

**MINUTES OF THE MEETING OF THE MAYOR
AND THE COMMITTEE-OF-THE-WHOLE OF
THE CITY OF EAST MOLINE, ILLINOIS
MONDAY, JULY 2, 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, Nancy Mulcahey, Ed DeJaynes, Gary Miller, David Brown, and Jose Rico. **6:46p.m.**

ADDITIONS/CORRECTIONS TO AGENDA

None.

WATER TREATMENT PLANT STORAGE SPACE (Mr. Drake, Director of WWW Facilities)

Due to lack of storage space, the Water Plant stores equipment, parts, and pumps off site, and in areas of the plant that are not conducive to the storage of spare parts and equipment. It also creates some safety concerns by storing equipment, materials, and parts in areas not designed for storage (chemical storage areas, walk ways around tanks, etc.). To get all our equipment, spare parts and pumps in one storage unit in one location on site at the water plant, we received bids for materials to construct a 28x64 pole building (garage) to accomplish this. These prices are just for materials, and doors (overhead) being installed by the vendor. Water Plant personnel will be utilized to build the structure. Doors will be installed by the Vendor once the building is framed.

These prices are for a complete materials package for the building, with doors installed by vendor:

Anchor Lumber \$21,915.46
R. P. Lumber \$19,307.54
Geriner Buildings \$23,817.59

Two unresponsive prices were received from Menards and Manseau metals.

FINANCIAL:

This is a budgeted item.

Line Item# 200.4522.743.0 **Title:** Capital Projects

Amount Budgeted: \$25,000 **Actual Cost:** \$19,307.54 R.P. Lumber **Under/(Over)** \$5,692.46

Funding Sources: Water Plant Revenues **Departments:** Water Plant

This is a CIP **CIP Project Number:** WTRT-17-01

RECOMMENDATION:

Approve the purchase of materials to construct a 28 x 64' storage space at the Water Plant From R. P. Lumber, in the amount of, \$19,307.54.

A brief discussion was held and questions answered regarding various aspect of this project.

A motion was made by Alderman Rico, seconded by Alderman Miller, to concur with the recommendation as presented. Upon roll call the following voted in favor: Rico, Sallows, Almblade, Mulcahey, DeJaynes, Miller and Brown. Motion carried.

PGAV PLANNERS PROFESSIONAL SERVICE AGREEMENT (Mr. Girdler, City Administrator)

Please see the attached proposed contract for professional services from PGAV Planners, LLC.

Most recently, we have used Ehlers & Associates for these purposes. However, with the changes in TIF Attorney and all the modifications that must be accomplished with the EMG TIF we believe it would be best to engage with PGAV for consulting services. We do not intend to reinvent the wheel with the hiring of this new firm and we will use everything that is already in place that we can.

FINANCIAL:

This is not a Budgeted Item. **Title:** TIF Reimbursable

RECOMMENDATION:

Engage with PGAV for TIF consulting.

Mayor Freeman requested Mr. Knanishu of Redeem addressed the City Council providing background information on the East Moline Glass TIF. With no resolution of inducement which states that you are going to develop and establish a TIF. With no resolution in place we are having to hiring PGAV Planners, LLC. The only way to correct situation is to dissolve the TIF and establish a new one. All the cost the City has incurred associated with are reimbursable expenses. Hiring PGAV Planners, LLC and having a study done and working with Kathleen Orr and Associates are TIF reimbursable expenses. The City would recoup the cost if the TIF is established.

The tax bill that was received by CTL Property Management, LLC shows the proper value after the sale. If this TIF is dissolved and a new TIF is established there will be no financial impact in a negative fashion on any taxing body. There will be no change from what it shows today.

We have found out the Attorney we have been working with is retiring and they are only going to be working part time. We were seeking answers we weren't getting any answers. There was supposed to be someone established to take care of the Cities business and there has not been. Mayor Freeman did some checking of prices found that Kathleen Orr charge one-third (1/3) of what we have been paying. Ms. Orr has had previous experiences with East Moline, has an excellence reputation and has worked with other Quad City communities.

