

**MINUTES OF THE MEETING OF THE MAYOR  
AND THE COMMITTEE-OF-THE-WHOLE OF  
THE CITY OF EAST MOLINE, ILLINOIS  
MONDAY, JUNE 5, 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: Olivia Dorothy, Jeffrey Deppe, Nancy Mulcahey, Adam Guthrie, Rhea Oakes and Jose Rico. **7:14 p.m.**

**ADDITIONS/CORRECTIONS TO AGENDA**

None.

**7<sup>TH</sup> STREET RETAINING WALL PLANS & SPECS (Tim Kammler, Director of Engineering)**

The modular block retaining wall along the east side of 7th Street between 18th Avenue and 20th Avenue was originally built in 1999/2000 and at this point is nearing the end of its useful life. The blocks are crumbling from salt, snow and general weathering, and the wall itself has been starting to show signs of structural wear as well with minor bulging in some areas and leaning outward in others. While there does not appear to be an urgent structural defect, the wall should be reconstructed before one occurs.

Earlier this year, the city retained Shive-Hattery to perform survey, structural design, and construction plans for a new wall. In investigating design options, it was determined that the most cost-effective solution was to utilize large, precast concrete modular blocks for construction of the new wall. The blocks would look similar to the walls constructed along the new bike trail on Archer Dr. and 21st Avenue, with an option to color the concrete to match the opposing wall on the westside

Complete plans, specifications and bidding documents have been prepared and are available for review at the East Moline Engineering & Maintenance Building. A tentative bid letting date has been scheduled for July 11. 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. Project completion is anticipated in October.

**FINANCIAL:**

**This is a budgeted item.**

**Line Item#** 025-4000-24-452.0

**Title:** NHR - Construction

**Amount Budgeted:** \$185,000.00

**Actual Cost:** TBD

**Under/(Over):**

**Funding Sources:** NHR

**Departments:** Engineering

**This is a CIP.**

**RECOMMENDATION:**

Approve 7th Street Retaining Wall Replacement Project for bid letting.

**ADDITIONAL COMMENTS:**

Current Engineer’s Estimate is \$271,000.00

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

**AWARD OF BIDS – FLOORING – AVE/CITIES STATION (Rob DeFrance, Fire Department Chief)**

Station 23 (Avenue of the Cities Station) is long overdue to have flooring replaced in a majority of the living space. A committee of personnel assigned to the station have met with contractors and discussed the flooring needs for this station.

Three quotes were received and attached for your review. The department committee recommends the quote from Floor Crafters be accepted due to the quality, durability, and style of the Evoke brand LVT to be installed. This is a floating floor as opposed to glue down.

This product will be installed in the day room, the dormitory area, galley, and two bathrooms. The install will cover approximately 1,600 square feet.

**FINANCIAL:**

**This is a budgeted item.**

**Line Item#** 010-4220-23-801.1 **Title:** Facilities Improvements

**Amount Budgeted:** \$16,000.00 Estimate

**Actual Cost:** \$13,865.00

**Under/(Over):** \$2,135.00

**Funding Sources:** Fire Department – Facilities Improvement Line

**Departments:** Fire

**This is not a CIP.**

**RECOMMENDATION:**

Approve the flooring replacement at Fire Station 23 (Ave of Cities) as recommend by leadership personnel assigned to the station.

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

**PLANS AND SPECS FOR PROTECTIVE EQUIPMENT (Rob DeFrance, Fire Department Chief)**

The fire department is required to supply protective firefighting equipment (Bunker Gear) to all

personnel. The equipment issued must meet current NFPA guidelines. Bunker Gear has a useful life limit and deemed expired by NFPA standards after ten (10) years of use. Years ago, the department instituted a policy of purchasing a new set of gear for each candidate graduating from the fire academy. This was done to stagger the age of the gear and avoid the expiration of all issued gear at one time.

In the past we have made large purchases with the Federal Assistance to Firefighters Grant programs, however those grants are not awarded as frequently as in years past. Recognizing this, the department has been budgeting around \$10,000 a year in the Safety Equipment line item with unused funds transferring into Department Projects to save for the purchase of expiring protective gear.

A change in the market, product availability, along with lengthy back-order times has forced us to use different brands of equipment and frequently rent protective equipment as we wait for orders to be manufactured and delivered.

To ensure we are getting the best possible pricing in the current industry conditions, I am requesting you to solicit bids on the detailed gear specifications we most commonly use. We have an immediate need to purchase eight (8) sets, but will use the accepted bid pricing to purchase future sets as long as NFPA standard and pricing holds with allowances for reasonable inflationary increases.

