

**MINUTES OF THE MEETING OF THE MAYOR
AND THE COMMITTEE-OF-THE-WHOLE OF
THE CITY OF EAST MOLINE, ILLINOIS
MONDAY, MAY 16, 2022**

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: Larry Toppert, Gary Almblade, Nancy Mulcahey, Jayne O'Brien, Rhea Oakes, Maria Tapia and Jose Rico. **6:50 p.m.**

ADDITIONS/CORRECTIONS TO AGENDA

None.

PLANS, SPECS, BID - GREAT RIVER TRAIL RESURFACING (Mr. Tim Kammler, Director of Engineering)

At the direction of the City Council, final plans and specs have been prepared for bidding and construction of the above-referenced project. Proposed construction generally consists of milling, base repair, and resurfacing of the Great Mississippi River Bicycle Trail. The work will extend from the Moline/East Moline border near the Ben Butterworth Park Boat Ramp to McNeals Preserve just south of the Campbell's Island Causeway. A detour route for cyclists will be signed during the period of trail closure for construction. Work will not start until after July 4 festivities throughout this area.

The plan cover sheet with location map of the proposed construction area 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 June 7, 2022. Pending COW approval, the bid letting will proceed and staff will provide a bid tabulation and recommendation regarding award of contract to the City Council for review & consideration.

FINANCIAL:

This is a budgeted item.

Line Item# 300-000-27-490.0

Title: ARPA Funds

Amount Budgeted: \$575,000.00

Actual Cost: T.B.D.

Under/(Over):

Funding Sources: ARPA

Departments: Engineering

This is a CIP.

RECOMMENDATION:

Approve Plans and Specs for bid letting.

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

ORDINANCE SOLICITING BIDS ON 2510 3RD STREET (Mr. Maxeiner, City Administrator)

At the March 21st COW, staff provided information on a list of properties to sell. Included in that list is a vacant lot located at 2510 3rd Street (PIN #08-35-400-012.) One of the adjoining property owners has expressed an interest in purchasing the lot.

The process requires the approval of an ordinance on which a 3/4 supermajority of the Corporate Authorities (Alderspersons plus Mayor) vote in the affirmative for the sale. The ordinance must include the location of the property, the current use of the real estate, and any conditions on the future use of the property. Following approval of the ordinance, bids to purchase the property must be solicited. The property can be sold to the highest bidder or to a bidder representing the best future use of the property for the City.

FINANCIAL:

This is not a budgeted item.

This is not a CIP.

RECOMMENDATION:

Staff recommends approval of the ordinance authorizing the solicitation of bids for 2510 3rd Street and to authorize staff to sell the property to the bidder representing the best future use of the property for the municipality.

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

AMENDMENT TO ECONOMIC INCENTIVE AGREEMENT FOR STOP'S SHOWROOM (Mr. Maxeiner, City Administrator)

Description:

In Spring of 2019, the City passed Ordinance 19-11 providing for economic incentives for the completion and operation of Stop's Showroom at 734 15th Ave and the Whiskey Stop at 726/728 15th Ave. In Fall of 2019, Ord 10-27 amended the development agreement changing the reimbursement percentage. To be eligible for a reimbursement of a portion of the sales and property taxes generated by these specific projects, the agreement required: 1) the submission of all applications for construction permits by December 1, 2019; 2) obtain permits for construction by January 31, 2020; and 3) completion of construction and receipt of certificate of occupancy for both addresses by December 31, 2020. While the Whiskey Stop is operational, work on Stop's Showroom has not started and plans have not been submitted to date.

The developer is requesting a second amendment to the development agreement to change the milestone dates to: 1) application submitted by June 30, 2022; 2) obtain permits for construction by August 31, 2022; and 3) completion and certificate of occupancy by August 31, 2023. Work on 734 15th Avenue was delayed due to financing and complicated by Covid-19 impacts.

RECOMMENDATION:

Staff continue to view this project as a critical piece to our downtown redevelopment efforts. 734 15th

Avenue is across the parking lot from Runner's Park and ideally located for visibility and impact. The proposed amendment does not change the incentive levels and the clock is ticking on the TIF with a February 2028 expiration date. Staff recommends approval.

ADDITIONAL COMMENTS:

Incentives on this project are project specific meaning property and sales taxes need to be generated from both properties prior to distribution of any incentives. As such, the development agreement is structured to minimize risk to the City of East Moline.

Mayor Freeman stated that he is PULLING Item #3 and bringing back to the next Committee of the Whole Meeting on June 6, 2022.

MAYORAL APPOINTMENT - LAND BANK LOCAL DIRECTOR (Mayor Freeman)

The City of East Moline must approve, by resolution, the Mayor's appointment to the local government director for the Quad Cities Land Bank Authority. The local director will represent the City of East Moline in exercising the responsibility of the Land Bank Board as set forth in the Land Bank IGA.

RECOMMENDATION:

Mayor recommends appointing the Finance Director as the local government director.

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

FEMA PORT SECURITY GRANT (Chief Jeff Ramsey, EMPD)

A FEMA port security grant opened up for applications on May 13th, 2022. This grant provides funding to state, local and private-sector partners to help protect critical port infrastructure from terrorism, enhance maritime domain awareness, improve port-wide maritime security risk management and maintain or re-establish maritime security mitigation protocols that support port recovery and resiliency capabilities. With us being located along the Mississippi River, we are eligible to apply for this grant. The 6 eligible areas for the grant are:

- Cybersecurity (+20% score boost)
- Soft Targets/Crowded Places (+20% score boost)
- Planning
- Training & Awareness
- Equipment & Capital Projects
- Exercises

For this grant we are seeking an all season 4-person Polaris All-Terrain Vehicle that will be equipped with all necessary emergency equipment to respond to emergencies along the riverfront and at events, particularly in the Bend area (Soft Targets/Crowded Places). This vehicle will have the capability to get into areas squad cars are unable to and have all the necessary equipment to provide security, rescue, and medical should the situation arise. The cost of the Polaris ATV with emergency response package is \$43,409.57 (See attachments). The grant covers the first \$25,000 and then anything over that amount is a 75/25 split. Based on this, our cost would be \$10,852.39, which would be paid with either drug asset forfeiture funds, department project funds, or the motor pool fund to be determined at that time.

This grant application process closes on June 13th, 2022 and will be written by members of the East Moline Police Department with assistance from Finance.

FINANCIAL:

This is not a budgeted item.

Line Item#

Title:

Amount Budgeted: \$0

Actual Cost: \$10,852.39

Under/(Over):

Funding Sources: Drug Asset Forfeiture Funds, Motor Pool Fund, Department Projects Fund

Departments: East Moline Police Department

This is not a CIP.

RECOMMENDATION:

Approve for staff at the East Moline Police Department to apply for this grant, and if awarded, approval of the listed match expenditure.

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

ADJOURMENT:

A motion was made by Alderperson Oakes, seconded by Alderperson Rico to adjourn the Committee-of-the-Whole meeting. Upon roll call the following voted in favor: Toppert, Almblade, Mulcahey, O'Brien, Oakes, Tapia and Rico. Motion carried. **7:10 p.m.**

Minutes taken and submitted

Wanda Roberts-Bontz, City Clerk