

**MINUTES OF THE MEETING OF THE MAYOR  
AND THE COMMITTEE-OF-THE-WHOLE OF  
THE CITY OF EAST MOLINE, ILLINOIS  
MONDAY, MARCH 19, 2018**

**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: Alissa Sallows, Gary Almblade, Ed DeJaynes, Gary Miller, Robert Cheffer, and Jose Rico. **Absent:** Nancy Mulcahey **6:50p.m.**

**ADDITIONS/CORRECTIONS TO AGENDA**

None.

**7<sup>th</sup> STREET WATER MAIN REPLACEMENT (Mr. Miller, Engineering Department)**

The road surface on 7<sup>th</sup> Street is in despair and scheduled for overlay in the summer of 2018. The 7<sup>th</sup> Street water main from 30<sup>th</sup> Avenue to 42<sup>nd</sup> Avenue is old and has numerous breaks and in need of replacement. In November of 2017 the Council approved the water main replacement plans be designed, reviewed, permits obtained, bid documents created and bids solicited. IMEG, the engineering firm contracted for the project, has completed plans as required and is currently requesting bids for the replacement project. Bids are scheduled to be opened on March 26, 2018 at 10:00a.m. in the conference room at the Maintenance and Engineering building in East Moline.

The bids will be for installation of new 12” water main from 30<sup>th</sup> Avenue to 42<sup>nd</sup> Avenue and new connections to the 7<sup>th</sup> Street elevated storage tank, 30<sup>th</sup>, 31<sup>st</sup>, 32<sup>nd</sup>, 33<sup>rd</sup>, 34<sup>th</sup>, 36<sup>th</sup>, 38<sup>th</sup>, 39<sup>th</sup>, 40<sup>th</sup>, and 41<sup>st</sup> Avenues. The project will also include new service taps to the School, Church and several houses. Work is anticipated to begin as soon as the construction contract is awarded. Pending Committee-of-the-Whole approval of the bid letting will be conducted and the results brought to the Council for final consideration and award of the construction contract.

**FINANCIAL:**

This is a budgeted item.

**Line Item#** 2018 Budget    **Title:** 7<sup>th</sup> Street Water Main (30<sup>th</sup> Avenue to 42<sup>nd</sup> Avenue)  
**Amount Budgeted:** \$1,210,000    **Actual Cost:** T.B.D.    **Funding Sources:** Water Funds

**Departments:** Engineering    This is a CIP    **CIP Project Number:** ENGR – 18-013.

**RECOMMENDATION:**

Approve Bid Letting for March 26, 2018, and submission of the construction bids to Council for approval.

A motion was made by Alderman Cheffer, seconded by Alderman Miller, to concur with the recommendation to approve the Bid Letting for March 26, 2018, and forward to Council for consideration. Upon roll call the following voted in favor: Cheffer, Rico, Sallows, Almblade, DeJaynes, and Miller. Motion carried.

**INTERGOVERNMENTAL AGREEMENT TO PROVIDE TEMPORARY EMERGENCY DISPATCH SERVICES TO THE CITY OF SILVIS (Chief Reynolds, EMPD)**

Our consolidated QComm 911 Dispatch Center is scheduled to be operational by Fall 2018. The City of Silvis has requested our current East Moline/Moline Dispatch Center provide temporary emergency dispatch services on a limited basis. The attached Intergovernmental Agreement spells out the arrangement and payment for services. East Moline will receive 33.74% of the agreed upon cost of services provided. This money received will be used for any QCOMM911 expenses that East Moline is responsible for.

**RECOMMENDATION:**

Approve East Moline/Moline Dispatch Center to provide temporary dispatch services to the City of Silvis.

A motion was made by Alderman Almblade, seconded by Alderman DeJaynes, to concur with the recommendation to approve East Moline/Moline Dispatch Center to provide temporary dispatch services to the City of Silvis. Upon roll call the following voted in favor: Cheffer, Rico, Sallows, Almblade, DeJaynes, and Miller. Motion carried.

