



**City Council Meeting Agenda**  
**June 8, 2026 - 5:45 PM**  
**City Council Chambers, City Hall, 3rd Floor,**  
**1528 Third Avenue, Rock Island, IL**

**Click Here to Watch Live**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Moment of Silence**
- 5. Vote to Approve Agenda**
  - a. Motion: Motion whether or not to approve the agenda.  
RC Roll Call vote is needed.
- 6. Presentations**
  - a. Presentation on the Augustana Hilltop Area Market Analysis by DiSalvo Development Advisors, LLC
- 7. Special Awards and Recognitions, Oath of Office Ceremony, and Proclamations**
  - a. Proclamation declaring June 2026 as Pride Month.
  - b. Proclamation declaring June 13, 2026 as Rock Island County NAACP Day.
- 8. Public Comment**
- 9. Update Rock Island**
- 10. Ordinances (First Readings)**
  - a. Report from the Traffic Engineering Committee regarding a request to remove the handicapped parking space in front of 4529 14th Avenue. (First Reading)  
  
Motion: Motion to consider the ordinance.  
RC Roll Call vote is needed.
  - b. Report from the Traffic Engineering Committee to install a handicapped parking space at 1916 9th Street. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

- c. Report from the Traffic Engineering Committee regarding the installation of a handicapped parking space at 2725 Karlburg Court. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

- d. Report from the Traffic Engineering Committee regarding a request to install stop signs at the intersection of 19th Street and 12th Avenue. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

- e. Report from the Community Development Department regarding an ordinance amending Chapter 11, Article X: Municipal Property for Redevelopment and accompanying policy for the purchase and sale of municipal real estate. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

- f. Report from the Economic Development Department regarding an ordinance and amendment to the Rivertracks LLC Redevelopment Agreement. (First Reading)

Motion: Motion to approve the amended agreement; authorize the City Manager to execute the agreement; and consider the ordinance.

RC Roll Call vote is needed.

## 11. Consent Agenda

All items under the Consent Agenda are considered to be routine in nature and will be enacted by a single motion and subsequent roll call vote. There will be no separate discussion of these items unless an Alderperson so requests, in which case, the item will be moved from the Consent Agenda and considered as the first item after approval of the Consent Agenda.

- a. Report from the Clerk's Office regarding a request from Wake Brewing requesting sound amplification on Saturday, July 4, 2026 from 5 p.m. to 10 p.m. for a live music event.
- b. Minutes from the May 18, 2026 City Council Meeting.

Motion: Motion to approve Consent Agenda items a and b.

RC Roll Call vote is needed.

## 12. Claims/Purchases

- a. Report from the Public Works Department regarding payment to J.C. Dillon, Peoria, Illinois, for an emergency sewer lateral repair at 2343 and 2330 38th Street in the amount of \$68,301.48.
- b. Report from the Public Works Department regarding payment to J.C. Dillon, Peoria, Illinois, for Water Service and Sewer Later Repair Program repairs in the amount of \$96,029.15.
- c. Report from the Public Works Department regarding payment #4 to Langman Construction, Rock Island, Illinois, for the Sidewalk and Pavement Patching Program in the amount of \$87,976.80.
- d. Report from the Public Works Department regarding payment to McClintock Trucking and Excavating, Silvis, Illinois, for an emergency sewer main repair at 4505 28th Avenue in the amount of \$35,683.85.

Motion: Motion to allow claims a through d.

RC Roll Call vote is needed.

- e. Report from the Public Works Department regarding payment to Brandt Construction, Milan, Illinois, for an emergency storm sewer repair at 3336 26th Street in the amount of \$28,253.83.

Motion: Motion to allow the claim.

RC Roll Call vote is needed.

- f. Report from the Public Works Department regarding authorization for an emergency purchase from Martin Equipment, Rock Island, Illinois, for a 2026 John Deere 320G backhoe in the amount of \$165,370.00.
- g. Report from the Public Works Department requesting authorization to outfit four 2026 Ford F-350 Super Duty Cab and Chassis pickups with dump boxes from Monroe Truck Equipment, Monroe, Wisconsin, in the amount of \$72,064.00.
- h. Report from the Public Works Department regarding the purchase of water distribution supplies from various vendors in the amount of \$110,310.00.
- i. Report from the Fire Department regarding the purchase of 70 Propper 3-in-1 hard shell winter coats from Panther Uniforms, Rock Island, IL, in the amount of \$12,390.00.
- j. Report from the Fire Department regarding the purchase of 21 structural firefighter gear lockers from Schoollockers.com in the amount of \$17,209.90.

Motion: Motion to approve purchases f through j.

RC Roll Call vote is needed.

## 13. Contracts/Agreements

- a. Report from the Public Works Department requesting authorization to award a bid to Langman

Construction, Rock Island, Illinois, for the 20th Street 7th to 18th Avenue Utilities project in the amount of \$3,418,087.16.

**14. Budget/Finance Items**

- a. Report from the Finance Department regarding a budget adjustment to the Fleet Amortization Fund (605) in the amount of \$40,370.00.

Motion: Motion to approve the budget adjustment.

RC Roll Call vote is needed.

**15. Department Reports**

- a. Report from the Human Resources Department regarding a grade reclassification for the City Clerk position.

Motion: Motion to approve the reclassification.

RC Roll Call vote is needed.

- b. Report from the Human Resources Department regarding hiring for an unbudgeted Police Customer Services Assistant position.

Motion: Motion to approve hiring for the position.

RC Roll Call vote is needed.

**16. Rock Island Port Authority**

- a. Motion: Motion to close the regular City Council meeting and convene the Rock Island Regional Port District meeting.

VV Voice vote is needed.

- b. Other Business/New Business

- c. Motion: Motion to exit the Rock Island Regional Port Authority and reconvene the regular City Council meeting.

VV Voice vote is needed.

**17. Other Business/New Business**

**18. Adjourn**

- a. Motion to adjourn to June 22, 2026.

Motion: Motion to adjourn.

VV Voice vote is needed.

*arrangements from 8:00 am to 5:00 pm, Monday through Friday, by contacting the City Clerk's Office at (309) 732-2010 or visiting in person at: 1528 Third Avenue, Rock Island, IL 61201.*

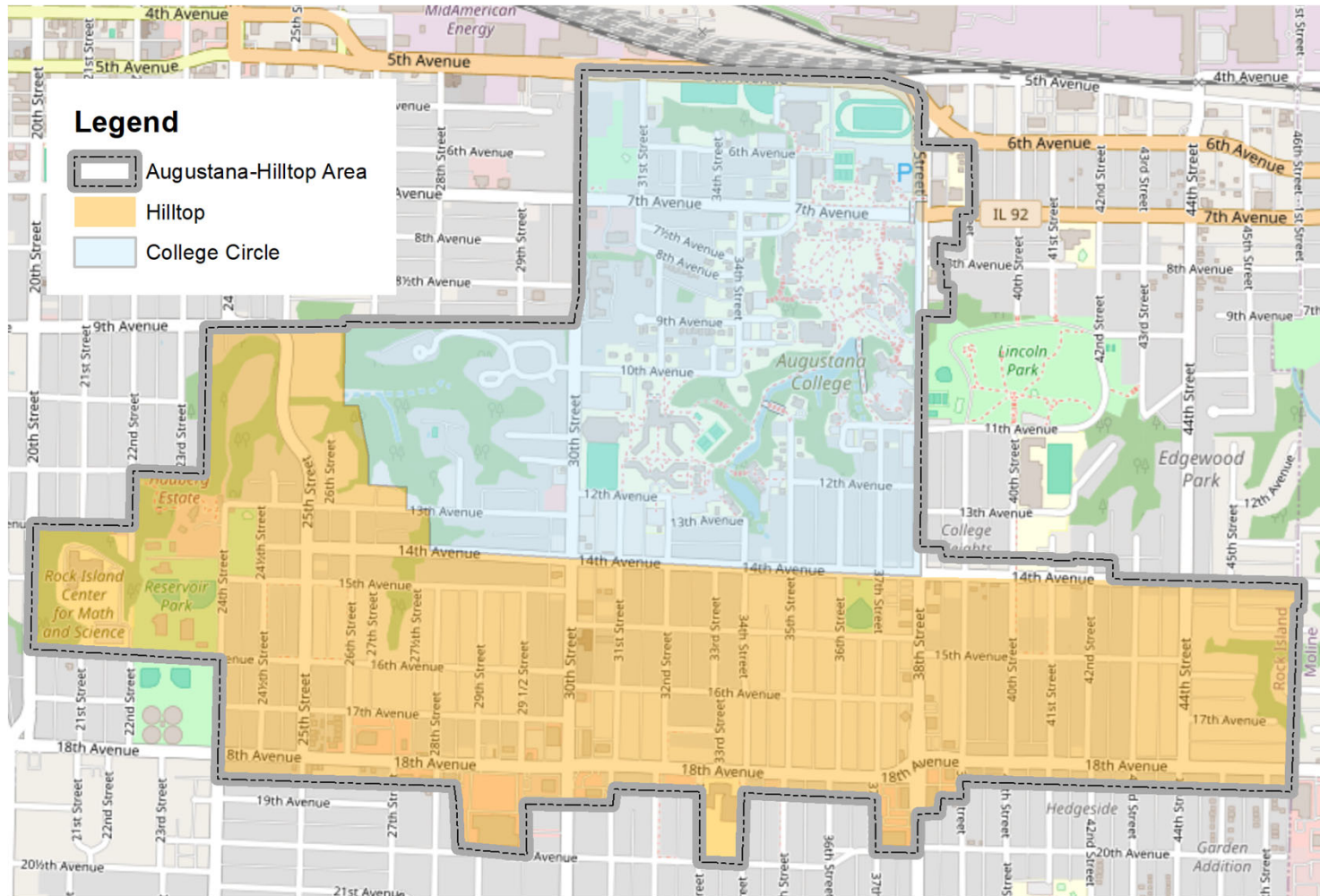


# Market Study Highlights

City of Rock Island, IL  
City Council Meeting  
June 8, 2026



# Augustana-Hilltop Area



## Scope of Assessment

- Multifamily Rental
- Retail Goods/Services
- Food & Beverage
- Highest & Best Use assessment of four sites

# Multifamily Rental Market Conditions



Three-fourths of rental housing in the Augustana-Hilltop area was built before 1940. Most market-rate units are priced below units in low-income programs.



70% are single-family and duplex rentals. There is only one rental property in the Hilltop area of 20 or more units, and it was built in the 1960s.



For the first time in more than a decade, Rock Island's market-rate rental housing has outperformed income-restricted rental housing in occupancy levels, 98.4% to 98.0%.