**FINANCIAL:**

**This is a budgeted item.**

**Line Item#** 010-4220-23-801.1

**Title:** Safety Gear

**Amount Budgeted:** \$11,000.00

**Actual Cost:** Estimate \$20,000.00

**Under/(Over):** (\$9,000.00) for current budget year

**Funding Sources:** Department Projects for difference

Department Projects unencumbered balance of approximately \$50,000.00.

**Departments:** Fire

**This is not a CIP.**

**RECOMMENDATION:**

Authorize the Fire Chief to advertise and request formal bids for protective firefighting equipment, and bring the bid tally sheet with recommendation back to the full council after the bid opening and within sixty (60) days.

Bids will be accepted for thirty (30) days after advertising in the local paper and posting on the City web site.

**ADDITIONAL COMMENTS:**

The equipment specifications document is a very detailed and lengthy document. It will be e-mailed to elected officials and made available electronically on the city web site and can be inspected at my office at 1523 Morton Drive.

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

**DRUNKEN BARRELS – OUTDOOR DINING LICENSE (Mr. Doug Maxeiner, City Administrator)**

The business owner of Drunken Barrels (Ryan Stoner) at 821 15th Avenue wants to utilize a portion of the adjoining (west side) municipal parking lot for an outdoor cooking area and service area for food and drinks. If approved, he intends to install a fence to enclose the area. He is proposing access to the outdoor service area would be from the exterior (either sidewalk or parking lot area) rather than from within the building. No alcohol would be allowed outside of the fenced-in service area. When asked about outdoor music, the applicant stated there would be none. The applicant is working with the health inspector on the cooking facility and requirements.

This item was brought to the Committee of the Whole in 2021 (minutes attached) but never pursued beyond the initial discussion. A license agreement for the use of the City parking lot would need to be considered by the City Council prior to moving forward. An example of a license agreement used for the Stopoulos project is included for reference. The City owned parking lot is typically underutilized except during large special events downtown. Approximately 10 of the 39 parking spaces would be impacted.

All regulations in the City Code (including noise restrictions) would apply to the use of this space. The request has no cost to the City other than potential enforcement expenses.

**FINANCIAL:**

**RECOMMENDATION:**

Staff requests consideration of the request.

A motion was made by Alderperson Oakes, seconded by Alderperson Deppe to concur with the recommendations to include the following in the license: initial two-year term, with the right to revoke with infractions, and recommendations from Stake Holders. Upon roll call the following voted in favor: Mulcahey, Guthrie, Oakes, Rico, Dorothy, and Deppe. Motion carried.

**DEVELOPMENT AGREEMENT – QUARTER RESIDENTIAL PHASE III (Mr. Doug Maxeiner, City Administrator)**

The City Council approved a Development Agreement with B&L Development in December of 2021 for the construction of 38 units (19 duplex structures) in Phases 1 and 2 of the long dormant Quarter development. Phase 1 is nearing completion and construction in underway on Phase 2.

The developer wishes to pursue Phase 3 which affects three parcels (PIN #s 08-25-202-006; 08-25-204-001; and 08-25- 204-003) shown on the attached parcel map. A draft Development Agreement has been prepared showing the responsibilities and obligations of the developer, the owner (REDEEM), and the City. Phase 3 will consist of additional duplex units along with one two-story building with three units.

Incremental property taxes generated off the new construction in Phase 3 will be assigned as follows: 85% of the increment to a B&L subaccount with 70% (of the 85%) earmarked for reimbursement of TIF eligible expenses of the developer and 30% (of the 85%) earmarked for reimbursement of TIF

eligible expenses of REDEEM (market value of the property and legal fees). The remaining 15% of the increment will be assigned to the City of East Moline.

Staff will walk through the draft development agreement with the City Council to answer any questions.

**FINANCIAL:**

**RECOMMENDATION:**

Staff recommends approval of the development agreement.

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

**Alderperson Guthrie** thanked the City Staff, Police Department, Fire Department and Metropolitan Enforcement Group (MEG) for the work on 20<sup>th</sup> Avenue. Alderperson Guthrie spoke to residents in his Ward, and they feel a lot safer.

**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: Mulcahey, Guthrie, Oakes, Rico, Dorothy, and Deppe. Motion carried. **7:35 p.m.**

**Minutes taken and submitted,**

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**Wanda Roberts-Bontz, City Clerk**