

**MINUTES OF THE MEETING OF THE MAYOR
AND THE COMMITTEE-OF-THE-WHOLE OF
THE CITY OF EAST MOLINE, ILLINOIS
MONDAY, MAY 6, 2019**

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: Larry Toppert, Gary Almlade, Nancy Mulcahey, Jayne O'Brien, Frederic Kotoku, Maria Tapia, and Jose Rico. **8:03 p.m.**

ADDITIONS/CORRECTIONS TO AGENDA

None.

MURPHY PARK PURCHASE AND LICENSE AGREEMENT (Mr. Maxeiner, City Administrator)

The port of Call (The Bend) Redevelopment Agreement between the City of East Moline and River Eagle Investments (Great River Properties) includes a provision (Section 2.15) stating "The Developer and City agree to negotiate in good faith a subsequent agreement apportioning operational and financial responsibility for maintaining the central park and related facilities." The developer and City have been negotiating on this item over the past several weeks. The developer intends to start hosting events (including but not limited to parties, weddings, concerts, movies and other performances) at this location at the end of May.

Attached are draft purchase and license agreements for Murphy Park (central park referenced in the redevelopment agreement). The purchase agreement calls for ownership of the park to transfer to the City in exchange for \$1. All costs related to the transfer will be the responsibility of the developer. The license agreement proposed will also grant the developer the right and obligation to operate and maintain the park at no cost to the City. The developer will receive all proceeds generated from these events with the exception of tax revenue generated from the places for eating tax and amusement tax which are applicable to this venue and which shall be forwarded to the City. All maintenance, utilities, insurance coverage and future improvements to Murphy Park will be the responsibility of the developer (licensee). If the tax-exempt status of the park is lost, the purchase agreement requires that ownership of the park reverts to the developer. The license agreement requires that all events comply with applicable city codes including alcohol sales and safety laws. The operation of this outdoor venue and event space will contribute to the success of the Bend and staff recommends approval of the purchase and license agreement as presented.

FINANCIAL:

This is not a budgeted item.

RECOMMENDATION:

Approval of the attached ordinance for a real estate purchase agreement for the transfer of ownership of Murphy Park from Great River Property Development to the City of East Moline and a license agreement providing an exclusive license to Great River Property Development to operate Murphy Park.

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

TRANSFER OF OWNERSHIP OF RUNNER'S PARK TO CITY OF EAST MOLINE (Mr. Maxeiner, City Administrator)

Runner's Park was built at the southwest corner of 15th Avenue and 8th Street on property owned by TBK Bank. TBK has a written agreement to donate the park to the QCRC (Quad Cities Running Club) dating back to 2017. However, there has been much discussion about the pros and cons of owning/operating the park and adjoining parking lot. At this time, the running club has stated that it would be in their best interest to have the City own the park if certain conditions are met about the operation, scheduling, and maintenance. Staff met with Joe Moreno last week to discuss these conditions (list attached). Before Proceeding with the preparation of documents, staff would like to discuss the matter with the City Council.

FINANCIAL:

This is not a budgeted item.

RECOMMENDATION:

To discuss the City owning and operating Runner's Park along with the adjoining parking lot along with the conditions provided by the QCRC.

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

2019 PAVEMENT MARKING PROGRAM (Mr. Kammler, Director of Engineering)

In order to maintain safe traffic movement on City streets, pavement markings must be refreshed on a regular basis. Engineering staff have compiled pavement marking quantities for a city-wide program that includes most major streets and intersections to be painted on a two-to-three-year rotation, depending on road conditions and fund availability. The City of Moline conducted a public bid letting for their city-wide pavement marking program earlier this year; the low bidder was Precision Pavement Markings, Inc.(Elgin,IL). Precision Pavement Marking is willing and able to accommodate East Moline's Pavement.

Marking program at the same unit pricing as bid for the City of Moline; Staff recommends East Moline take advantage of this opportunity, as we have in years past. Illinois statute (65 ILCS 5/8-9-1) provides that a municipality may award a public improvement project without our own bid letting simply by approval of two-thirds of the alderman holding office. The 2019 CIP has budgeted \$55,000 in NHR funds for this year's program, which will be complementary to the pavement markings refreshed last year. A map of the roadways included for markings in 2019 is attached, as is a copy of estimated quantities at Moline's unit pricing,

FINANCIAL:

This is a budgeted item.

Line Item# 021.4300-312.3 **Title:** Street Marking

Amount Budgeted: \$55,000.00 **Actual Cost:** \$55,000.00

Funding Sources: NHR Sales Tax – Street Marking Departments: Engineering

This is a CIP **CIP Project Number:** 13-09

RECOMMENDATION:

Authorize award of construction contract for East Moline's 2019 Pavement Marking Program to Precision Pavement Markings, Inc in an amount not to exceed \$55,000.

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

ADJOURNMENT:

A motion was made by Alderman Almblade, seconded by Alderman Tapia, to adjourn the Committee-of-the-Whole meeting. Upon roll call the following voted in favor: Toppert, Almblade, Mulcahey, O'Brien, Frederic, Tapia, and Rico. Motion carried. **8:27p.m.**

Minutes taken and submitted

Arletta D. Holmes, City Clerk