In multifamily buildings of ten or more units, income-restricted multifamily housing outnumbered market-rate multifamily housing 3-to-1.

# Multifamily Rental Key Takeaways, Opportunities, and Challenges

## Key Takeaways

Market-rate multifamily rental housing should be a top priority for the city.

The lack of modern market-rate rental housing has limited household growth and income diversity in the community.

## Opportunities

Near-term opportunity for 175 to 250 market-rate rental housing units.

Attracting new moderate- to high-income workers and their higher spending will bolster support for area retail/restaurant businesses.

## Challenges

Developers generally don't want to be the first to prove the market, and given the low prevailing rent levels, incentives are a necessity.

Property taxes in the first 10 years are a financial hurdle for most developers.

# Retail/ Restaurant Market Conditions



An estimated 23,488 of the 343,121 square feet of retail space was vacant, a modest 6.8% vacancy rate. Four of the 12 vacant properties were available for lease, ranging from \$12 to \$18 per square foot, triple net.



Hy-Vee Grocery Store anchors the 18<sup>th</sup> Avenue corridor with an estimated 1.6 million visits each year. Seven of ten visitors are City of Rock Island residents.



The area is a neighborhood-level retail market due to the surrounding competition near the SouthPark shopping mall.



Residents within a 5- to 7-minute drive of the Hilltop area and visitors to the area have a spending potential of \$40 million for eating/drinking out and \$200 million in retail goods.

# Retail/Restaurants

## Key Takeaways, Opportunities, and Challenges

### Key Takeaways

Few available retail lease options in the market for new businesses looking to relocate.

Leakage of an estimated \$12.7 million in food and beverage spending.

Stand-alone Hy-Vee store not leveraged to support other adjacent/attached retailers in a shopping center format.

### Opportunities

**Near-term support for 60,000 square feet:**

- 30,000 restaurants/ coffee shops/specialty food; and
- 30,000 square feet of retail goods and services

### Challenges

Lack of available development sites in the highest traffic areas.

Limited market for high-revenue tenants to support new owner-occupied development.

The area's highest lease rates are 75% of the cost needed in new development.



# Critical Incentives

01

Property tax abatements are necessary for the first ten years of the project.

Consider a Business Development District (BDD) for areas not covered by RERZ.

02

We recommend that a non-governmental entity consider a prelease agreement for a portion of the apartment units.

Leverage for more favorable lending terms.

03

Provide commercial tenants with a tiered lease program.

Use a revenue agreement in which the tenant will pay the greater of the base or tiered rent or a percentage of sales.

# Highest & Best Use

1403  
30th  
Street

- Mixed-use building with apartments above retail/restaurant

Webber  
Park

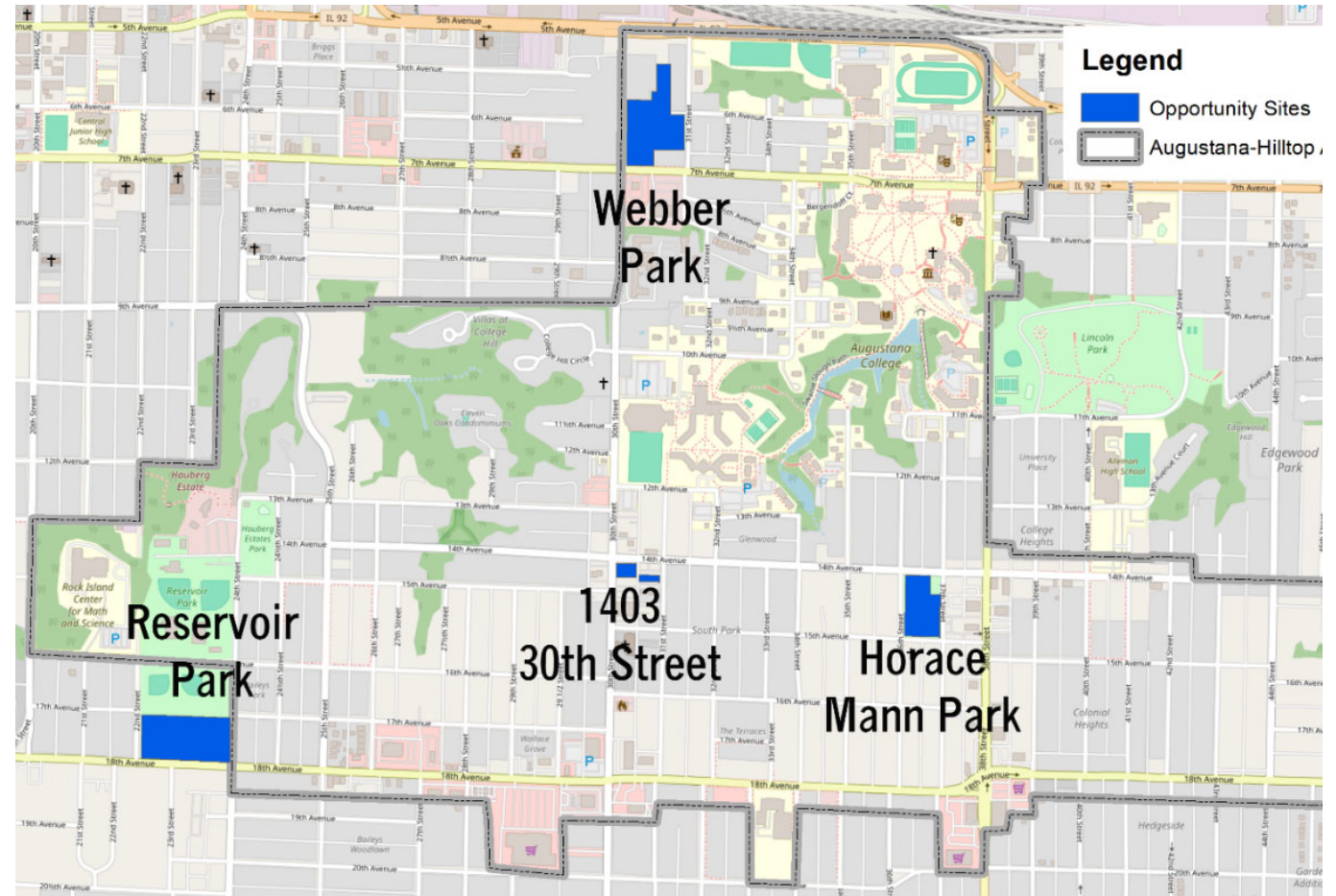
- Multifamily rentals for 4th-year students and graduates

Reservoir  
Park (pt.)

- Interim use as parkland; long-term potential for a horizontal mix of housing and commercial

Horace  
Mann  
Park

- Remain as parkland; long-term potential of an eatertainment venue with adjacent parcel(s)



# Augustana-Hilltop Area Market Analysis

Rock Island, Illinois



Prepared For:



May 15, 2026

DiSalvo Development Advisors, LLC | [www.DDAdvise.com](http://www.DDAdvise.com) | 614.260.2501

## TABLE OF CONTENTS

I.	Market-Supported Opportunities .....	1
II.	Introduction .....	12
III.	Rental Housing Analysis.....	15
	Housing Stock.....	15
	Market Conditions .....	17
	Resident Profile and Housing Demand Analysis .....	20
IV.	Retail/Restaurant Analysis .....	23
	Retail/Restaurant Inventory .....	23
	Food & Beverage Establishments .....	25
	Retail Goods & Services .....	28
V.	Visitation Summary.....	33
	Placer.ai Visitation Reports.....	ADDENDUM

# I. Executive Summary

This report includes an assessment of the multi-family rental housing and restaurant/retail markets, identifying current market conditions and near-term opportunities in Rock Island’s Augustana-Hilltop area. The following summarizes the key findings and conclusions contained within the market analysis.

## Near-Term Market-Supported Development Augustana-Hilltop Area Rock Island, Illinois

Development Type	Total Market-Supported Development
<b>Market-Rate Rental Housing</b>	<b>175 to 250 Units</b>
General Occupancy	135 – 200
Off-Campus Senior/Graduate Students	40 – 50
<b>Restaurants</b>	<b>30,000 Square Feet</b>
Full Service (i.e., sit-down with wait staff)	19,800
Limited Service (i.e., fast casual, pay in advance)	7,200
Coffee Shop/Specialty Snacks	3,000
<b>Retail</b>	<b>30,000 Square Feet</b>
Retail Goods	22,500
Retail Services (e.g., beauty salon, dry cleaners)	4,500
Non-Retail Services (e.g., financial advisor, dentist)	3,000

Near-term market potential exists for 175 to 250 market-rate units and 60,000 square feet of retail/restaurant space. A portion of the commercial demand may be accommodated in existing vacant space, especially for full-service restaurants. The ability to achieve optimal market-supported development is predicated on the availability of a variety of locations and price points throughout the area. The off-campus rental housing is the only category that can be developed at a single site.

**The lack of modern market-rate rental housing has significantly impacted the area’s demographics and will likely continue to hinder the ability to attract new workers and more retail/restaurant spending.**

- Market-rate multifamily rental housing should be a top priority for the city. A diverse income base among residents is essential for Rock Island to realize its economic development potential fully.
- In total, there are an estimated 1,330 renter households with incomes sufficient to pay higher market-rate rents.
- Based on local rents, we estimate that new market-rate housing can achieve rents of \$1,000 to \$1,100 for a one-bedroom unit and \$1,300 to \$1,400 for a two-bedroom/two-bath unit, depending on location, unit size, amenities, and surroundings.
- For the first time in more than a decade, Rock Island’s market-rate rental housing has outperformed income-restricted rental housing (e.g., Tax Credit and HUD) in occupancy levels, 98.4% to 98.0%.
- Three-fourths of rental housing in the Augustana-Hilltop area was built before 1940. There is only one rental property of 20 or more units, and it was built in the 1960s.
- In multifamily buildings of ten or more units, income-restricted multifamily housing outnumbers market-rate multifamily housing 3-to-1. Based on IHDA metrics, the Rock Island market appears to have an “over-concentration” of affordable housing (see page 22 for more details).

- One in four workers only, in the Augustana-Hilltop area, live within the City of Rock Island. Citywide, this share is even lower at one in five, and just 13.8% among the highest-income workers.

**Despite losing two of its legacy restaurants, the Augustana-Hilltop area has 27 of the city’s 69 food and beverage establishments, or 39.1%.**

- The restaurant spending potential within a five-minute drive from the center of College Hill District on 18<sup>th</sup> Avenue is estimated at \$40 million, equating to an average potential of \$1.5 million per establishment.
- College students spend on average \$410 a month eating off campus (source: Education Data Initiative).
- There appears to be adequate drinking places in the Hilltop area, those establishments whose sales are primarily from alcohol. A cocktail lounge at the former Skylight Luxury Lounge is opening soon and could help expand the market by offering another type of drinking venue.