Mr. Knanishu answered questions and the concerns regarding hiring PGAV Planners, LLC and the establishing a new TIF.

A motion was made by Alderman Rico, seconded by Alderman Brown, to concur with the recommendation as presented. Upon roll call the following voted in favor: Rico, Sallows, Almblade, Mulcahey, DeJaynes, Miller and Brown. Motion carried.

REQUEST BY VICTORY BAPTIST CHURCH (Mr. Girdler, City Administrator)

Please see the attached letter regarding the request by Victory Baptist Church. The Church recently purchased the Forest Hill property on 11th Street from HUD with plans to do all environmental remediation and demolish the site. Currently, we believe East Moline is owed about \$17,000 (which is being verified). The Church is requesting a \$6,000 waiver of liens so that they can achieve a clear title. Regardless of the total liens owed to the City, we believe it would be best to waive all the outstanding obligations so that this property can be cleaned up.

RECOMMENDATION:

Waiver of all outstanding obligations on the former Forest Hill property for Victory Baptist Church.

Attorney William Phares representing Victory Baptist Church addressed the City Council regarding waiving \$17,000.00 in fees (liens, weed abatement fees, etc.).

Pastor James Patrick of Victory Baptist Church addressed the City Council giving a brief overview of the various aspects of this issue of the property that they have acquired from HUD.

A motion was made by Alderman Rico, seconded by Alderman Almblade, to concur with the recommendation, and to take care any monies owed for boarding up the Forest Hill property. Upon roll call the following voted in favor: Rico, Sallows, Almblade, Mulcahey, DeJaynes, Miller and Brown. Motion carried.

1 YEAR EXTENSION OF CITY TOWING CONTRACT WITH QUAD CITY TOWING, Inc. (Chief John Reynolds, EMPD)

The city has a 3-year towing contract with Quad City Towing, Inc, that expires August 31, 2018. A provision in the contract allows for the agreement to be unilaterally extended for an additional year with approval from the City Council upon a written request by Quad City Towing, Inc. Quad City Towing, Inc. has provided this request with the pricing to stay the same for the additional year.

RECOMMENDATION:

The police department is very satisfied with the towing services provided by Quad City Towing, Inc. and would request that the extension be granted for one year.

A motion was made by Alderman Sallows, seconded by Alderman Miller, to concur with the recommendation as presented. Upon roll call the following voted in favor: Rico, Sallows, Almblade, Mulcahey, DeJaynes, Miller and Brown. Motion carried.

VEHICLE REPLACEMENT (Chief John Reynolds, EMPD)

2 squad cars were included in the Capital Improvement Plan and initially budgeted in the FY 2018 budget. Department heads were asked to cut \$50,000 from our budget. To help comply with this request, 1 squad car was removed from the budget as well as a few other items. Squad 501 is a 2011 Ford Expedition (Vin 1FMJU1G56BEF52314) with over 108,000 miles and is in need of over \$6000 to keep it in service. We received a bid from Reynolds Ford for a 2018 Police Interceptor Utility in the amount of \$29,875.18 which is under the state bid of \$30,007. The parts and build cost is \$11,660.19 and an additional \$250 for graphics for a grand total of \$41,680.37. \$37,500 was budgeted for a new squad and equipment. The additional \$3,840.37 would come out of the Police Department Projects line item.

FINANCIAL:

This is a budgeted item

Line Item# 007-4200-743.0 **Title:** Police Department – Capital Purchases

Amount Budgeted: \$37,500 **Actual Cost:** \$41,340.37

Under/Over: (3,840.37) Departmental Projects

Funding Sources: Police Department – Capital Projects & Police Department Projects

Departments: Police Department This is a CIP **CIP Project #** POLC- 17-02

RECOMMENDATION:

Approve purchase of 2018 Police Interceptor Utility and equipment/install and disposal Of the used 2011 Ford Expedition.

A motion was made by Alderman DeJaynes, seconded by Alderman Sallows, to concur with the recommendation as presented. Upon roll call the following voted in favor: Rico, Sallows, Almblade, Mulcahey, DeJaynes, Miller and Brown. Motion carried.

