

# CITY OF EAST MOLINE, ILLINOIS

## City Council Agenda

### Regular Meeting of the City Council

**Monday, February 2, 2025, 6:30 P.M.**

City Hall Council Chambers

915 16th Avenue, East Moline, Illinois

## AGENDA

### 1. PLEDGE OF ALLEGIANCE

### 2. CALL TO ORDER

### 3. ROLL CALL

4. **PUBLIC COMMENT** - Citizens wishing to address the City Council on any topic of City business may do so during the Public Comment section near the beginning of the agenda after requesting to speak via the sign-in form near the entrance to the Council Chambers. Individual speakers will be limited to three minutes. All audience participation must be recognized by the Mayor including questions to other city council members, staff or petitioners. The Mayor may limit the total amount of time allocated to those who want to speak and all who speak are asked to comply with the established time limit.

### 5. PRESENTATIONS or PROCLAMATIONS

a. Glenview Student Presentation

### 6. CONSENT AGENDA

- a. Approval of City Council Meeting Minutes of January 20, 2026. (Pulled)
- b. Approval of the Committee of the Whole Meeting Minutes of January 20, 2026. (Pulled)
- c. Approval of Salaries will be provided at the February 16, 2026, meeting.
- d. Approval of Overtime will be provided at the February 16, 2026, meeting.
- e. Approval of Bills as of February 2, 2026, in the amount of \$1,045,405.30.
- f.

### 7. ORDINANCES - 2<sup>nd</sup> Reading

N/A

### 8. ORDINANCES - 1<sup>st</sup> Reading

26-01 Code Amendment to update Tobacco Ordinance

26-02 Code Amendment to Combine Plan Commission and Board of Zoning Appeals

26-03 Establishment of Interested Parties Registry for new TIF District  
(Waiver of 2nd Reading Requested)

**9. RESOLUTIONS**

- 26-01 Fund Balance Policy
- 26-02 Flooring Replacement - Police Department
- 26-03 Vacant Properties from the Quad Cities Land Bank Authority
- 26-04 Lead Service Line Replacement - Plans, Specs, Bidding
- 26-05 Bid Approval for Sugar Creek and Butterworth Lagoon Dredging
- 26-06 Re-Subdivision of Lots 1, 2, & 3 of The Quarter Subdivision No. 3
- 26-07 Prior Authorization to expend budget line item related to Water Meter purchase

**10. CITY REPORTS or COMMUNICATIONS**

- a. City Administrator, City Attorney and Department Directors
- b. City Treasurer
- c. City Clerk
- d. Mayor