**The retail market in Augustana-Hilltop is largely considered a neighborhood-level market limited by the outlying competition near the shopping mall on the southwest edge of Moline.**

- An estimated 343,121 square feet was identified in the study area, with two-thirds of the spaces between 1,000 and 3,000 square feet.
- An estimated 23,488 square feet of retail space was vacant, yielding a modest 6.8% vacancy rate. Excluding 40% of the unmarketed vacant space reduces the vacancy rate to a low 4.3%.
- Lease rates in the area generally range from \$12 up to \$18 per square foot, net. This is relatively comparable to the Quad Cities area.
- One-third of the market-supported retail goods is estimated for a dollar store not present in the Augustana-Hilltop area.

**The first projects will need financial assistance to proceed, as the rental/lease rates required to cover the cost of new construction exceed the area’s current estimated market potential.**

- Based on our work in Moline in 2025, a developer would need rents above \$1.80 per square foot to sustain the project, depending on the prevailing interest rate. It is our opinion that an attainable overall rent is in the \$ 1.55–\$1.65 range, and a little higher for off-campus student housing.
- New finished retail/restaurant space is typically valued in the mid-\$20s per square foot. The highest asking rate in the market is \$18, three-fourths of a \$24 per square foot net rent.

**DDA recommends three critical incentives to facilitate new development.**

1. Property tax abatements are necessary for the first ten years of the project. The River Edge Redevelopment Zone, an area extending north of 14<sup>th</sup> Avenue to the Mississippi River, provides tax abatement, sales tax exemptions, and other incentives. A Business Development District (BDD) should be considered for other areas of Augustana-Hilltop not covered by the RERZ.
2. We recommend that a non-governmental entity consider reducing the upfront equity necessary for the project by agreeing to prelease a portion of the apartment units.

3. Provide commercial tenants with a tiered lease program that starts at a below-market value, such as \$18 triple net, and increases over a five-year period. Consideration may be given to a revenue agreement in which the tenant will pay the greater of the tiered rent or a percentage of sales. Another non-governmental entity may need to pay the difference between the tenant's rate and the required lease rate.

### Opportunity Sites – Highest & Best Use

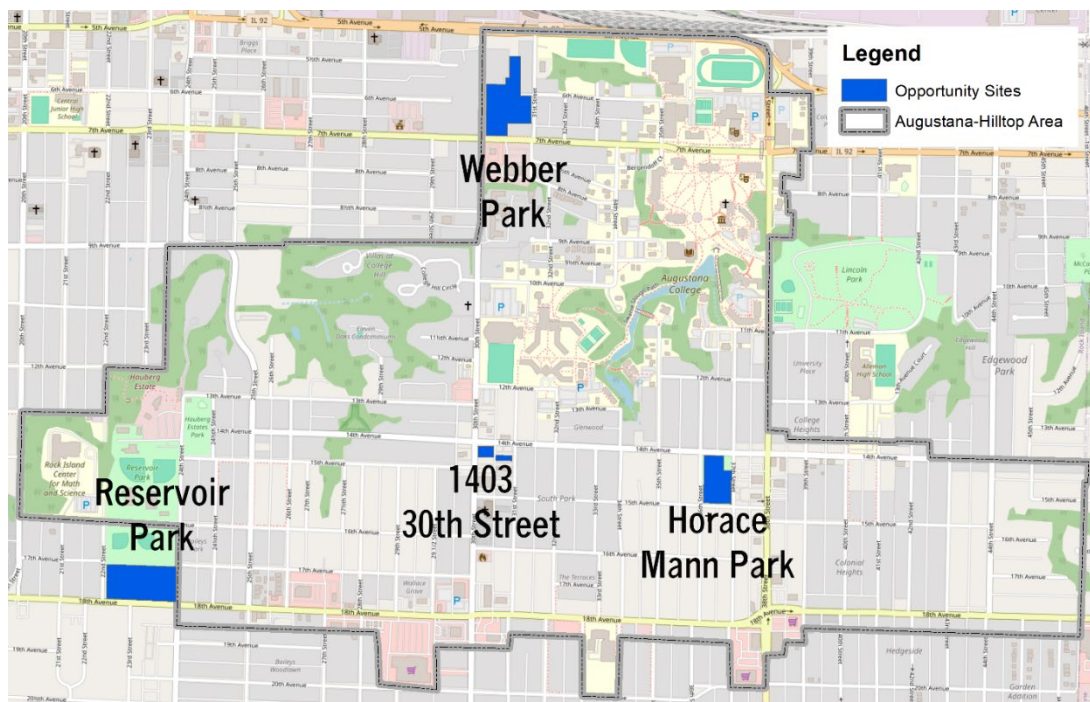
The client identified four sites for DDA to assess redevelopment opportunities and identify the highest and best uses of each site. DDA personally visited each site and their respective surroundings. Based on the overall market conditions in the Augustana-Hilltop area, the characteristics of each site, DDA has identified the highest and best use as it relates to market potential.

The characteristics of each site were assessed, including access, visibility, traffic volumes, surrounding land uses, proximate population, and daytime employment base, and other relevant factors.

The four sites are highlighted in blue on the map, and each is within the Augustana-Hilltop area, except for a portion of Reservoir Park, which is outside but borders the area. The four sites, including their street addresses and parcel numbers, are listed below.

1. 1403 30<sup>th</sup> Street – Parcel Number, 1601209015; 1408 31<sup>st</sup> Street – Parcel Number 1601209007
2. Webber Park - 7<sup>th</sup> Avenue/30<sup>th</sup> Street – Parcel Number, 0736401008
3. Reservoir Park - 1600 24<sup>th</sup> Street – Parcel Number, 1602200008
4. Old Horace Mann Park – 14<sup>th</sup> Avenue – Parcel Number, 1601221001

**Note:** The highest & best use is based on market feasibility and does not consider zoning or parking requirements. In some cases, DDA has recommended development uses that fall outside the original scope of the research. These uses need to be studied further to assess the ultimate market feasibility.



A summary assessment of each site follows.

### 1. 1403 30<sup>th</sup> Street – 1408 31<sup>st</sup> Street

The main parcel at 1403 30<sup>th</sup> Street is a 0.32-acre vacant parcel, formerly occupied by restaurants. An ancillary parcel to the rear of the main parcel at 1408 31<sup>st</sup> Street is a 0.15-acre surface parking lot.



The site is directly accessed from 30<sup>th</sup> Street and 14<sup>th</sup> Avenue, with a traffic light signal at the intersection. The rear parking lot area is accessible via 31<sup>st</sup> Street or an alleyway from 14<sup>th</sup> Street. Annual average daily traffic counts along 30<sup>th</sup> Street and 14<sup>th</sup> Avenue are modest, at 6,000 and 4,800 vehicles, respectively.

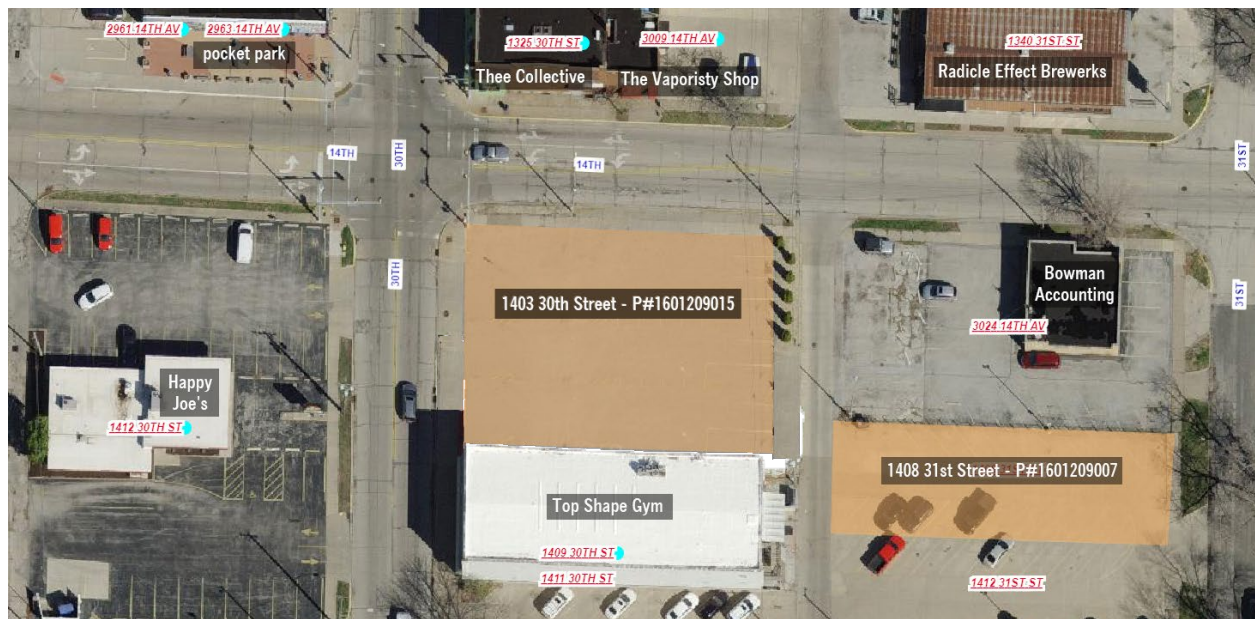
#### Surrounding Uses

North: A vape shop and soon-to-be cocktail lounge is across 14<sup>th</sup> Avenue from the site. Radicle Effect Breworks, a popular local brewery, is diagonally northeast of the site. Augustana’s Slough Path Trail, which leads directly to campus, can be accessed within ¼ mile walk northeast of the site. Notably, however, in the past, fourth-year students, or seniors, at Augustana College have not moved south of 14<sup>th</sup> Avenue.

East: An alleyway followed by surface parking lots (including the site’s 0.15-acre site) and a small-scale office building east of the site.

South: Top Shape, a two-story gym, is immediately south of the site and extends the entire width of the parcel. Hy-Vee is a half mile south of the site.

West: Happy Joe’s, a sit-down casual pizza restaurant, is directly across 30<sup>th</sup> Street from the site.



## Highest & Best Use

It is DDA's opinion that mixed-use development is the highest and best use of the site. This is a prime location for staff at Augustana College, other young professionals in the area, and older adults looking to downsize and continue an active lifestyle. Despite the relatively long walking distance to campus, we envision a small share of fourth-year students and graduates also being attracted to the property, given the mixed-use environment and modern living amenities.