**THE BEND INFRASTRUCTURE LINE OF CREDIT INCREASE (Ms. Petersen, Finance Director)**

The developers of The Bend have requested an increase in the current infrastructure loan taken out by the City. The developers are asking an increase of \$4 million to a total of \$10.2 million. The coverage for the increase funding is from development in the area that will result in additional TIF increment and district sales tax. A spreadsheet showing the coverage calculation is attached for your review. This spreadsheet does show that the full \$10.2 million would not be covered by the additional coverage however, the developers have agreed to guarantee up to \$50,000 per year to cover any shortage in debt service payments.

**RECOMMENDATION:**

Approve increase in line of credit with TBK bank up to \$10.2 million.

Ms. Petersen introduced Mr. Mike Van-DeHeede, Managing Partner of Great River Property Development. Mr. Van-DeHeede presented to the City Council artistic renderings of buildings and update on what is coming to the site. There is a restaurant which will provide catering for the Event Center which will hold approximately 600 people for meetings or 400 people for wedding receptions. In addition to the two hotels he said a national retailer is looking to build on a lot. QC Mart is building a gas station like the one in Bettendorf, Iowa. QC Mart has three locations for

retail. The strip mall will have about 3 to 4 tenants that will include a restaurants, retail space which will include a cell phone store. Murphy Park will have several fountains and a Band Shell. The Band Shell can accomadte approximately 2,000 people, and they plan to have about 15 shows per year.

Tim Knanishu, Executive of EM REDEEM informed the Council that 6.2 million originally allocated for the improvements has been exhausted. The money went only for infrastructure improvements and not toward the buildings being built there.

Olympia will manage the Hyatt hotel. The apartments being built should be ready for occupancy by December 2018. The second set of apartments with rents topping out at \$2,000 per month should be under construction by then.

At issue is the paperwork shows that the 10.2 million is not totally covered. The developer has agreed to put up an additional \$50,000 per year to cover any shortage debt payment services.

Alderman Gary Almlade requested the pro-forma data on the business that would be coming to the site. Mr. Van-DeHeede said he has the confidential information and would be happy to share the information with the City Council members in private.

A lengthy discussion ensued regarding various aspects of this issue.

A motion was made by Alderman DeJaynes, seconded by Alderman Almlade to table this item for two weeks to allow for the full Council to be in attendance. Upon roll call the following voted in favor: Almlade, DeJaynes and Miller. **Opposed:** Cheffer, Rico and Sallows. Motion tied 3 -3. Mayor Freeman voted to opposed. Motion fails 3 - 4.

A motion was made by Alderman Rico, seconded by Alderman Cheffer to concur with the recommendation to approve the increase line of credit with TBK bank up to \$10.2 million. Upon roll call the following voted in favor: Cheffer, Rico and Sallows. **Opposed:** Almlade, DeJaynes and Miller. Motion tied 3-3. Mayor Freeman voted in favor. Motion carried 4-3.

**THE BEND – STORM SEWER CREDIT – DISCUSSION (Mr. Girdler, City Administrator)**  
**MAYOR FREEMAN PULLED THIS ITEM FROM THE AGENDA. There will be Additional Information coming forward with regards to this item.**

During the construction and development of The Bend. The City and the developer felt it was necessary to install an additional \$268,090.00 of 84” storm sewer. The cost of this was rolled into the infrastructure dollars reimbursed to the developer. In exchange for this added infrastructure, the developer is asking for partial relief of their storm water utility fee in the amount of \$43,649.00 and to set them up a payment plan for the remaining balance of \$43,649.00 over a 24-month schedule. The payment plan would also include their current monthly charges of \$3,455.38.

As the development builds out, we will recalculate the storm water utility fee to see if there would be a reduction in impervious area thereby reducing the monthly amount from that point forward

**RECOMMENDATION:**

Discussion regarding the write-off of \$43,649.00 and establishing a payment plan for the remaining balance plus current charges.

**ADJOURNMENT:**

A motion was made by Alderman DeJaynes, seconded by Alderman Miller, to adjourn the Committee-of-the-Whole meeting. Upon roll call the following voted in favor: Cheffer, Rico, Sallows, Almblade, DeJaynes and Miller. Motion carried. **7:28 p.m.**

**Minutes taken and submitted**

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**Arletta D. Holmes, City Clerk**