**11. CLOSED SESSION**

**12. CONSIDERATION OF MATTERS ARISING FROM or AFTER CLOSED EXECUTIVE SESSION**

**13. ADJOURNMENT**

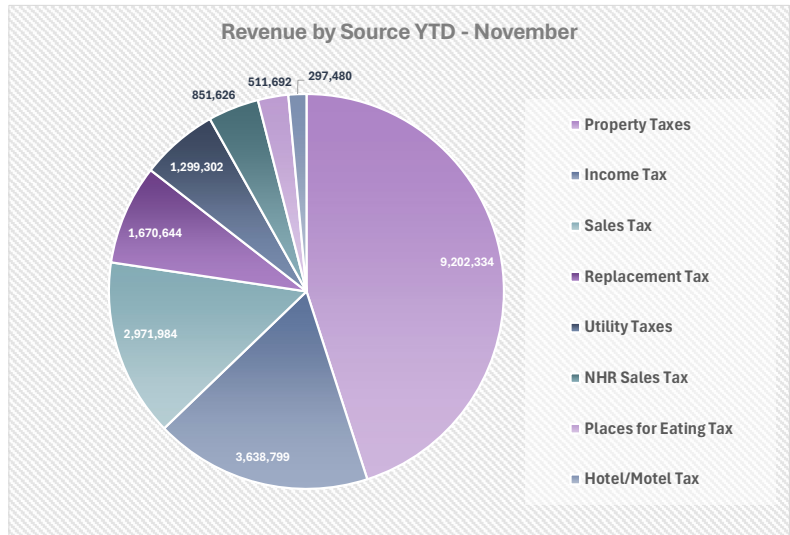
**COMMITTEE-OF-THE-WHOLE:**

Immediately following the open session portion of the City Council meeting

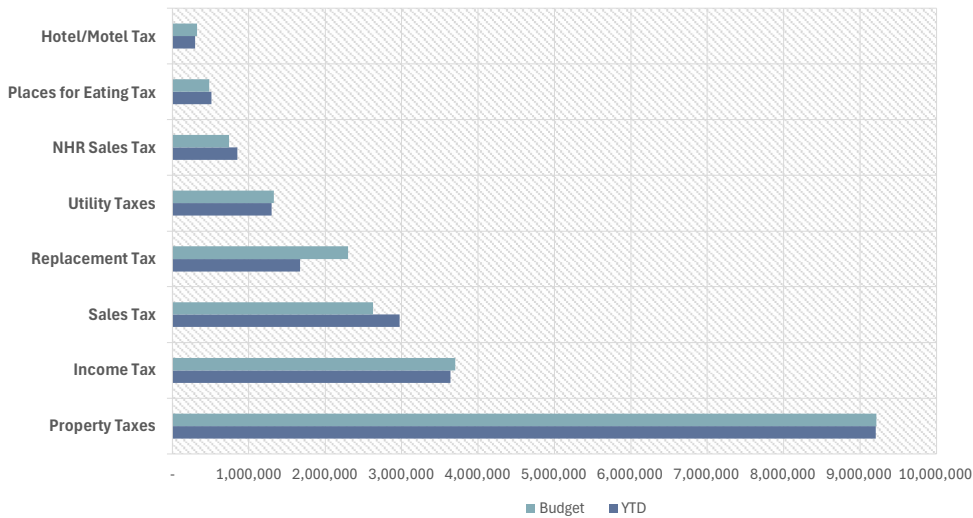


### City of East Moline Revenue Summary

	11/30/2025 MTD	11/30/2025 YTD	Adopted Budget	% of Budget	Target
Property Taxes	1,703,011	9,202,334	9,215,503	100%	92%
Income Tax	235,848	3,638,799	3,700,000	98%	92%
Sales Tax	273,766	2,971,984	2,625,000	113%	92%
Replacement Tax	-	1,670,644	2,299,403	73%	92%
Utility Taxes	87,539	1,299,302	1,325,000	98%	92%
NHR Sales Tax	81,579	851,626	740,000	115%	92%
Places for Eating Tax	53,356	511,692	480,000	107%	92%
Hotel/Motel Tax	23,860	297,480	325,000	92%	92%