### *Ground Floor Commercial*

Based on the retail/restaurant market assessment, we believe the site can support 10,000 to 14,000 gross square feet of ground-floor commercial space. Business candidates for the new retail space by size include, but are not limited to, the following:

<b>Store Size (Square Feet)</b>	<b>Business Type Candidates</b>
750 to 1,500	Coffee shop; Tanning salon; Cell phone store
1,500 to 2,500	Beauty salon/spa; Limited-service restaurant (i.e., fast casual); Medical practice (e.g., optometrist and chiropractor); Business services (e.g., financial advisors and accountants)
2,500 to 4,500	Full-service restaurant (i.e., sit-down restaurant with wait staff)

### *Upper Floor Residential*

Rent premiums of 10% or more are common for upper-floor apartments in buildings with complementary ground-floor tenants, especially food and beverage establishments.

The market-supported development potential for upper-floor multifamily in a mixed-use building is limited by the amount of supportable commercial space on the ground floor. Assuming 80% of the upper-floor space is livable square feet (net of hallways, mechanical rooms, and an elevator shaft), we estimate support for 20 to 32 units between two floors above the commercial space. The following is a summary of market-supported unit types by mix, average size, monthly rent, and rent per square foot.

<b>Unit Type</b>	<b>Unit Mix</b>	<b>Average Unit Size (Sq. Ft.)</b>	<b>Collected Monthly Rent</b>	<b>Rent Per Square Foot</b>
Studio	10% to 15%	500	\$875	\$1.80
One-Bedroom	60% to 70%	700	\$1,100	\$1.62
Two-Bedroom/Two Bath	15% to 30%	950	\$1,300	\$1.41

A development scenario of 20 units, with two studios (10%), 14 one-bedroom units (70%), and four two-bedroom units (20%), yields an overall rent per square foot of \$1.53.

Amenities should include a fully furnished kitchen with premium appliances (e.g., stainless steel) and countertops, an in-suite washer-dryer unit, a building security system, and dedicated and secure adjacent parking.

Consideration may be given to designating one or two studio or small one-bedroom units as an Airbnb, given the limited lodging options in the area and the high out-of-town visitation to Augustana College.

## 2. Webber Park

Webber Park is a 4.1-acre city park that includes a small playground, a half-court basketball court, and a couple of benches. According to city officials, it is the least-used park in the city.

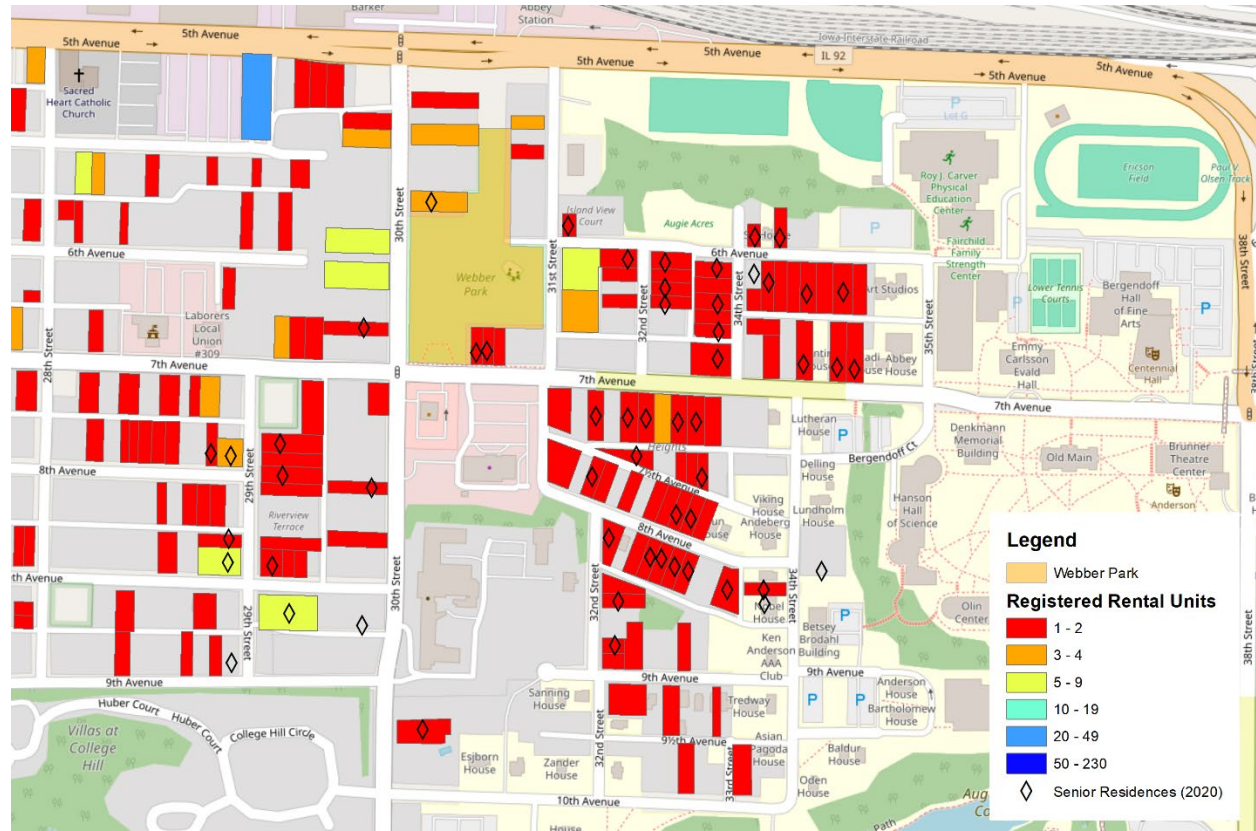
The parkland is at the northeast corner of the 7<sup>th</sup> Avenue/30<sup>th</sup> Street intersection. Annual average daily traffic counts along 7<sup>th</sup> Avenue and 30<sup>th</sup> Street are modest, at approximately 5,000 vehicles each. Visitor parking for the park is available along 31<sup>st</sup> Street.

The property has extreme rolling terrain, with elevation differences of 30 feet across the parcel and up to 40 feet along the northern edge (see the contour map below, where each line represents a 2-foot change in elevation). The highest elevations of the site offer premium views of the city and potential river views from upper-floor units.



## Surrounding Uses

Webber Park is surrounded by residential, almost entirely single-family rentals and small apartment buildings. Based on 2020 data from the Augustana College Master Plan, this area was the most popular among seniors required to live off campus.



## Highest & Best Use

It is DDA's opinion that multifamily development is the highest and best use of the site. This is a prime off-campus housing location for Augustana College seniors and graduates. We believe a 10% capture rate of this target population or 40 to 50 units is achievable, especially given the lack of one-bedroom units and modern housing in the market.

Unit Type	Unit Mix	Average Unit Size (Sq. Ft.)	Collected Monthly Rent	Rent Per Square Foot
Studio	25% to 40%	400	\$800 - \$900	\$2.00 - \$2.25
One-Bedroom	60% to 75%	600	\$1,000 - \$1,100	\$1.67 - \$1.83

The high end of the recommended monthly collected rent assumes units with view premiums.

Amenities, at a minimum, should include modest finishes and kitchen appliances, a common area laundry room, bike racks, outdoor seating areas, and tenant parking. The large elevation changes may present an opportunity to incorporate covered parking, which would further increase the collected rent potential.

### 3. Reservoir Park

Reservoir Park is a 9.55-acre city park including two baseball/softball fields, a multi-use field, a World War Memorial, and a water treatment facility. According to city officials, the water treatment facility on the south side of the park, which includes four large tanks (in the highlighted orange area below), is planned for relocation to the northern portion of the parcel, adjacent to the main water treatment facility on the north side of 16<sup>th</sup> Avenue. DDA estimates that relocating the facility and extending 17<sup>th</sup> Avenue through the parcel will leave approximately four acres of developable property.



#### Surrounding Uses

The parkland is in a largely single-family homeowner area of the city, adjacent to the brick-lined streets of the Highland Park Historic District.

North of Reservoir Park is 16<sup>th</sup> Avenue, followed by the city's water treatment plant, an elementary school, and another city park, Haubert Estate Park.

Directly across 18<sup>th</sup> Avenue from the park are two large estate homes, two modest historic homes, a church, and a veterinary clinic operating in a former historic single-family home.



A neighborhood convenience store and CVS are both within approximately 1,000 feet of the site. Hy-Vee is approximately a half mile east of the property.

The parkland has approximately 620 feet of frontage along 18<sup>th</sup> Avenue between 22<sup>nd</sup> and 24<sup>th</sup> Streets. Annual average daily traffic (AADT) counts along 18<sup>th</sup> Avenue in 2025 were 7,150 vehicles, among the lowest along the 18<sup>th</sup> Avenue corridor. A significant portion of the 11,000-plus AADT along 18<sup>th</sup> Avenue turns onto 24<sup>th</sup> Street before Reservoir Park. UnityPoint Health-Trinity, one of the city's largest employers, can be accessed via 17<sup>th</sup> Street or 24<sup>th</sup> Street, both of which bypass the site area.

### Highest & Best Use

It's DDA's opinion that, in the interim, the highest and best use of the property remains parkland. Parkland would continue to stabilize home values in the surrounding area and help retain homeownership levels. Consideration should be given to incorporating pet amenities, given the high rate of pet ownership in the area. In 2025, there were an estimated 617 dog owners within a half mile of the Reservoir Park. According to Esri-MRI-Simmons, dog ownership in this area is 41%, three percentage points higher than the national average. Citywide, dog ownership is 38.0% of households, matching the national average.



While 18<sup>th</sup> Avenue has realized some of the newest retail developments in the city, such as CVS, albeit ten years ago, it is our opinion that it is premature in the near-term for commercial development at the site for the following reasons:

- Relatively limited market exposure - the current traffic volumes are low, with travel patterns impacting the site.
- Retailers ideally want to locate near other retailers/restaurateurs – the site is somewhat detached from retail clusters
- The area is flanked by convenience retailers on both sides, limiting opportunities for additional convenience-oriented retail. Nonetheless, the Augustana-Hilltop area is adequately served by convenience stores.
- The four-acre site is relatively large compared to other developments in the area, and we do not believe it is likely that a developer would build a large strip center, given the detached location and low prevailing commercial rates.

Overall, given the site's size, we believe the highest and best long-term opportunity is a horizontally mixed-use development, including multifamily and ancillary commercial, thoughtfully integrated and/or buffered from the surrounding homes.

#### 4. Horace Mann Park

Horace Mann Park is located between 36<sup>th</sup> and 37<sup>th</sup> Street in Rock Island, south of 14<sup>th</sup> Avenue. It is a small 2.17-acre city park including a single baseball field and a water tower. Excluding the water tower area, DDA estimates 1.7 acres of developable land at the site.

