

**MINUTES OF THE MEETING OF THE MAYOR
AND THE COMMITTEE-OF-THE-WHOLE OF
THE CITY OF EAST MOLINE, ILLINOIS
TUESDAY, JANUARY 20, 2026**

ROLL CALL

Mayor Reggie Freeman called the meeting to order and directed Acting City Clerk Katelyn Roberts to call the roll. The following Alderpersons were present: Olivia Dorothy, Jeffrey Deppe, Larry Jones, Adam Guthrie, Lynn Segura, and Jose Rico. Absent: Rhea Oakes. **7:05 p.m.**

ADDITIONS/CORRECTIONS TO AGENDA

None

Fund Balance Policy (Kimberly Rodriguez, Finance Director)

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

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

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

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

RECOMMENDATION/REQUESTED ACTION: Forward the Fund Balance Policy to City Council for approval.

A motion was made by Alderperson Deppe, seconded by Alderperson Dorothy, to concur with the recommendation as presented. Upon the roll call, the following voted in favor: Dorothy, Deppe, Jones, Guthrie, Segura, and Rico. Motion carried.

Budget Transfers (Kimberly Rodriguez, Finance Director)

Budget transfers were approved in accordance with the City's adopted FY2025 budget. These transfers support General Fund costs for community development, neighborhood stabilization, and external partner organizations, and reallocated unrestricted General Fund revenues to other funds as authorized. The attached list summarizes the FY2025 budget transfers to be posted as of December 31, 2025.

RECOMMENDATION/REQUESTED ACTION: Informational purpose only.

A motion was made by Alderperson Segura, seconded by Alderperson Rico, to concur with the recommendation as presented. Upon the roll call, the following voted in favor: Dorothy, Deppe, Jones, Guthrie, Segura, and Rico. Motion carried.

Tobacco Ordinances 6-3-49 and 6-3-50 Updates (Jeff Ramsey, Police Chief)

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

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

The following are the ordinances identified as needing updated:

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

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

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

RECOMMENDATION/REQUESTED ACTION: Approval to move forward for Council approval.

A motion was made by Alderperson Dorothy, seconded by Alderperson Rico, to concur with the recommendation as presented. Upon the roll call, the following voted in favor: Dorothy, Deppe, Jones, Guthrie, Segura, and Rico. Motion carried.

Flooring Replacement – Police Department (Jeff Ramsey – Police Chief)

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

Two quotes were obtained from area flooring businesses as follows:

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

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

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

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

FINANCIAL IMPACT:

Line Item #	Line-Item Title	Department	Amount Budgeted	Available Funds	Amount Requested
010-2602-52774.30	Capital Purchase	Police	\$15,000.00	\$15,000.00	\$15,000.00
016-270-52774.01	State Drug – Equipment	Police	\$16,505.00	\$77,698.00	\$16,505.00
TOTALS			\$31,505.00	\$92,698.00	\$31,505.00

RECOMMENDATION/REQUESTED ACTION: Approval

A motion was made by Alderperson Guthrie, seconded by Alderperson Rico, to concur with the recommendation as presented. Upon the roll call, the following voted in favor: Dorothy, Deppe, Jones, Guthrie, Segura, and Rico. Motion carried.

Authorization to combine the Planning Commission and Board of Zoning Appeals with same duties and responsibilities (Timothy Wymes, Community Development Director)

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

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

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

RECOMMENDATION/REQUESTED ACTION: Approval

A motion was made by Alderperson Rico, seconded by Alderperson Segura, to concur with the recommendation as presented. Upon the roll call, the following voted in favor: Dorothy, Deppe, Jones, Guthrie, Segura, and Rico. Motion carried.

Resubdivision of Lots 1, 2, & 3 of The Quarter Subdivision No. 3 (Jeff Ramsey – Police Chief)

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

No new lots are being created and no renumbering of the original subdivision plat is required. City staff previously approved the Plat of Survey on April 30, 2024. However, due to the reconfiguration of the lots and at the request of the project underwriter, City Council approval is required pursuant to Section

2-15-6 Land Subdivision or Resubdivision and Chapter 31 of the City of East Moline Subdivision Regulations to prevent future delays related to financing and lot sales.

Staff Recommendation: Approval of the resubdivision as presented.

RECOMMENDATION/REQUESTED ACTION: Approval

A motion was made by Alderperson Segura, seconded by Alderperson Rico, to concur with the recommendation as presented. Upon the roll call, the following voted in favor: Dorothy, Deppe, Jones, Guthrie, Segura, and Rico. Motion carried.

Lead Service Line Replacement – Plans, Specs, Bidding (Brian Vorva, Assistant Director of Engineering)

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

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

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

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

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

Staff have prepared plans, specifications and bidding documents which are available for review at the East Moline Engineering & Maintenance Building. After receiving bids, staff will provide a complete

bid tabulation and recommendation for award of contract to the City Council, pending reasonable bid prices.

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

FINANCIAL IMPACT:

Line Item #	Line-Item Title	Department	Amount Budgeted	Available Funds	Amount Requested
200-023-52445.23	Construction	Water CIP	\$12,188,200.00	\$12,188,200.00	\$5,582,500.00
TOTALS			\$12,188,200.00	\$12,188,200.00	\$5,582,500.00

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

A motion was made by Alderperson Deppe, seconded by Alderperson Dorothy, to concur with the recommendation as presented. Upon the roll call, the following voted in favor: Dorothy, Deppe, Jones, Guthrie, Segura, and Rico. Motion carried.

Sugar Creek & Butterworth Lagoon Dredging – Bid Approval (Tim Kammler, Director of Engineering)

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

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

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

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

FINANCIAL IMPACT:

Line Item #	Line-Item Title	Department	Amount Budgeted	Available Funds	Amount Requested
300-036-52745.20	Construction	Stormwater	\$1,086,749.00	\$1,086,749.00	\$750,000.00
TOTALS			\$1,086,749.00	\$1,086,749.00	\$750,000.00

RECOMMENDATION/REQUESTED ACTION: Approve project for bidding.

A motion was made by Alderperson Rico, seconded by Alderperson Dorothy, to concur with the recommendation as presented. Upon the roll call, the following voted in favor: Dorothy, Deppe, Jones, Guthrie, Segura, and Rico. Motion carried.

Acceptance of Vacant Properties from the Quad Cities Land Bank Authority and Authorization to Execute Transfer Documents (Mark Rothert, City Administrator)

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

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

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

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

- 246 11th Street

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

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

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

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

RECOMMENDATION/REQUESTED ACTION:

A motion was made by Alderperson Guthrie, seconded by Alderperson Rico, to concur with the recommendation as presented. Upon the roll call, the following voted in favor: Dorothy, Deppe, Jones, Guthrie, Segura, and Rico. Motion carried.

Establishment of Interested Parties Registry for new TIF District (Mark Rothert, City Administrator)

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

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

A motion was made by Alderperson Guthrie, seconded by Alderperson Rico, to concur with the recommendation as presented. Upon the roll call, the following voted in favor: Dorothy, Deppe, Jones, Guthrie, Segura, and Rico. Motion carried.

ADJOURMENT:

A motion was made by Alderperson Guthrie, seconded by Alderperson Segura to adjourn the Committee-of-the-Whole meeting. A voice vote was taken. Motion carried. **7:32 p.m.**

Minutes taken and submitted,

Wanda Roberts-Bontz, City Clerk