

**MINUTES OF THE MEETING OF THE MAYOR  
AND THE COMMITTEE-OF-THE-WHOLE OF  
THE CITY OF EAST MOLINE, ILLINOIS  
MONDAY, MARCH 6, 2023**

**ROLL CALL**

Mayor Freeman called the meeting to order and directed City Clerk Wanda Roberts-Bontz to call the roll. The following Alderpersons were present: Kenneth Porter, Gary Almblade, Nancy Mulcahey, Jayne O'Brien, Rhea Oakes, Maria Tapia and Jose Rico. **6:45 p.m.**

**ADDITIONS/CORRECTIONS TO AGENDA**

None.

**GREATER DOWNTOWN STREETSCAPING – DESIGN ENGINEERING (Mr. Tim Kammler, Director of Engineering)**

In October of last year, the city advertised a Request for Proposals (RFP) for the Phase 1 and Phase 2 Engineering Design of East Moline's Greater Downtown Streetscaping project to be funded by RAISE Grant. In response the city received six (6) consultant proposals, all from qualified teams. In strict accordance with Federal and State Qualification Based Selection (QBS) requirements and per the city's QBS Policy, a selection team comprised of City Administrator Maxeiner, Finance Director Whiting, and Engineering Director Kammler reviewed and ranked the proposals in prescribed categories. While not required by the QBS process, the selection team subsequently scheduled and conducted follow-up interviews with all six teams. Crawford, Murphy, and Tilly finished this process as the top-ranked team.

Subsequent to selection, staff conducted in-depth project scoping meetings with CMT, IDOT, and FHWA. Through this process a scope of preliminary engineering services was developed and refined for four (4) separate components of design and construction phasing. To memorialize this breakdown for reference and recollection, staff prepared a memorandum of understanding dated 02/17/23 which has been accepted by IDOT and FHWA. An exhibit delineating the limits of the proposed project phases was also prepared and has been accepted by IDOT (attached). A complete outline of the proposed consultant scope is attached along with a copy of the standard IDOT Engineering Agreement (EA) form with breakdown of work hours and proposed fees.

Representatives from the CMT team will be in attendance to briefly present the proposed RAISE Grant project and discuss the work that will comprise their professional services. The proposed contract fee is \$2,999,943. The project's total estimated cost is \$29,645,236.

**FINANCIAL:**

**This is a budgeted item.**

**Line Item#** Various **Title:** RAISE/MFT - Construction

**Amount Budgeted:** \$29,645,236.00 (RAISE \$23,716,189.00)

**Actual Cost:** \$2,999,943.00 (PE1, PE2 Engineering)

**Under/(Over):**

<b>Funding Sources:</b> RAISE Grant (Federal Share)	\$2,399,954.40
MFT Funds (Local Match)	\$ 599,988.60

**Departments:** Engineering  
**This is a CIP.**

**RECOMMENDATION:**

Award contract for RAISE grant design engineering services to Crawford, Murphy & Tilly.

Emily Monday, Project Manager for Crawford, Murphy & Tilly (CMT) introduced the other members of her team. Ms. Monday and other members of her team provided a brief presentation showing the proposed RAISE Grant project and discussed the work that will comprise of their services.

Andrew Dasso, Streamline Architects & Artisans – Mr. Dasso informed the City Council he moved his business to East Moline in 2019 into the Rust Belt. Mr. Dasso opened Iron & Grain Coffee House and help bring in other businesses including convinced my wife to open a taco business. Help hosted festivals and markets. The reason we came to East Moline is because of the passion that Larry Anderson has for East Moline. In 2018 we started the Main Street Project. City of East Moline hired my firm to look at the Master Plan planning of Main Street. Mr. Dasso asked the City Council what would they do? Mr. Dasso would be stepping outside, and this project will be happening at his front door. Mr. Dasso is disappointed he was not selected for this project.

Larry Anderson was here to support Andrew Dasso. Mr. Anderson does not think that the right team has been selected. Mr. Anderson serves on the SSA Committee and REDEEM Board. Mr. Anderson approached Mr. Dasso to give the City of East Moline did the Master Plan for 1/3 of the price that it should have cost. Mr. Dasso invested in our City. Mr. Anderson said it will come back to us you will see. Mr. Anderson was very disappointed in the selection process. When CMT was talking they said Rust Belt over 13 times. Mr. Anderson owner of the Rust Belt and The Bend. Mr. Anderson stated that he thinks that the City Council should look at whom is being hired and ask questions.