### Revenue by Source Budget vs. YTD - November





**Summary of Revenues and Expenditures as of  
11/30/2025 YTD**

Fund Number	Fund	Revenues	Expenditures	Surplus / (Deficit)
<b>General Fund</b>				
010	General	\$16,804,647	\$16,865,690	(\$61,043)
015	Fed Drug	\$1,812	\$0	\$1,812
016	State Drug	\$0	\$701	(\$701)
017	Police Evidence	\$0	\$1,082	(\$1,082)
018	State DUI	\$0	\$0	\$0
020	Departmental Projects	\$19,067	\$50,713	(\$31,646)
022	Seizures	\$82	\$4,464	(\$4,382)
<b>Subtotal - General Funds</b>		<b>\$16,825,608</b>	<b>\$16,922,650</b>	<b>(\$97,042)</b>
<b>Special Revenue Funds</b>				
025	NHR	\$928,065	\$470,007	\$458,057
030	Library	\$1,151,007	\$939,455	\$211,552
031	Library Capital Improvement	\$78,037	\$23,474	\$54,563
033	Library Building	\$71,093	\$55,199	\$15,894
040	Strike It TIF	\$2,342	\$0	\$2,342
042	Downtown TIF	\$140,928	\$527	\$140,400
044	Port of Call TIF	\$1,452,056	\$1,135,056	\$317,000
045	EM Glass TIF	\$160,847	\$199,048	(\$38,201)
046	Kennedy Dr TIF	\$377,919	\$496	\$377,423
050	Garbage	\$1,031,953	\$978,153	\$53,800
060	Hotel Motel	\$297,480	\$44,927	\$252,553
065	SSA	\$55,165	\$10,773	\$44,391
075	Pool	\$324,041	\$351,897	(\$27,856)
090	Economic Development	\$0	\$3,977	(\$3,977)
092	Business District	\$818,388	\$79,046	\$739,343
100	MFT	\$938,484	\$569,201	\$369,284
101	Greater Downtown Revitalization Project	\$2,280,104	\$1,453,613	\$826,491
<b>Subtotal - Special Revenue Funds</b>		<b>\$10,107,909</b>	<b>\$6,416,028</b>	<b>\$3,691,880</b>
<b>Internal Service Fund</b>				
150	Motor Pool	\$1,210,844	\$1,226,627	(\$15,782)
650	Risk Management	\$684,050	\$766,414	(\$82,365)
652	IT Chargebacks	\$330,900	\$317,835	\$13,065
<b>Subtotal - Internal Service Fund</b>		<b>2,225,794.31</b>	<b>\$2,310,876</b>	<b>(\$85,082)</b>
<b>Enterprise Funds</b>				
200	Water Fund	\$7,780,630	\$7,800,488	(\$19,859)
250	Sewer Fund	\$6,451,094	\$5,293,145	\$1,157,949
300	Drainage	\$825,187	\$536,546	\$288,640
310	EM Loan	\$7,330	\$13	\$7,317
320	HUD	\$16,279	\$103,218	(\$86,939)
<b>Subtotal - Enterprise Funds</b>		<b>\$15,080,520</b>	<b>\$13,733,411</b>	<b>\$1,347,108</b>
<b>Capital Improvement Fund</b>				
400	Parks Cap Impr	\$0	\$0	\$0
410	City Facility	\$0	\$0	\$0
<b>Subtotal - Capital Improvement Fund</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Trust Funds</b>				
500	Trust Fund Fire	\$492,849	\$491,740	\$1,110
510	Trust Fund Police	\$388,023	\$387,149	\$874
<b>Subtotal - Trust Funds</b>		<b>\$880,872</b>	<b>\$878,889</b>	<b>\$1,984</b>
<b>Debt Service</b>				
520	Pension Obl Bond	\$1,865,166	\$2,951,445	(\$1,086,279)
525	GO Bond	\$0	\$0	\$0
<b>Subtotal Debt Service Funds</b>		<b>\$1,865,166</b>	<b>\$2,951,445</b>	<b>(\$1,086,279)</b>
<b>Health</b>				
700	Health Ins. Services	\$12,179	\$0	\$12,179
710	Health Insurance	\$4,138,839	\$4,546,853	(\$408,015)
715	Employee Health Ins	\$30,000	\$68,010	(\$38,010)
<b>Subtotal - Health Ins. Funds</b>		<b>\$4,181,018</b>	<b>\$4,614,863</b>	<b>(\$433,845)</b>
<b>City wide Totals</b>		<b>\$51,166,886</b>	<b>\$47,828,162</b>	<b>\$3,338,724</b>

**ORDINANCE NO. 26-01**  
**AMENDING THE EAST MOLINE MUNICIPAL CODE**  
**TO UPDATE THE TOBACCO ORDINANCE**

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**WHEREAS**, the City of East Moline desires to ensure its ordinances comply with applicable State of Illinois law; and

**WHEREAS**, Illinois law amended the legal age for the sale and possession of tobacco, electronic cigarette, and alternative nicotine products from eighteen (18) to twenty-one (21) years of age; and

**WHEREAS**, certain provisions of Title 6, Chapter 3 of the East Moline City Code require updating to reflect current law;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST MOLINE, ROCK ISLAND COUNTY, ILLINOIS AS FOLLOWS:**

**Section 1.** The findings and recitations set forth above are adopted and found to be true and correct.

**Section 2.** Title 6, Chapter 3 of the East Moline City Code is hereby amended as follows (insertions indicated by underline, deletions by ~~strikethrough~~):

**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 PROUCTS, 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)

**Section 3.** If any provision of this ordinance is found to be invalid or unenforceable by a court of competent jurisdiction, the remainder of the ordinance shall remain in full force and effect.