Annual average daily traffic (AADT) counts at the site along 14<sup>th</sup> Avenue in 2025 were low at 4,800 vehicles. The site has no frontage along 14<sup>th</sup> Avenue and no visibility to passersby.

The site has predominantly owner-occupied single-family homes west of 36<sup>th</sup> Street, extending for 4.5 city blocks, and commercial space east of 37<sup>th</sup> Street, with the majority concentrated at the 14<sup>th</sup> Avenue/38<sup>th</sup> Street intersection.



A former Mid-American substation occupying approximately one-fifth of an acre is north of the site, adjacent to the water tower. AutoZone and Wendy's are due east of the property.

Domino's is northeast of the property along 14<sup>th</sup> Avenue, next to two vacant retail spaces. The next block east of Domino's has several more vacant retail spaces, including the former Mulkey's restaurant.



This portion of 14<sup>th</sup> Avenue, the 3700 and 3800 blocks, has the highest concentration of vacancies in the Augustana-Hilltop area.

### Highest & Best Use

Based on the site and site area characteristics, we do not believe there is a short-term highest and best use of this site beyond its current use. The water tower and former substation hinder marketability to either commercial or residential use.

It is our opinion that the best opportunity for the site, assuming the water tower remains, is to redevelop it in conjunction with the small substation site, which provides market exposure along 14<sup>th</sup> Avenue.

The site is large enough to potentially support an “eatertainment” venue, including a restaurant and outdoor entertainment area, such as a game yard with cornhole and ping-pong, sports courts (e.g., volleyball), and a beer garden with casual seating. This is considered a destination-type venue that will attract residents and visitors to the area.



Ace Eat Serve (photo from aceeatserve.com)

### **Uses, Applications and Assumptions**

Although this report represents the best available information for identifying the current market status and future market trends, it is important to note that most markets are continually affected by demographic, economic, and developmental changes. Additionally, properties with less marketable locations, asking prices, or other characteristics may elicit a market response that does not align with prevailing market conditions.

This study represents a compilation of data gathered from various sources, including the properties surveyed, local records and interviews with local officials, real estate professionals and major employers and the use of secondary demographic material. Although we judge these sources reliable, it is impossible to authenticate all data. The analyst does not guarantee the data and assumes no liability for any errors in fact, analysis or judgment. The conclusions contained in this report are based on the best judgments of the analysts; we make no guarantees or assurances that the projections or conclusions will be realized as stated.

## II. Introduction

### Objective

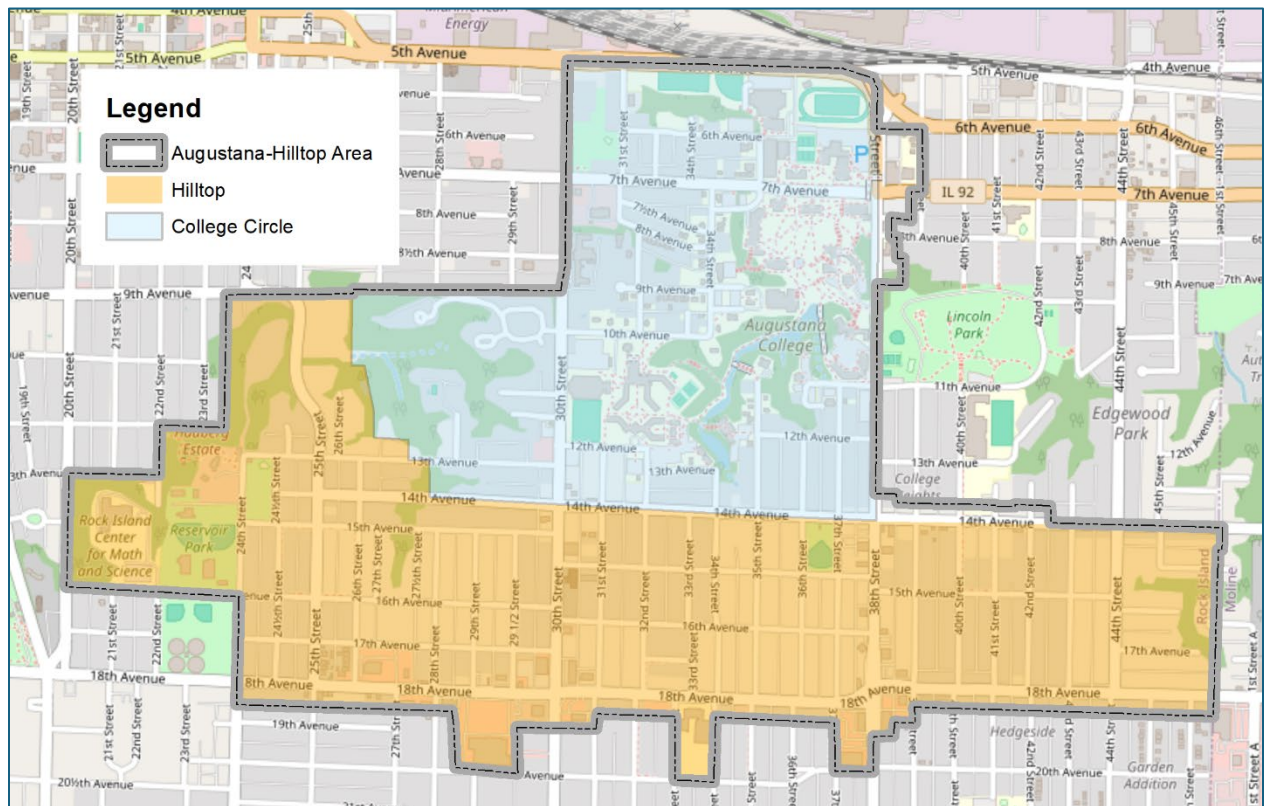
DiSalvo Development Advisors, LLC (DDA) will analyze multi-family housing and commercial markets in Rock Island's Augustana-Hilltop area and provide market-supported opportunities.

### Methodology

DDA's conclusions regarding market-supported opportunities in the Augustana-Hilltop area are based on our analyses of market conditions, demographic and economic factors, and visitor profiles. A summary of the key issues considered in the analysis follows.

#### 1. Study Area

The Augustana-Hilltop area is in the northeast of the City of Rock Island, encompassing the College Circle and Hilltop neighborhoods (Source: College Hill District Revitalization Plan). A map delineating the study area follows.



**Notes:** The College Hill District was slightly expanded to encompass Augustana College-owned parcels east of 38<sup>th</sup> Street. The southern boundary of the Hilltop area was expanded to incorporate properties along the south side of the 18<sup>th</sup> Avenue business corridor.

#### 2. Market Conditions

- Survey of rental properties throughout the City of Rock Island
- Survey of commercial properties to identify building trends, occupancy levels, and lease rates.
- Identification of new and proposed developments impacting the market

### 3. Demographic and Economic Summary

- Household trends have been analyzed, including increases/decreases in households, incomes, and tenures (owner/renter).
- Review of major employers, labor force, unemployment rate, and distribution of employees by industry type will be provided.

### 4. Area Visitation Analysis

- Visitor analysis of select areas using Placer.ai data provided by the Quad Cities Chamber.

### 5. Trade Areas

Our conclusions are based on the identification of market areas specific to the study area; a comprehensive field survey of commercial and residential properties within the market; analysis of supply/demand factors to identify market-supported opportunities; and qualification of our recommendations.

#### Residential Primary Market Area (PMA)

The Primary Market Area (PMA) chosen for the Augustana-Hilltop area is the City of Rock Island corporate limits. A PMA is an industry-standard tool used to quantify the overall size of the target household base for planned housing development. PMAs typically represent an area where 60% to 70% of market support is expected to originate. In markets with high shares of transplants, people relocating from well outside the immediate area, and higher shares of a transient population, like Rock Island, and more specifically the Augustana-Hilltop area, the PMA can also represent a more modest 35% to 50% of the overall support for a project.

According to the 5-year American Community Survey 2024, just 29% of City of Rock Island residents who moved relocated within the city limits, 10 percentage points lower than Moline. Augustana College certainly reinforces the overall transient population, with more than 80% of visitors coming from outside the City of Rock Island. And more than half (56.6%) of visitors to the College Hill District, a commercial corridor along 18<sup>th</sup> Avenue in the Hilltop area, also are from outside the City of Rock Island (refer to Placer.ai section of report).

Despite the low share of people moving to the Augustana-Hilltop and College Hill Districts from elsewhere in the City of Rock Island, we believe most prospective renters will evaluate new housing products and price points in the Augustana-Hilltop area based on rental alternatives in the City of Rock Island. Furthermore, we believe new housing development in the study area will attract a higher-than-typical share of Rock Island residents who have not had access to modern rental housing options and, in many cases, must leave the market to find preferred and available housing.

#### Commercial Competitive Market Area (CMA) – 5- and 7-Minute Drivetime

The Competitive Market Area (CMA) represents the geographic area from which an estimated 65% to 70% of support originates among residents. The CMA was determined based on in-person interviews with real estate professionals, Placer.ai visitation reports, and the identification of commercial development likely to be considered an alternative to commercial businesses already within the study area.

The CMA used to assess the restaurant and convenience/personal-service retail markets is considered a neighborhood-scale trade area and encompasses a 5-minute drive time. The CMA for the Hy-Vee full-service grocery store, general merchandise, and miscellaneous specialty retailers is larger at a 7-minute drive time. However, as a stand-alone building, rather than a shopping-center format with additional attached retail, Hy-Vee's value as an anchor attracting visitors to other retailers is more limited.



## 6. Opportunity Site Assessments

Four sites were assessed to identify the highest & best market use(s):

- 1403 30<sup>th</sup> Street – Parcel Number, 1601209015
- Webber Park - 7<sup>th</sup> Avenue/30<sup>th</sup> Street – Parcel Number, 0736401008
- Reservoir Park - 1600 24<sup>th</sup> Street – Parcel Number, 1602200008
- Old Horace Mann Park – 14<sup>th</sup> Avenue – Parcel Number, 1601221001

### III. Rental Housing Analysis

#### 1. Rental Housing Stock

DDA identified rental housing throughout the City of Rock Island based on rental registration and county parcel data, combined with prior DDA surveys. The result is an approximate 90% representation of all rental housing. Many of the uncounted or unregistered properties appear to be duplexes and single-family rentals, some of which are in a rent-to-own program. A summary of the age, number of units in the structure, type of housing, occupancy, and rents follows.

##### Building Age and Units in Structure

- a. *Citywide* - As the table below shows, rental housing stock is decades old, with nearly 40% built before the 1940s and another 40% built between 1940 and 1980.

