

**MINUTES OF THE MEETING OF THE MAYOR
AND THE COMMITTEE-OF-THE-WHOLE OF
THE CITY OF EAST MOLINE, ILLINOIS
MONDAY, MARCH 1, 2021**

ROLL CALL

Mayor Freeman called the meeting to order and directed City Clerk Arletta D. Holmes to call the roll. The following Aldermen were present: Gary Almlade, Nancy Mulcahey, Jayne O'Brien, Frederic Kotoku, Maria Tapia and Jose Rico. Absent: Larry Toppert. **6:47 p.m.**

ADDITIONS/CORRECTIONS TO AGENDA

None.

LAND BANK PRESENTATION (Ms. Whiting – Finance Director)

This presentation is for informational purposes only, no action is required by Council. The City of East Moline has been invited to consider forming a Land Bank along with the City of Moline, Rock Island County and the City of Rock Island. Moline hired Teska Associates to do a feasibility study on the development of a land bank through the Illinois Housing Development Authority (IHDA) they will do a presentation with information regarding the process and answer any questions.

RECOMMENDATION:

No action required.

Mr. Scott Golstein from Teska and Brent Denzin Attorney provided a 30 minute presentation regarding forming a Land Bank.

IPBC SUB-POOL TERMINATION (Ms. Whiting, Finance Director)

The City joined the Intergovernmental Personnel Benefits Cooperative (IPBC) on January 1, 2017 and later formed a sub-pool with other communities to reduce our risk of volatility in health insurance rates paid by both the City and our employees, this sub-pool started out as East Moline and Colona, and now has a total of 9 entities. The sub-pool has performed well over the last 3 years and the City has seen our rate change well below industry standards. Our average increase over that last three years has been 3%. The City has outperformed the members of the sub-pool since joining IPBC, but since the number of insured for each member of a sub-pool varies the renewal rate for the sub-pool hasn't always reflected well on the members that outperform. This trend has been reviewed by IPBC and a change has been made to how renewal rates are determined, members are now placed in tiers based on enrollment numbers, and our risk of volatility still reduced. The result of restructuring has given East Moline a renewal for 2021 of -2.8%. This change with IPBC also gives East Moline the opportunity to leave the sub-pool and become an individual member. This change would allow a delegate from the City to be on the IPBC board and vote on changes within IPBC. Prior to this the sub-pool would have 1 vote for all members.

FINANCIAL:

This is not a budgeted item.

RECOMMENDATION:

Staff recommends approval to withdraw from the membership in the QCHIP sub-pool and become an independent member of IPBC.

ADDITIONAL COMMENTS:

The City's insurance committee approved the withdrawal from the sub-pool at their February 23rd meeting.

A motion was made by Alderman Almblade, seconded by Alderman Mulcahey to concur with the recommendation as presented. Upon roll call the following voted in favor: Kotoku, Tapia, Rico, Almblade, Mulcahey and O'Brien. Motion carried.

USE OF HUD FUNDS TO DEMOLISH 1603 2ND STREET (Ms. Whiting – Finance Director/Mr. Maxeiner – City Administrator)

The two story home located at 1603 2nd Street suffered considerable damage in a fire in December of 2019. When repeatedly contacted by the City, the owner stated that he was going to attempt to restore the property to habitable condition. An engineer's structural evaluation has determined that restoration of the existing shell is not feasible since the structural joists and timbers were affected. The owner has been cited for the condition of the property and he states he does not have the financial resources to tear the building down.

HUD (Housing and Urban Development) Funds can be used to demolish problematic structures in low-to-moderate income neighborhoods when the property is privately owned. The City has HUD funds on hand and staff is recommending the use of these funds to remove this eyesore from the neighborhood. The property will remain privately owned following the completion of the demolition. It is anticipated that the demolition and hauling of the debris to the landfill will cost \$15,000.00 to \$25,000.00 range.

FINANCIAL:

This is not a budgeted item.

Funding Sources: HUD Funds

This is not a CIP

RECOMMENDATION:

Staff recommends the use of HUD funds to demo and grade the property located at 1603 2nd Street.

A motion was made by Alderman Rico, seconded by Alderman Tapia to table. Upon roll call the following voted in favor: Tapia, Rico, Almblade, Mulcahey and O'Brien. Opposed: Kotoku. Motion carried. 5-1

FOURTH LEASE ADDENDUM US CELLULAR 7TH STREET TOWER (Ms. Huber)

US Cellular is requesting to add three fixtures to our water tower at 3302 7th Street. Construction drawings have been reviewed and approved. A structural analysis was completed and the addition of these three fixtures falls within our structural load requirements. Per the Site Lease Agreement between the City of East Moline and US Cellular, the addition of fixtures requires an Amendment to the Site Lease Agreement and additional rent per fixture, in this case a total rent increase of \$597.24/month. Staff recommends approval of Fourth Amendment to Site Lease Agreement as attached.

RECOMMENDATION:

Approval of Fourth Amendment to Site Lease Agreement as attached.

A motion was made by Alderman Almlade, seconded by Alderman Kotoku to concur with the recommendation as presented. Upon roll call the following voted in favor: Kotoku, Tapia, Rico, Almlade, Mulcahey and O’Brien. Motion carried.

LANDFILL SEWER LIFT STATION EASEMENT (Mr. Kammler – Director Of Engineering)

As previously discussed with Council, the Landfill Sewer Extension Project requires a suitable site for constructing and operating a lift station which will pump leachate collected from the former East Moline Landfill and the Upper Rock Island County Landfill. As part of the agreement with the City of East Moline, Republic Services is donating a permanent sewer and access easement for this purpose. This easement is located at the southwest corner of 172nd Street and 20th Avenue N. as shown on the attached exhibit. The proposed lift station is being constructed under the contract with Valley Construction for this project. There is no cost to the city for the easement.

FINANCIAL:

This is not a budgeted item.

Line Item#: N/A

Amount Budgeted: \$0 **Actual Cost:** \$0

Departments: Engineering

RECOMMENDATION:

Accept easement donated by Republic Services, Inc. for sewer list station.

A motion was made by Alderman Almlade, seconded by Alderman O’Brien to concur with the recommendation as presented. Upon roll call the following voted in favor: Kotoku, Tapia, Rico, Almlade, Mulcahey and O’Brien. Motion carried.

ADJOURNMENT:

A motion was made by Alderman Almblade, seconded by Alderman Mulcahey and Alderman O'Brien to adjourn the Committee-of-the-Whole meeting. Upon roll call the following voted in favor: Kotoku, Tapia, Rico, Almblade, Mulcahey and O'Brien. Motion carried. 7:42 p.m.

Minutes taken and submitted

Arletta D Holmes, City Clerk