**Section 4.** This ordinance shall become effective immediately upon passage.

PASSED AND APPROVED this \_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

ATTEST:

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

**ORDINANCE NO. 26-02**

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

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**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.** The findings and recitations set forth above are adopted and found to be true and correct.

**SECTION 2.** Chapters 5 (Board of Zoning Appeals) and 15 (Plan Commission) of the East Moline City Code are hereby amended, as set forth in *Exhibit A*, to consolidate the Plan Commission and the Board of Zoning Appeals into a single body to be known as the Planning & Zoning Commission (“Commission”), including consolidation of membership, powers, duties, and procedures.

**SECTION 3.** The Planning & Zoning Commission and Board of Zoning Appeals, reconstituted under the Planning & Zoning Commission, shall have and exercise all powers, duties, and authority previously granted to the Plan Commission and the Board of Zoning Appeals, including but not limited to review and action on development plans, subdivisions and resubdivisions, special uses, variances, zoning interpretations, and other land use matters, as provided by the East Moline City Code and applicable state law.

**SECTION 4.** All public notice, public hearing, quorum, voting, and procedural requirements required by the East Moline City Code, the Illinois Municipal Code, or other applicable law shall remain in full force and effect and shall apply to actions taken by the Planning & Zoning Commission.

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

**SECTION 6.** Effective Date. 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>1/2</sup>) 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 : CREATION & JOINT MEMBERSHIP:**

Said Plan Commission shall [be joined with the Board of Zoning Appeals and hereafter be known as the Planning & Zoning Commission \("Commission"\)](#), 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 Community](#) 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, ~~fourthree-(43)~~ shall serve for a period of three (3) years; ~~fourthree (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 [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 Commission shall keep written records of its proceedings, which shall be open at all times to public inspection. The 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 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)

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

The Commission shall have jurisdiction in matters and shall have the specific and general powers provided in the zoning title (Chapter 5).

(A) Special Exceptions and Interpretation of Map: The Commission 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 Commission is authorized to pass.

1. Special Exceptions: in addition to permitting the special exceptions heretofore specified in this report, the Commission 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 Commission of Appeals: The Commission may grant authorization of certain special uses in zoning districts as provided in the zoning title. The Commission 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 Commission 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 Commission 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 Commission 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 Commission 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 Commission, 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 Commission 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 Commission 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 Commission 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 Commission unless the Commission 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 Commission 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 Commission shall have no power to authorize a variance for the establishment of a nonconforming use where none previously existed.

3. Action Of Commission: In exercising its powers, the Commission 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 Commission'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 Commission 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 : Creation, Joint Commission, Membership And Procedure**

**2-5-2 2-5-2: Applications And Appeals**

**2-5-3: Powers Of Commission Board**

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

A Board of Zoning Appeals shall be created and joined with the Plan Commission and hereafter be known as the Planning & Zoning Commission ("Commission") and shall consisting of ~~eleven~~ seven (117) 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 Commission 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 Commission Board may determine. The chairman, or in his absence, the acting chairman, may administer oaths and compel attendance of witnesses. The Community Development Director ~~secretary of the Planning Commission~~ shall act as the Commission's Board's secretary.

(B) Meetings of the Commission Board shall be open to the public; minutes shall be kept of proceedings, showing the action of the Commission 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 Commission's Board's examinations and other official actions, all of which shall be filed immediately in the Office of the Commission Board as a public record.