Decade Built	1-Unit	2-Units	3-Units	4 to 9 Units	10 to 19 units	20+ Units	Total
Unknown	12	22	6	74	103		217
Pre-1940	834	516	120	367	71	20	1,928
1940s	163	16	6	22		233	440
1950s	120	50	3	64		112	349
1960s	32	40	21	123	11	331	548
1970s	21	22	3	64	18	735	863
1980s	7	4	0	30	72	170	283
1990s		4				64	68
2000s	4			8		87	109
2010s	3					244	247
2020s						46	46
Total	1,196	674	159	752	275	2,042	5,098

**Note:** Historic properties that were later adaptively reused are grouped in the decade of initial residential occupancy.

- b. *Study Area* – Rental housing stock within the study area is even older, with three-fourths of rental housing built before 1940. There is only one rental property of 20 or more units, Woodland Grove.

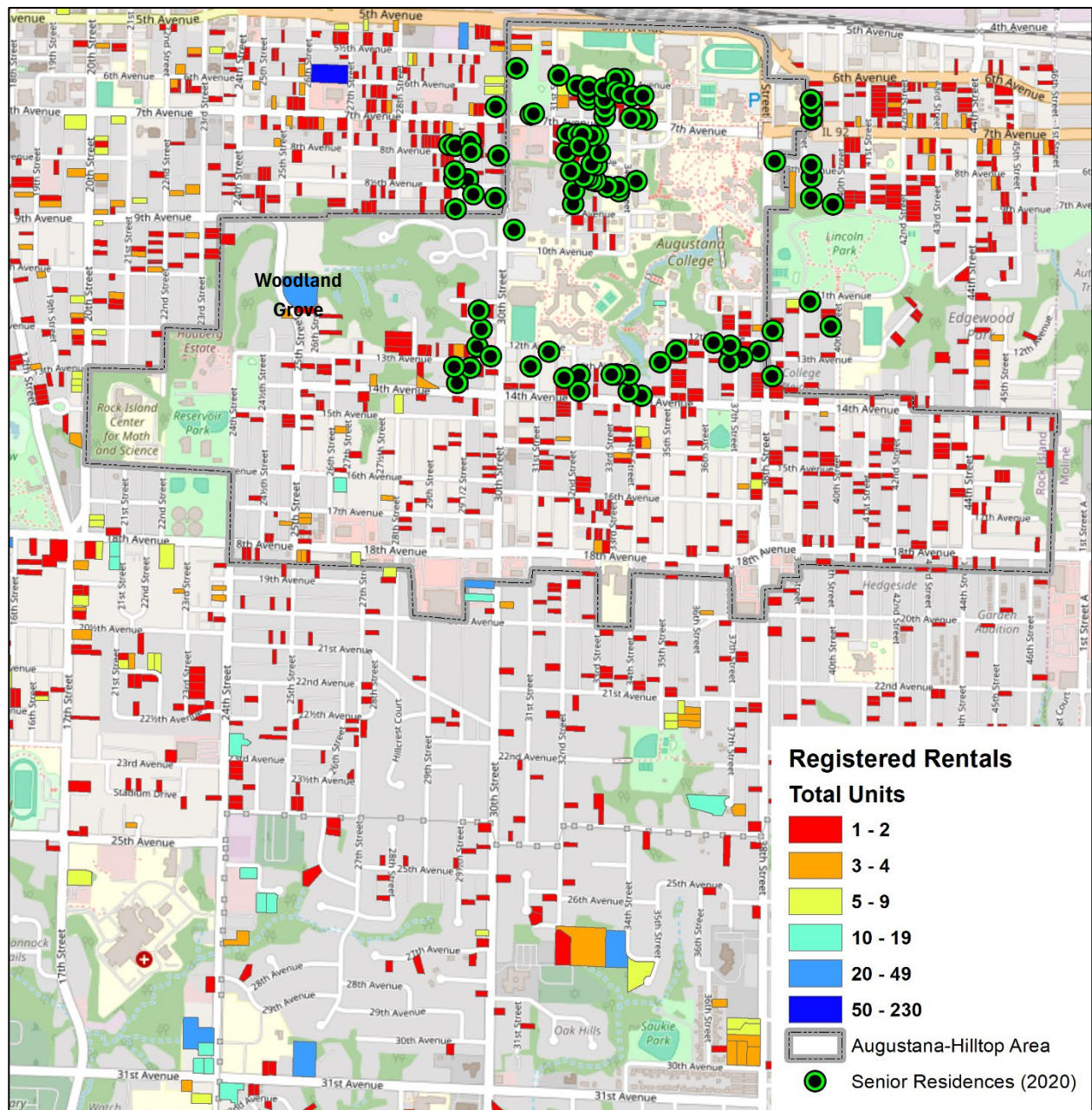
Decade Built*	1-Unit	2-Units	3-Units	4 to 9 Units	10 to 19 units	20+ Units	Total
Unknown	3	4		4	12		23
Pre-1940	237	148	27	44	15		471
1940s	20	2		4			26
1950s	7	10					17
1960s	3	2	9	13		48	75
1970s	2	10		6			18
1980s	1			5			6
1990s							
2000s							
2010s							
2020s							
	273	176	36	76	27	48	636

Woodland Grove is a 1960s apartment property on the western edge of the Augustana-Hilltop area, west of where off-campus seniors have previously rented. Augustana College is a residential campus requiring all but seniors and graduate students to live on campus. In Fall 2025, there were 443 fourth and fifth-year students and 34 graduate students. Single-family and duplex rentals dominate the area.



Woodland Grove

The following thematic parcel map shows registered rentals and where seniors have rented off-campus in the Augustana-Hilltop area (Source: Augustana College Master Plan).



### Apartment properties of 20 or more units - Citywide

DDA identified 30 properties in Rock Island with 20 or more units. Nearly three-fourths (73.6%) of rental properties in Rock Island with 20 or more units operate under a low-income housing program.

Decade Built	Market-Rate		Income-Restricted		All Properties, 20+ Units	
	Properties	Units	Properties	Units	Properties	Units
Pre-1940	1	20			1	20
1940s			1	233	1	233
1950s	3	112			3	112
1960s	5	190	1	141	6	331
1970s	2	65	4	670	6	735
1980s	1	24	1	146	2	170
1990s	1	31	1	33	2	64
2000s			3	87	3	87
2010s	1	55	4	189	5	244
2020s			1	46	1	46
	14	497	16	1,545	30	2,042

\*There is a property count overlap because mixed-income communities, including market-rate and income-restricted units, are listed in both categories.

## 2. Rental Housing Market Conditions

### Rental Housing Occupancy Rates

a. *Income-Restricted Housing* - The overall occupancy level is high among income-restricted housing developments at 98.0%, which includes 1,476 income-restricted and 88 market-rate units. The Low-Income Housing Tax Credit (LIHTC) projects and project-based Housing Choice Voucher (HCV) properties have the lowest occupancy, at 93.5%. Other rental-assisted properties, including HUD Section 8 and Public Housing, are operating at or near 100% and operate from waiting lists.

Property	Program Type	Total Units	Vacant Units	Occupancy %
Jackson Square	LIHTC – 30% to 120% AMI	30	Not Available	
Renaissance Lofts	LIHTC & Market-Rate	24	1	95.8%
Goldman Lofts		28	0	100.0%
Sala Flats		33	1	97.0%
The Locks		34	2	94.1%
Voss Brothers Lofts		35	6	82.9%
Maple Ridge		HUD Section 8	162	0
Heather Ridge	169		0	100.0%
Coventry	146		1	99.3%
Century Woods	233		0	100.0%
River Bend Terrace	140		0	100.0%
Spencer Towers	Public Housing		199	5
Two Rivers Point	Project-Based HCV & RA	141	9	93.6%
Lincoln Residence	Project-Based HCV	46	3	93.5%
Cascade Gardens	Public Housing & LIHTC (37 units)	70	2	97.1%
Lynden Lane	Project-Based HCV (34 units); LIHTC (9 units) & Market-Rate	55	1	98.2%
Total		1,545	2.0%	98.0%

b. *Market-Rate Housing* - The overall occupancy level is high at 98.4% among market-rate housing.

Property	Year Built	Total Units	Vacant Units	Occupancy %
Townhomes on Blackhawk Landing	2013	55	0	100.0%
Cotton Mill	1872/1998	31	2	93.5%
Salem Court	1980	24	1	95.8%
Forest Park	1978	35	Not Available	
Cambridge House	1977	30	Not Available	
Eagle Point Manor	1968	56	1	98.2%
Carriage Place	1968	24	Not Available	
Stratford House	1966	20*	0	100.0%
Cody	1964	51	0	100.0%
Rock Top	1960	39	1	97.4%
Park View	1959	24	0	100.0%
Woodland Grove	1955	48	2	95.8%
Black Hawk	1950	40	1	97.5%
2930 5 <sup>th</sup> Avenue	1928	20	0	100.0%
Total		497	8	98.4%

\*3 units are not available for occupancy due to fire

#### Market-Rate Collected Rents

Rents for The Locks are included in the table below because 31 of 34 units are market-rate, with the remaining 3 units under LIHTC. It is also one of the newest properties in Rock Island. A summary of collected rents for the market-rate properties follows.

Property	Monthly Collected Rent			
	Studio	One	Two	Three
The Locks	\$683 - \$780	\$707 - \$1,000	\$1,000 - \$1,155	\$1,200 (loft) - \$1,325 (2baths)
Townhomes on Blackhawk Landing		-	\$1,200 (1ba) - \$1,440 (2.5ba)	\$1,550 (2.5ba)
Cotton Mill		\$825	-	-
Salem Court I & II		\$720 - \$975	\$1,100 (1.5ba)	-
Forest Park		Not available		
Cambridge House		Not available		
Eagle Point Manor	\$550	\$650		
Carriage Place		Not available		
Stratford House		\$725	\$750	
Cody	\$650	\$750	\$850 (1ba) - \$950 (1.5ba)	\$1,050 (1.5ba)
Rock Top	\$525 - \$550	\$725 - \$750	\$925 - \$950	
Park View		\$750	\$850	
Woodland Grove	\$650 - \$700	\$825	\$900 - \$925	
Black Hawk		\$600	\$700	
2930 5 <sup>th</sup> Avenue		\$800		
<i>Rent Range</i>	\$550 - \$780	\$600 - \$1,000	\$700 - \$1,440	\$1,050 - \$1,550

Archstone Residential, led by an Augustana College alumnus, is redeveloping a pre-war commercial building into a 19-unit apartment building, called The Marquee at 3814 14<sup>th</sup> Avenue.

