qualify (or has subsequently qualified) as a “redevelopment project area” under the Act, and (ii) is subject to the “interested parties” registry requirements of the Act.

“Registration Form” shall mean the form appended to these Registration Rules or such revised form as may be approved by the City consistent with the requirements of the Act.

“Registry” or “Registries” shall mean each interested parties registry, and all such registries, collectively, established by the City pursuant to Section 5/11-74.4-4.2 of the Act for the Redevelopment Project Area.

- B. Establishment of Registry. The City shall establish a separate interested parties registry for each Redevelopment Project Area, whether existing as of the date of the adoption of these Rules or hereafter established. The City shall establish a new registry whenever it has identified an area for study and possible designation as a Redevelopment Project Area. In any event the process of establishing the new registry must be completed prior to the deadline for sending any of the notices required by Section (J) of these rules or any other notices required by the Act with respect to the proposed Redevelopment Project Area.
- C. Maintenance of Registry. The Registries shall be maintained by the City Clerk or his or her designee. In the event the City determines that someone other than the Clerk should maintain the Registries, the City may transfer the responsibility for maintaining the Registries to such other Department provided that the City (i) gives prior written notice to all Interested Parties not less than thirty (30) days prior to such transfer, and (ii) publishes notice of such transfer in a newspaper of general circulation in the City.
- D. Registration by Residents. An individual seeking to register as an Interested Person with respect to a Redevelopment Project Area must complete and submit a Registration Form to the City Clerk. Such individual must also submit a copy of a current driver’s license, lease, utility bill, financial statement or such other evidence as may be acceptable to the Clerk to establish the individual’s current City residency.

- E. Registration by Organizations. An organization seeking to register as an Interested Person with respect to a Redevelopment Project Area must complete and submit a Registration Form to the City Clerk. Such organization must also submit a copy of a one-page statement describing the organization's current operations in the City.
- F. Determination of Eligibility. All individuals and organizations whose Registration Form and supporting documentation comply with these Registration Rules shall be registered in the applicable Registry within ten (10) business days of the City Clerk's receipt of all such documents. The Clerk shall provide written notice to the registrant confirming such registration. Upon registration Interested Parties shall be entitled to receive all notices and documents required to be delivered under these Rules or as otherwise required under the Act with respect to the applicable Redevelopment Project Area. If the City Clerk determines that a registrant's Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the Clerk shall give written notice to the registrant specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation.
- G. Renewal and Termination. An Interested Person's registration shall remain effective for a period of three (3) years. At any time after such three (3) year period the City Clerk may provide written notice by regular mail to the Interested Person stating that such registration shall terminate unless the Interested Person renews such registration within thirty (30) days of the Clerk's mailing of written notice. To renew such registration, the Interested Person shall, within such thirty (30) day period, complete and submit the same Registration Form and supporting documentation then required of initial registrants in order to permit the Clerk to confirm such person's residency or such organization's operations in the City. The registration of all individuals and organizations whose Registration Form and supporting documentation is submitted in a timely manner and complies with these Regulation Rules shall be renewed for an additional, consecutive three (3) year period. If the City Clerk determines that a registrant's renewal Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the Clerk shall give written notice to the registrant at the address specified in the renewal Registration Form submitted by such registrant, specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation within thirty (30) days of receipt of the Clerk's notice. If all defects are not corrected within thirty (30) days of the Interested Person's receipt of the City Clerk's notice, the Interested Person's registration shall be terminated. Any Interested Person whose registration is terminated shall be entitled to register again as if a first-time registrant.
- H. Amendment to Registration. An Interested Party may amend its registration by giving written notice to the City Clerk by certified mail of any of the following: (i) a change in address for notice purposes; (ii) in the case of organizations, a change in the name of the contact person; and (iii) a termination of registration. Upon receipt of such notice, the Clerk shall revise the applicable Registry accordingly.
- I. Registries Available for Public Inspection. Each Registry shall be available for public inspection during normal City business hours. The Registry shall include the name, address and telephone number of each Interested Person and for organizations, the name and phone number of a designated contact person.
- J. Notices to be Sent to Interested Parties. Interested Parties shall be sent the following notices and any other notices required under the Act with respect to the applicable Redevelopment Project Area:

- (i) pursuant to sub-section 5/11-74.4-5(a) of the Act, notice of the availability of a proposed redevelopment plan and eligibility report, including how to obtain this information, such notice shall be sent by mail within a reasonable period of time after the adoption of the ordinance fixing the public hearing for the proposed redevelopment plan:
  - (ii) pursuant to sub-section 5/11-74.4-5(a) of the Act, notice of changes to proposed redevelopment plans that do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project, or (4) increase the number of low or very low income households to be displaced from the redevelopment project area, provided that measured from the time of creation of the redevelopment project area the total displacement of households will exceed 10; such notice shall be sent by mail not later than ten (10) days following the City's adoption by ordinance of such changes.
  - (iii) pursuant to sub-section 5/11-74.4-5 ( c ) of the Act, notice of amendments to previously approved redevelopment plans that do not: (1) add additional parcels of property to the redevelopment project area, (2) substantially affect the general land uses in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of low or very low income households to be displaced from the redevelopment project area, provided that measured from the time of creation of the redevelopment project area the total displacement of households will exceed 10; such notice shall be sent by mail not later than 10 days following the City's adoption by ordinance of any such amendment.
  - (iv) pursuant to sub-section 5/11-74.4-5(d)(9) of the Act for redevelopment plans or projects that would result in the displacement of residents from 10 or more inhabited residential units or that contain 75 or more inhabited residential units, notice of the availability of the annual report described by sub-section 5/11-74.4-5(d), including how to obtain the annual report; such notice shall be sent by mail within a reasonable period of time after completion of the certified audit report.
  - (v) pursuant to sub-section 5/11-74.4-6(e) of the Act, notice of the preliminary public meeting required under the Act for a proposed Redevelopment Project Area that will result in the displacement of 10 or more inhabited residential units or which will contain 75 or more inhabited residential units, such notice shall be sent by certified mail not less than 15 days before the date of such preliminary public meeting.
- K. Non Interference These Registration Rules shall not be used to prohibit or otherwise interfere with the ability of eligible organizations and individuals to register for receipt of information to which they are entitled under the Act.
- I. Amendment of Registration Rules These Registration Rules may be amended by the City subject to and consistent with the requirements of the Act.

**TIF INTERESTED PARTIES REGISTRATION FORM**

**Registration for City Residents:** If you are a City of East Moline resident, and would like to register on the Interested Parties Registry for one or more tax increment financing (TIF) redevelopment project areas, please complete **Part A** of this form. Proof of residency is required. Please attach to this form a photocopy of one of the following: Driver's License, lease, utility bill, financial statement, or such other evidence as may be suitable to establish your current municipal residency.

**Registration for Organizations:** If your organization is active in the City of East Moline, and would like to register on the Interested Parties Registry for one or more tax increment financing (TIF) redevelopment project areas, please complete **Part B** of this form. Please attach a one-page statement which describes the organization's current operations in the municipality. Note: existing organizational documents that provide this information will also be accepted.

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**PART A: CITY RESIDENT REGISTRATION (Please Print)**

Name: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City State Zip: \_\_\_\_\_  
Home Telephone: \_\_\_\_\_

I have attached a copy of \_\_\_\_\_ as proof that I am a resident of the City of East Moline as of the date of this form.

Please list the TIF(s) you are interested below: \_\_\_\_\_

Signature/Title \_\_\_\_\_ Date \_\_\_\_\_

Please return this form to: TIF Interested Parties Registry  
912 16th Ave., East Moline, IL 61244

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**PART B: ORGANIZATION REGISTRATION (Please Print)**

Organization Name: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City State Zip: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

Check here \_\_\_\_\_ if a statement describing your organization's current operations in the City of East Moline is attached.

Please list the TIF(s) you are interested below: \_\_\_\_\_

Signature/Title \_\_\_\_\_ Date \_\_\_\_\_

Please return this form to: TIF Interested Parties Registry  
912 16th Ave., East Moline, IL 61244