(C) ~~Six~~ Four (64) members of the Commission Board shall constitute a quorum. The Commission Board shall act by resolution, and the concurring vote of four (64) members shall be necessary to reverse any order, requirement, decision or determination of the Director of Community 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 Commission 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 Commission 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 Commission 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 Commission 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 Commission 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 Commission Board, by filing with the building inspector a notice of appeal specifying the grounds thereof. The building inspector shall forthwith transmit to the Commission 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 ~~Commission 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 ~~Commission 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 ~~Commission 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 ~~Commission 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 COMMISSION BOARD:**

The ~~Commission 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 ~~Commission 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 ~~Commission Board~~ is authorized to pass.

1. Special Exceptions: in addition to permitting the special exceptions heretofore specified in this report, the ~~Commission 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 ~~Commission Zoning Board of Appeals~~: The ~~Commission Board~~ may grant authorization of certain special uses in zoning districts as provided in the zoning title. The ~~Commission 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 ~~Commission 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 ~~Commission 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 ~~Commission 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 ~~Commission 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 Commission 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 Commission 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 Commission 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 Commission 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 Commission Board unless the Commission 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 Commission 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 Commission Board shall have no power to authorize a variance for the establishment of a nonconforming use where none previously existed.

3. Action Of Commission Board: In exercising its powers, the Commission 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 Commission's 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 Commission 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 Commission 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 (1½) 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 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 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 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)

**ORDINANCE NO. 26-03**

**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**

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**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 2nd 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

**RESOLUTION NO. 26-01**

**Adopting a Fund Balance / Net Assets Policy for the City of East Moline**

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**WHEREAS**, the City of East Moline recognizes the importance of sound financial management practices to ensure fiscal stability, adequate cash flow, and the ability to respond to emergencies; and

**WHEREAS**, the City's independent auditors recommended the adoption of a formal fund balance policy to provide guidance on the maintenance and use of fund balances; and

**WHEREAS**, a Fund Balance / Net Assets Policy establishes minimum guidelines for unrestricted fund balance levels and promotes transparency, long-term financial planning, and creditworthiness; and

**WHEREAS**, the proposed Fund Balance / Net Assets Policy has been reviewed by City staff and presented to the City Council for consideration.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST MOLINE, ROCK ISLAND COUNTY THAT:**

Section 1. The recitals above are incorporated herein by reference.

Section 2. The City Council hereby adopts the Fund Balance / Net Assets Policy, attached hereto and incorporated herein by reference, establishing guidelines for the classification, maintenance, and use of fund balances and net assets of the City.

Section 3. The Policy shall apply to all governmental and proprietary funds of the City of East Moline and shall be administered in accordance with generally accepted accounting principles (GAAP) and applicable state law.

Section 4. City staff is authorized and directed to implement the Fund Balance / Net Assets Policy as part of the City's annual budgeting, financial reporting, and long-term financial planning processes.

Section 5. This Resolution shall be in full force and effect upon its passage and approval.

**APPROVED AND ADOPTED** this 2<sup>nd</sup> day of February 2026.

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Mayor

**ATTEST:**

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City Clerk

## **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.

###### **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.

## Minimum Unrestricted Fund Balance Levels – Continued

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.

### 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.

## Minimum Unrestricted Fund Balance Levels – Continued

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, 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.

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

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.

**RESOLUTION NO. 26-02**

**A RESOLUTION AUTHORIZING FLOORING REPLACEMENT AT THE EAST MOLINE POLICE DEPARTMENT**

---

**WHEREAS**, the flooring throughout the East Moline Police Department, including offices, hallways, locker room, and conference room, is more than twenty-five (25) years old and is extremely worn; and

**WHEREAS**, replacement of the flooring is necessary to maintain a safe, functional, and professional working environment for staff and the public; and

**WHEREAS**, two quotes were obtained from qualified flooring contractors for the replacement project; and

**WHEREAS**, the lowest responsible quote was submitted by Floorcrafters, Inc. in the amount of Thirty-One Thousand Five Hundred Five Dollars (\$31,505.00), which includes removal, installation, labor, materials, and furniture moving; and

**WHEREAS**, funding for the project is available within the approved Police Department budget, consisting of \$15,000.00 from the Capital Purchase line item and \$16,505.00 from the Police Department State Drug Asset Forfeiture Account;

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

Section 1. The City Council hereby approves the flooring replacement project for the East Moline Police Department.