The property will include studio and one-bedroom units renting for \$850 and \$995 per month, respectively. Most of the units will be one-bedroom units at 600 square feet, with studio units at an estimated 400 square feet. The property will include a common area laundry. Management noted that they hope to complete construction by late summer 2026.



*The Marquee*

**Student Housing**

Augustana College is primarily a residential campus requiring students to live on campus for their first three years. In their 3<sup>rd</sup> academic year or as a Junior, students live in Transitional Living Areas (TLA) that offer more privacy than residence halls. The TLA options include wings of residence halls, duplexes, or converted single-family homes, except for the 11<sup>th</sup> Avenue Flats at 1114 37<sup>th</sup> Street, which is a typical apartment building.



*11th Avenue Flats*

Juniors are spending \$966 to \$1,100 per month to live in TLAs. Utilities are included in the housing cost. A summary of the TLA housing cost per student follows.

TLA Type	Per Student Housing Cost	
	Cost Per Academic Year	Average Per Month Cost
Single (one-bedroom apartment)	\$9,898	\$1,100
Double or Triple (two- or three-bedroom apartment)	\$8,696	\$966

Although TLA housing costs are based on a 9-month period, it is not uncommon for off-campus landlords to expect year-long leases.

The one-bedroom housing cost among TLAs, excluding utilities, is comparable to the highest market-rate rent achieved in Rock Island, The Locks, and the soon-to-be-completed The Marquee.



*The Locks*

### 3. Demographics

The Augustana-Hilltop area, City of Rock Island, and Rock Island County experienced household declines from 2010 to 2020 and are estimated to have more declines through 2025.

Household Tenure	Augustana-Hilltop	City of Rock Island	Rock Island County
<b>Owners</b>			
2010	1,260	10,272	42,418
2020	1,114	9,414	40,327
Decennial Change	-146	-858	-2,091
2025	1,133	9,656	41,328
<b>Renters</b>			
2010	690	5,658	18,885
2020	682	5,766	20,408
Decennial Change	-8	108	1,523
2025	626	5,506	19,187
<b>Renter Share</b>			
2010	35.4%	35.5%	30.8%
2020	38.0%	38.0%	33.6%
Decennial Change	2.6%	2.5%	2.8%
2025	35.6%	36.3%	31.7%

Sources: 2010 and 2020 Census, ESRI, Incorporated

The Augustana-Hilltop area has a one-person renter household share that is 10 percentage points lower than the city and county. We attribute the low share to the dominance of single-family rentals and the scarce supply of one-bedroom units.

Renter Household Size	Augustana-Hilltop		City of Rock Island		Rock Island County	
	Number	Percent	Number	Percent	Number	Percent
1-Person	240	35.2%	2,636	45.7%	9,347	45.8%
2-Person	219	32.1%	1,470	25.5%	4,957	24.3%
3-Person	90	13.2%	700	12.1%	2,550	12.5%
4-Person	76	11.1%	501	8.7%	1,814	8.9%
5+Person	57	8.4%	459	8.0%	1,740	8.5%
Total	682	100.0%	5,766	100.0%	20,408	100.0%

The Augustana-Hilltop area has the largest share of young renter households from Generation Z and the Millennials, indicating attraction to the area beyond the college.

Renter Household Age	Augustana-Hilltop		City of Rock Island		Rock Island County	
	Number	Percent	Number	Percent	Number	Percent
15-24	106	15.5%	554	9.6%	1,924	9.4%
25-34	156	22.9%	1,238	21.5%	4,605	22.6%
35-44	151	22.1%	1,057	18.3%	3,696	18.1%
45-54	82	12.0%	881	15.3%	2,908	14.2%
55-64	101	14.8%	943	16.4%	3,116	15.3%
65-74	60	8.8%	580	10.1%	2,127	10.4%
75+	26	3.8%	513	8.9%	2,032	10.0%
Total	682	100.0%	5,766	100.0%	20,408	100.0%

## Renter Households by Income and Household Size – City of Rock Island

The 3-to-1 ratio of low-income housing developments to market-rate apartments supports the substantial base of low-income renter households. A distribution of renter households in 2025 by household size and income level is estimated below.

Renter Household Income	1-PHH	2-PHH	3-PHH	4+PHH	Total
Less than \$15,000	1,097	266	199	156	1,719
\$15,000 - \$24,999	478	154	47	114	793
\$25,000 - \$34,999	196	79	83	145	503
\$35,000 - \$39,999	103	87	48	40	277
\$40,000 - \$44,999	122	104	57	48	331
\$45,000 - \$49,999	83	70	39	32	225
\$50,000 to \$59,999	105	90	30	56	280
\$60,000 to \$74,999	161	137	45	86	429
\$75,000 - \$99,999	107	242	47	160	556
\$100,000 - \$149,999	47	153	52	65	317
\$150,000 or more	18	21	22	15	76
	2,517	1,403	669	917	5,506

Sources: HUD Special Tabulations; 5-Year American Community Survey 2023 and 2024; ESRI, Incorporated, and DDA

Based on local rents, we estimate that new market-rate housing can achieve rents of \$1,000 to \$1,100 for a one-bedroom unit and \$1,300 to \$1,400 for a two-bedroom/two-bath unit, depending on location, unit size, amenities, and surroundings. At these rent levels, we anticipate that one-person households with incomes of \$45,000 or more will be able to afford the rent associated with the cost of constructing a modestly sized (e.g., 600 to 650 square feet) one-bedroom apartment.

In total, there are an estimated 1,330 renter households with incomes sufficient to pay higher market-rate rents. Based on DDA’s experience, we believe a 10% to 15% penetration rate is achievable in Rock Island in the near term, resulting in 135 to 200 market-rate units priced at \$1,000 or higher. Capturing 10% of the senior and graduate student population will yield an additional 40 to 50 off-campus housing units. Site-specific capture rates will typically range from 5% to 8%, depending on the site location and surrounding environment. A larger development of 70 or more units will likely require a comprehensive common-area amenity package (e.g., fitness center and pool).

In 2025, there were an estimated 521 one-person renter households with incomes of \$45,000 and higher. We expect 469 two-person renter households with incomes of \$50,000 to \$100,000 will also be attracted to a larger one-bedroom unit offering 750 or more square feet of living space.

Two-bedroom market-rate units are often rented by one-person households who desire an extra room for an office or guest space. We anticipate that one- to three-person renter households with incomes of \$60,000 or higher will be attracted to modern two-bedroom/two-bathroom apartments. There is some overlap in support across unit types, but the total site-specific unit count should not exceed 100, with 40 to 50 units designated for off-campus student-only housing.

Unit Type	Target Income	HH Size	Total HH (2025)	Site-Specific Capture Rate	Site-Specific Demand
One-Bedroom	\$45,000+	1.0 – 2.0	990	5% to 8%	50 – 80
Two-Bedroom/Two Bath	\$60,000+	1.0 – 3.0	1,052		52 – 84

## Low-Income Housing – City of Rock Island

The Low-Income Housing Tax Credit (LIHTC) program was established by the Tax Reform Act of 1986 to stimulate the development of affordable housing. The tax credits effectively subsidize housing development in exchange for below-market-rent housing dedicated to lower-income households.

However, based on two of the three metrics within the Illinois Housing Development Authorities' Preliminary Market Review, the Rock Island market appears to have an "over-concentration" of affordable housing. A summary of two of IHDA's metrics and the City of Rock Island's respective factors (in bold font) follows.

1. *Affordable Market Share* – determined as the total number of rental units financed or subsidized by IHDA, HUD, and/or USDA in a market area divided by the total number of rental units for the market area. IHDA views an Affordable Market Share of 20% or higher for a particular market area as a possible indicator of over-concentration. **In the City of Rock Island, the market share is 28%.**

2. *Affordable Rental Unit Concentrations* – estimate of rental units affordable to a variety of income levels produced from ACS 5-year data regarding actual rents being charged, regardless of subsidy, in project census tract (or census tract + adjacent census tracts) for the market area. IHDA views a 60% of total rental units or higher for a particular income level as a possible indicator of over-concentration. More information can be found in the Affordable Rental Unit Survey. – **In the Hilltop area, specifically Census Tract 17161022800, the occupied affordable rental units at the 60% to 80% AMI levels range from 67% to 80%.**

3. *Affordable Risk Index (ARI)* - The ARI provides for scores for each census tract based on specific factors, all included in U.S. Census Bureau documents, and their relative rates of change between the data provided in the five-year American Community Survey. A full discussion of current Affordability Risk Index methodology and the list of the current scores by census tract are included on the Website. Projects located in a census tract(s) meeting the criteria for ARI Certification as listed on the Website can earn up to five points. **The Augustana-Hilltop area scores zero in this category.**

4. *Quality of Life Index* - The Authority has developed a Quality of Life Index that calculates a score for every census tract in Illinois. The Quality of Life Index score is a dynamic measurement of cumulative positive outcome measurements in five different Quality of Life Categories. These categories are: education, prosperity, health, housing, and connectivity. Each category is worth two points and consists of carefully vetted data. Census tracts can achieve overall scores ranging from one to ten points. Quality of Life Index scores cannot be adjusted. **The Augustana-Hilltop area scores four of a possible ten in this category. Note: A Community Revitalization Strategy alone, or in combination with the QLI can potentially score all ten points in this category.**

Because of the over-concentration and low scoring on several IHDA components, we believe the short-term opportunity for Low-Income Housing Tax Credits is very limited, with the possible exception of reinvestment in existing affordable housing.

**DISCLAIMER:** The analysis is based on an excerpt from the preliminary review process and does not encompass all components of a comprehensive market study as defined by IHDA.

## IV. Retail/Restaurant Analysis

### 1. Retail/Restaurant Inventory

DDA identified 95 retail/restaurant spaces within the study area. DDA estimated the square footage of spaces based on assessment data, building footprints, and broker listings. An estimated 343,121 square feet was identified, with two-thirds of the spaces ranging from 1,000 to 3,000 square feet. A summary of retail and restaurant spaces by size and vacancy rate follows.

Square Feet (SF)	Total		Vacant		
	Spaces	Square Feet	Spaces	Square Feet	%
Less than 1,000	9	6,747	1	700	10.4%
1,000 to 1,499	25	31,979	3	3,860	12.1%
1,500 to 1,999	21	35,457	3	5,034	14.2%
2,000 to 2,999	18	45,120	4	9,894	21.9%
3,000 to 3,999	8	28,408	0	0	0.0%
4,000 to 9,999	8	45,147	1	4,000	8.9%
10,000 to 19,999	5	74,612	0	0	0.0%
20,000+	1	75,651	0	0	0.0%
Total	95	343,121	12	23,488	6.8%

**Note:** Automobile dealerships were excluded from the inventory.

Of the estimated 23,488 square feet of vacant retail space, 5,014 square feet (21.3%) are for sale; 9,280 square feet (39.5%) are for rent; and the remaining 9,194 square feet (39.1%) are not marketed. Excluding unmarketed space reduces the vacancy rate to a low 4.3%.