OFFICER HIRES (REPLACEMENT OF 2 OFFICERS) (Chief John Reynolds, EMPD)

Lt. John Showalter has submitted a retirement letter effective August 3, 2018 leaving a vacancy in the police department. The Police department has a spot reserved at the Police Training Institute at the University of Illinois for the basic law enforcement training class that starts on September 17th. The savings of a new hire, with a promotion figured in, will be around \$5,500 in FY 2018. Another officer has been on a duty related injury leave since August 11, 2017. That officer applied to the Police Pension Board for a duty related disability in February 2018. After one year, the officer will be placed on Temporary Total Disability (TTD) until the outcome of the Disability is determined. The salary will come from the Police Department budget and switch to Insurance Reserves after August 11,2018. The police department has a spot reserved at the Police Training Institute at the University of Illinois for the basic law enforcement training class that starts on September 17th. The savings of a new hire will be around \$4,500 in FY 2018. The hire date would be Friday, September 15, 2818.

FINANCIAL:

This is a budgeted Item:

Line Item# 007-4200-110.1 **Title:** Salaries (Police) Funding **Sources:** General Fund

Departments: Police Protection This is not a CIP

RECOMMENDATION:

Approve the hire of 2 police officers.

A motion was made by Alderman DeJaynes, seconded by Alderman Sallows, to concur with the recommendation as presented. Upon roll call the following voted in favor: Rico, Sallows, Almblade, Mulcahey, DeJaynes, Miller and Brown. Motion carried.

EAST MOLINE GLASS – INDUCEMENT RESOLUTION (Mr. Girdler, City Administer)

In order to rectify the issues with EMG TIF, it is necessary to have an Inducement Resolution so that the developer can move forward with TIF reimbursable cost while we correct the issue we have with the existing TIF. At issue is the valuation of the existing property and when it was valued. The EVA is much less today than it was when the TIF was established. Therefore, we need to overhaul the existing TIF so that the district can realize a larger increment. Please contact Administrator Girdler if you have any questions.

FINANCIAL:

This is not a budgeted Item **TITLE:** TIF Reimbursable

RECOMMENDATION:

To approve the inducement Resolution for the EMG TIF for East Moline Glass.

A motion was made by Alderman DeJaynes, seconded by Alderman Brown, to concur with the recommendation as presented. Upon roll call the following voted in favor: Rico, Sallows, Almblade, Mulcahey, DeJaynes, Miller and Brown. Motion carried.

TBK BANK (TRIUMPH) – LAND TRANSFER (Mr. Girdler, City Administrator)

As you are aware, the bank has approved the gift of the property where it currently sits to the Library for their use. The bank will be demolishing the existing drive-up facility and will replace it with a new branch facility – it is the intention that the City will enter into a redevelopment agreement for the new facility. In conjunction with the property transfer to the Library, the bank will be transferring Runner’s Park and the adjacent parking lot to the City (Image Attached). The building to the immediate west of the parking area is slated for development as a restaurant. It is the intention for the developer of that property to approach the City for the use of the western most edge of the parking area for an outdoor seating area contiguous to the building which would need to be approved by the Council in the near future. Contract Administrator Girdler if you have any questions.

FINANCIAL:

This is not a budgeted item.

RECOMMENDATION:

Authorize legal document in order for building developer to utilize a portion for the parking lot for outdoor seating.

Mayor Freeman and Administrator Girdler gave additional background information about the parking lot and addressed concerns of the City Council.

A motion was made by Alderman DeJaynes, seconded by Alderman Almblade, to concur with the recommendation as presented. Upon roll call the following voted in favor: Rico, Sallows, Almblade, Mulcahey, DeJaynes, Miller and Brown. Motion carried.

ADJOURMENT:

A motion was made by Alderman DeJaynes, seconded by Alderman Mulcahey, to adjourn the Committee-of-the-Whole meeting. Upon roll call the following voted in favor: Rico, Sallows, Almblade, Mulcahey, DeJaynes, Miller and Brown. Motion carried. **7:55 p.m.**

Minutes taken and submitted

Arletta D. Holmes, City Clerk