Section 2. The City Council approves the use of Floorcrafters, Inc. for completion of the flooring replacement project in an amount not to exceed \$31,505.00.

Section 3. The expenditure of funds for this project is hereby authorized as follows:

- \$15,000.00 from the Police Department Capital Purchase budget line item; and
- \$16,505.00 from the Police Department State Drug Asset Forfeiture Account.

Section 4. The Mayor, City Clerk, and appropriate City officials are authorized to execute any and all documents necessary to carry out the intent of this Resolution.

Section 5. Effective Date. This Resolution shall be in full force and effect upon its passage and approval.

**PASSED and APPROVED** by the City Council of the City of East Moline, Illinois, this 2nd day of February, 2026.

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

ATTEST:

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

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>

Floorcrafters, Inc.

Estimate

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	456.00	\$0.45	\$205.20
	RECEPTION AREA ONLY			
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	1.00	\$685.00	\$685.00
	FLOOR SCRAPER TO REMOVE VCT			
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	2,763.45 SF	\$0.07	\$193.44
	TAX EXEMPT#99936992			



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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: \_\_\_\_\_

**RESOLUTION NO. 26-03**

**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 2nd day of February, 2026.

\_\_\_\_\_  
Mayor

ATTEST:

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

**RESOLUTION NO. 26-04**

**APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING THE ADVERTISEMENT FOR BIDS FOR THE LEAD SERVICE LINE REPLACEMENT PROGRAM**

---

**WHEREAS**, the City of East Moline is committed to protecting public health and ensuring the delivery of safe drinking water to its residents; and

**WHEREAS**, the replacement of lead service lines is necessary to reduce exposure to lead and to comply with applicable state and federal drinking water regulations; and

**WHEREAS**, City staff has prepared plans identifying proposed lead service line replacement locations within designated census tracts throughout the City, as set forth in the Lead Service Line Replacement Plan; and

**WHEREAS**, the City desires to proceed with the replacement program in an orderly and cost-effective manner through a competitive bidding process;

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

Section 1. The City Council hereby approves the plans and specifications for the Lead Service Line Replacement Program as presented by City staff.

Section 2. The City Council authorizes the appropriate City officials to advertise for bids and to solicit proposals for construction related to the Lead Service Line Replacement Program in accordance with applicable law and City policy.

Section 3. Any award of contract and expenditure of funds related to the Lead Service Line Replacement Program shall be subject to subsequent approval by the City Council.

Section 4. This Resolution shall be in full force and effect upon its passage and approval.

**PASSED and APPROVED** by the City Council of the City of East Moline, Illinois, this 2nd day of February, 2026.

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

ATTEST:

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

**RESOLUTION NO. 26-05**

**APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING THE ADVERTISEMENT FOR BIDS FOR THE SUGAR CREEK AND BUTTERWORTH LAGOON DREDGING PROJECT**

---

**WHEREAS**, Sugar Creek serves as a critical stormwater detention facility that protects downtown East Moline from flash flooding and requires periodic maintenance dredging to maintain adequate storage capacity; and

**WHEREAS**, the Butterworth Park Lagoon functions as a regional detention and sediment basin and has experienced significant sediment accumulation since the last dredging in 2009; and

**WHEREAS**, restoration of adequate depth and storage capacity within Sugar Creek and the Butterworth Lagoon is necessary for flood control, stormwater management, and environmental health; and

**WHEREAS**, City engineering staff has determined that approximately 15,000 cubic yards of sediment must be removed from Sugar Creek and approximately 7,000 cubic yards from the Butterworth Lagoon; and

**WHEREAS**, plans, specifications, and bid documents for the proposed dredging project have been prepared and are available for review; and

**WHEREAS**, funding for the project is available within the Stormwater Construction budget in an amount sufficient to proceed with bidding.