Mr. Maxeiner, City Administrator – Mr. Maxeiner proceeded to provide the information as to how the selection process worked. The companies were ranking and then the interview process. Mr. Maxeiner provided the information on why they selected Crawford, Murphy & Tilly (CMT).

**TABLE UNTIL NEXT MEETING**

After much discussion a motion was made to table until next meeting by Alderperson Almblade, seconded by Alderperson Rico to concur with the recommendation as presented. Upon roll call the following voted in favor: Almblade, Mulcahey, O’Brien, Oakes, Tapia and Rico. Opposed: Porter. Motion carried. **6 -1**

**RAVINE D & G – ACCESS AND BID LETTING (Mr. Tim Kammler, Director of Engineering)**

At the direction of the City Council, final plans and specs have been prepared by the city's consultant (Klingner) for bidding and construction of the second phase (Ravines D & G) of this multi-year project. Easement acquisition is being wrapped-up this month and will be complete prior to construction. An exhibit showing these ravines is attached for reference.

Proposed construction generally consists of clearing, grading, rock base preparation, tied-concrete-block installation, and slope erosion control. The permeable pavement design will provide a stable platform for truck access, while also permitting vegetative growth through the block matting; this will lessen the visual impact to adjoining property owners. Exhibits showing the locations and typical section of the proposed access construction is attached. Complete plans, specifications and bidding documents are available for review at the East Moline Engineering & Maintenance Building. A tentative bid letting date has been scheduled for March 28, 2023. Pending COW approval, the bid letting will proceed and staff will provide a bid tabulation and recommendation for award of contract to the City Council, pending reasonable bid prices. A consultant proposal for construction staking and inspection will also be provided for review and consideration at this time.

**FINANCIAL:**

**This is a budgeted item.**

**Line Item#** 250-4036-29-452.0

**Title:** Sewer Capital Improvement - Construction

**Amount Budgeted:** \$1,671,000.00

**Actual Cost:** T.B.D.

**Under/(Over):**

**Funding Sources:** Sewer Enterprise Funds

**Departments:** Engineering

**This is a CIP.**

**RECOMMENDATION:**

Approve Phase 2 Ravine Access Plans & Specs for bid letting.

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

**No Parking on Archer Drive (Chief Ramsey, EMPD)**

Due the addition of the Grand Illinois Trail along Archer Dr. from 21st. Avenue to 30th Avenue, there is no longer adequate room for vehicles to park along the west side of Archer Drive from 23rd Avenue to 30th Avenue. In the past this was a common area for vehicles to park for sporting events at United Township High School's Soule Bowl. If vehicles were to continue to park in this area, they would protrude out into the southbound lane of traffic on Archer Dr. causing a traffic hazard, must park with two wheels on the boulevard causing damage, or even end up on the Grand Illinois Trail itself causing issues. To avoid these issues, it is recommended to add a no parking zone from 23rd Avenue to 30th Avenue on the west side of Archer Drive. Permanent signs would be erected to notify the public on the No Parking area. Vehicles would be able to continue to park on the east side of Archer Drive in this area.

Attached is our current No Parking Places Ordinance 9-3-1 with this addition highlighted in yellow at #194 on the list. There also a map of the area attached for your reference.

**FINANCIAL:**

**This is not a budgeted item.**

**Line Item#** **Title:**  
**Amount Budgeted:**  
**Actual Cost:** Possible signage cost  
**Under/(Over):**  
**Funding Sources:**  
**Departments:**  
**This is not a CIP.**

**RECOMMENDATION:**

Approve the addition of No Parking on the west side of Archer Drive from 21st Avenue to 30th Avenue to the No Parking Places Ordinance 9-3-1.

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

**Lease Addendum – 10<sup>th</sup> Street Elevated Water Tank**  
**(Ms. Brianna Huber, Director of Water Treatment)**

AT&T is requesting to add to add ground space to their current lease to install a new generator at the 10th Street Tower location. Per the Site Lease Agreement between the City of East Moline and AT&T, the addition of fixtures or ground space requires an Amendment to the Site Lease Agreement and additional rent, in this case a total rent increase of \$400.00 per month. Staff recommends approval of the 6th Amendment to the Site Lease Agreement as attached.

**FINANCIAL:**

**Departments:** All  
**This is not a CIP.**

**RECOMMENDATION:**

Approve 6th Amendment to Site Lease Agreement with AT&T at 10th Street Tower.