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

Section 1. The City Council hereby approves the plans and specifications for the Sugar Creek and Butterworth Lagoon Dredging Project.

Section 2. The City Council authorizes the Director of Engineering and other appropriate City officials to advertise for bids and conduct a competitive bidding process for the Sugar Creek and Butterworth Lagoon Dredging Project in accordance with applicable law and City policy.

Section 3. The award of any contract and authorization of expenditures for the dredging project shall be subject to subsequent approval by the City Council following receipt and review of bids.

Section 4. This Resolution shall be in full force and effect upon its passage and approval.

**PASSED and APPROVED** by the City Council of the City of East Moline, Illinois, this 2nd day of February, 2026.

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

ATTEST:

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

**RESOLUTION NO. 26-06**

**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



# CITYCOUNCIL

Agenda Item Prior Authorization to Expend Budget Line Item 200-022-52374.11 for Water Meters

Prepared by: Mark Rothert, City Administrator

Meeting Date February 2, 2026 Agenda Item # \_\_\_\_\_

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

Council Date for Action February 2, 2026

**DESCRIPTION**

The Distribution Division of the Maintenance Services Department utilizes water meters to ensure accurate measurement of water usage, support billing operations, and maintain overall system efficiency. Ongoing replacement, upgrade, and expansion of water meters are necessary to address aging infrastructure, accommodate new service connections, and maintain reliable service delivery. As such, expenditures related to water meters occur regularly throughout the fiscal year.

Staff is therefore requesting that City Council grant prior authorization for the expenditure of all funds from budget line item 200-022-52374.11 for water meter-related expenses over the course of the fiscal year. This authorization will allow staff to ensure continuity of operations and the timely implementation of necessary system improvements. Approval of this resolution will eliminate the need for additional Council approval for individual water meter purchases during the remainder of the fiscal year.

Sufficient funds have been allocated within the approved FY2026 budget under line item 200-022-52374.11, and no additional appropriations are required.



# CITY COUNCIL

**FINANCIAL IMPACT**

Line Item #	Line-Item Title	Department	Amount Budgeted	Available Funds	Amount Requested
200-022-52374.11	Water Meters	Water Utility - Distribution	\$250,000	\$250,000	\$250,000
TOTALS - Revenue					
TOTALS - Expenditure			\$250,000	\$250,000	\$250,000

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

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

**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. 26-07**

**Granting Prior Authorization to Expend Funds  
for Water Meter-Related Expenses During Fiscal Year 2026.**

---

**WHEREAS**, the Distribution Division of the Maintenance Services Department utilizes water meters to ensure accurate measurement of water usage, support billing operations, and maintain overall system efficiency; and

**WHEREAS**, ongoing replacement, upgrade, and expansion of water meters are necessary to address aging infrastructure, accommodate new service connections, and maintain reliable service delivery; and

**WHEREAS**, expenditures for water meters occur regularly throughout the fiscal year; and

**WHEREAS**, sufficient funds have been appropriated in the adopted FY2026 budget under budget line item 200-022-52374.11 for water meter-related expenses; and

**WHEREAS**, granting prior authorization will allow staff to ensure continuity of operations and timely implementation of necessary improvements without the need for additional Council approval for individual purchases during the fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST MOLINE, ROCK ISLAND COUNTY THAT:**

1. The recitals above are incorporated herein by reference.
2. The City Council hereby grants prior authorization to the City Administrator, or his designee, to expend all funds appropriated in budget line item **200-022-52374.11** for water meter-related expenses during Fiscal Year 2026.
3. This authorization shall remain in effect through the end of Fiscal Year 2026 and shall not require additional City Council approval for individual expenditures within this budget line item.
4. This resolution does not authorize expenditures in excess of the amounts appropriated in the adopted FY2026 budget.

**APPROVED AND ADOPTED** this 2<sup>nd</sup> day of February 2026.

\_\_\_\_\_  
Mayor

**ATTEST:**

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