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

**Pipe Loop Study with CDM Smith (Ms. Brianna Huber, Director of Water Treatment)**

Per IEPA, an engineering evaluation for corrosion control is required at our WTP. CDM Smith completed phase1 (desktop) of this study. They have proven to be the technical expert in this subject matter. Phase 2 of this project is a harvested pipe loop study to determine the best chemical parameters to address lowering our pH value. I have attached CDM Smith's proposal for your review. Staff recommends moving forward with CDM Smith for phase 2 of the study.

**FINANCIAL:**

**This is not a budgeted item.**

**Line Item#** 020-000-9-535.0

**Title:** Departmental Projects

**Amount Budgeted:** \$0

**Actual Cost:**

**Under/(Over):**

**Funding Sources:**

**Departments:**

**This is not a CIP.**

**RECOMMENDATION:**

Approve moving forward with CDM Study for pipe loop study.

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

**MDT – Fire Department Engines (Chief DeFrance, Chief of Fire Department)**

The fire department needs to purchase and install Mobile Computer Terminals (MCT's) in three of our front line engines. While we have had these devices on up to 3 units in the past they were not very effective due to the Computer Aided Dispatch (CAD) system we had at that time. With the change over to the new dispatch center at QCOMM, the new CAD system, and other technologies we find the MCT's for the fire department will provide important information to our responders during emergency calls.

The new systems in conjunction with improved WIFI and FIRSTNET broadband capability will allow personnel to quickly access pre fire documents and building information while enroute and on scene.

Key information provided by these plans include floorplans schematics, location, quantities of extremely hazardous materials (SARA tier 2 reports), nearest hydrant locations, flow information, emergency contacts, Knox Box locations, photos of important features such as utility disconnects, hazards such as open pits, heavy equipment overhead, and many other important features.

We currently have one of these units installed on our command vehicle at the Morton Drive Fire Station. We have conducted extensive testing with this unit and the new cad system resulting in the proposed expansion of this project to the three first line response engines. This an advantageous common-sense project. The proposal attached is based on an equipment and configuration match of the existing unit on the command vehicle.

**FINANCIAL:**

**This is a budgeted item.**

**Line Item#** 010-4220-27-740.1

**Title:** ARPA Funds

**Amount Budgeted:** \$50,000.00

**Actual Cost:** Approximately \$28,000.00

**Under/(Over):**

**Funding Sources:** ARPA Funds

**Departments:**

**This is not a CIP.**

**RECOMMENDATION:**

Pass to full council for resolution authorizing the Fire Department to proceed with this MCT expansion project.

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

**Authorization to Demolish 4701 Kennedy Drive (Mr. Doug Maxeiner, City Administrator)**

The City acquired 4701 Kennedy Drive through the non-payment of property taxes for several years. The property is approximately seven acres and includes the former office of Dr. Azer in the northeast corner of the property. The remainder of the acreage is vacant and wooded. The building has been neglected and blighted property for years and has been a target for vandalism and graffiti since the structure became vacant. The City has received numerous complaints on the property for several years.

After acquiring the property, staff solicited bids for the demolition and restoration of the developed area. Two bids were received with the lowest bid from Evans Concrete and Excavating, Inc. in the amount \$42,702.00. Funding for the project will come from demolition funds. Upon demolition and site restoration, the property will be marketed for its highest and best use. The City has already received some interest for the property. The structure in the northeast corner is zoned B-2 (Medium Density Business District) and the remainder of the acreage is R-1 (Single Family Residential). Once the property is sold, the proceeds will reimburse the demolition fund for future projects.

**FINANCIAL:**

**This is a budgeted item.**

**Line Item#** 010-4155-24-453.0

**Title:** Building Demolition

**Amount Budgeted:** \$50,000.00

**Actual Cost:** \$42,702.00

**Under/(Over):** \$7,298.00

**Funding Sources:** General Fund

**Departments:** Administration & Inspections

**This is not a CIP.**

**RECOMMENDATION:**

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

**ADJOURMENT:**

A motion was made by Alderperson Oakes, seconded by Alderperson Almblade to adjourn the Committee-of-the-Whole meeting. Upon roll call the following voted in favor: Porter, Almblade, Mulcahey, O'Brien, Oakes, Tapia and Rico. Motion carried. **8:16 p.m.**

**Minutes taken and submitted,**

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**Wanda Roberts-Bontz, City Clerk**