Type	Former Tenant	Street Address	Estimated Square Feet	Year Built
For sale	KFC	2943 18th Avenue	2,264	1994
	Brandon's	3008 7th Avenue	2,750	1962
For rent	Mulkey's	3800 14th Avenue	2,880	1968
	Tim's Corner Comics	1303 30th St, Ste 1	700	1910
	Anytime Fitness	1733 30th Street	4,000	2004
	Hudson Floor Covering	3822 14th Avenue	1,700	NA
Not marketed	Pizza Hut	1600 38th Street	1,544	1977
	Sprint	2933 18th Avenue	1,260	2006
	Yabba Dabbas	3702 14th Avenue	1,790	NA
	United Camera Repair	3830 14th Avenue	1,320	1944
	All Four Paws	3828 14th Avenue	1,280	1949
	Skylight Lounge	1325 30th Street	2,000	1909

**For Sale** – Two former restaurants are available: KFC and Brandon's. The listing price for KFC is \$1.4 million, but it includes another eight years of lease payments. KFC is located on 18<sup>th</sup> Avenue, the area's highest-volume roadway, with approximately 13,000 vehicles per day (Source: IDOT). Brandon's is listed for sale at \$478,000.



Former Brandon's restaurant

The property includes a separate 800-square-foot adjacent party room, formerly known as the Viking Den (building on the right in the photo). Brandon's is at the southeast corner of 7<sup>th</sup> Avenue and 30<sup>th</sup> Street, both with daily traffic volumes of approximately 5,000 vehicles. It is the only restaurant space on the 7<sup>th</sup> Avenue corridor. A vacant restaurant space, Mulkey's, was recently purchased, and a for-lease sign was immediately posted in the window.

### For Rent

The new owner of the Mulkey's space is an investment group, XYZ IL Property LLC. The property is currently available for \$12 per square foot, Triple Net. Mulkey's is located in the 3800 block of 14<sup>th</sup> Avenue, near five other vacant spaces, four of which are not marketed.

One of the five spaces, Hudson Floor Covering (building on the far right in the photo), a block east of Mulkey's on 14<sup>th</sup> Avenue, is available at \$12 per square foot, gross, including all utilities, taxes, and insurance. The two spaces adjacent to this space are also vacant, but not marketed as available. Another building a block west of Mulkey's has vacant space adjacent Domino's Pizza.



Three vacant spaces along 14<sup>th</sup> Avenue, 3822-3830 14<sup>th</sup> Avenue

One of the newest retail spaces in the area is in the Hill Top Corners retail strip center, at the northeast corner of 18<sup>th</sup> Avenue and 30<sup>th</sup> Street. The vacant space, formerly occupied by Anytime Fitness, is the largest in the area at 4,000 square feet. The property is listed at \$18.50 per square foot, triple-net.



Hill Top Corners

According to NAI RUHL Commercial Company, restaurant and suburban retail lease rates in the Quad Cities region range from \$14 to \$18 per square foot, triple net, indicating that the asking rent at Hill Top Corners is at the top of the market.

### Not Marketed

The former Pizza Hut drive-thru at 1600 38<sup>th</sup> Street is no longer marketed, and the former Sprint space (left side of the photo) in the 2006 strip center remains unfilled.

The former Skylight Lounge at the northeast corner of 14<sup>th</sup> Avenue and 30<sup>th</sup> Street will reopen as a cocktail lounge on May 1, 2026 (see image on right).

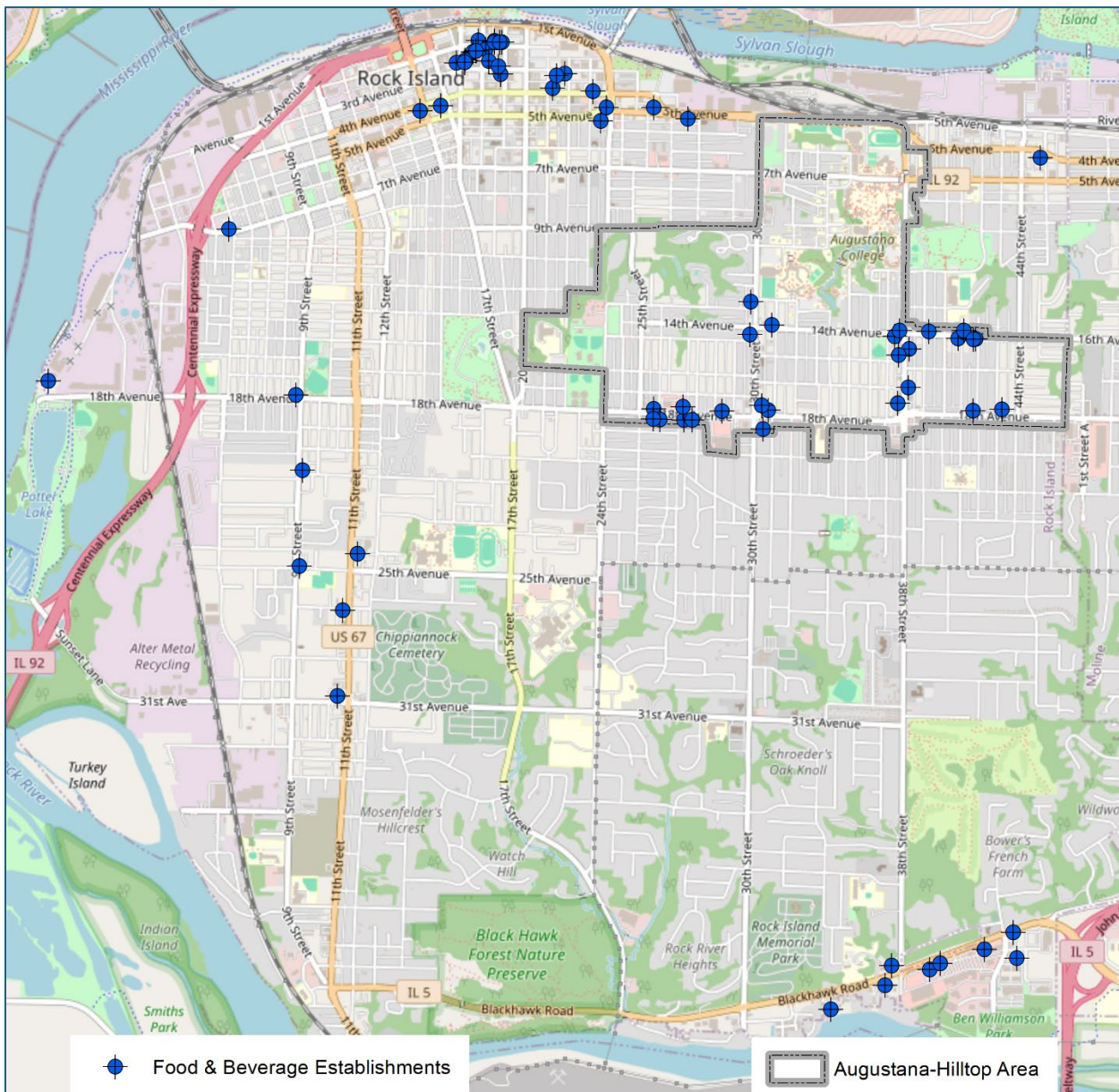
The new venue is named Thee Collective, featuring a bar, lounge, and “collective experience.”



## 2. Food and Beverage Establishments

The Augustana-Hilltop area has 27 of the 69, or 39.1%, of the city's food and beverage establishments. Restaurants are clustered in four areas of Rock Island: Augustana-Hilltop; Downtown; 11<sup>th</sup> Street corridor; and the Rock River/Blackhawk Road area. A summary and map of food and beverage establishments in Augustana-Hilltop and citywide follows (note: Bally's Quad Cities Casino restaurants are not included).

Type	Augustana-Hilltop		City of Rock Island	
	Total	Share	Total	Share
Limited-Service (pay up front)	14	51.9%	29	42.0%
Full-Service (pay wait staff after meal)	7	25.9%	22	31.9%
Drinking places	4	14.8%	13	18.8%
Coffee	1	3.7%	4	5.8%
Ice cream	1	3.7%	1	1.5%
<b>Total</b>	<b>27</b>	<b>100.0%</b>	<b>69</b>	<b>100.0%</b>



Of the Augustana-Hilltop’s 27 food and beverage establishments, 21 or three-fourths are restaurants, four (15%) are drinking places, and there is one coffee and one ice cream shop.

Type	Total Establishments	Total Square Footage	Median Square Footage	Share of F&B Square Footage
Restaurants	21	58,204	2,678	81.7%
Limited-Service	14	31,647	1,800	44.4%
Full-Service	7	26,557	2,830	37.3%
Drinking places	4	9,109	2,125	12.8%
Coffee/specialty food	2	3,936	-	5.5%
Total	27	71,249	2,160	100.0%

F&B – Food and beverage

## 2022 Economic Census

The distribution of restaurant types shows that the share of full-service restaurants in the Augustana-Hilltop area (33%) is comparable to the citywide share in 2022 (35%), but well below the county average of 45% (source: 2022 Economic Census).

Restaurant Type	City of Rock Island		Rock Island County		Quad Cities*	
	Number	Share	Number	Share	Number	Share
Limited-Service	32	65.3%	135	54.4%	332	51.5%
Full-Service	17	34.7%	113	45.6%	313	48.5%
Total	49	100.0%	248	100.0%	645	100.0%

\*Davenport-Moline-Rock Island, IA-IL Metro Area

In 2022, the City of Rock Island had the highest estimated sales per limited-service restaurant, averaging \$1.2 million per establishment, largely because one-third of the establishments were fast-food chains. The Augustana-Hilltop area has five fast-food drive-thru restaurants: McDonald’s, Wendy’s, Hardee’s, Taco Bell, and Checkers.

Restaurant Type	City of Rock Island Sales		Rock Island County Sales		Quad Cities Sales*	
	Total Sales	Per Estab.	Total Sales	Per Estab.	Total Sales	Per Estab.
Limited-Service	\$38.49M	\$1.20M	\$154.49M	\$1.14M	\$389.90M	\$1.17M
Full-Service	<\$10.00	<\$600,000	\$88.55M	\$783,664	\$294.20M	\$939,946

\*Davenport-Moline-Rock Island, IA-IL Metro Area

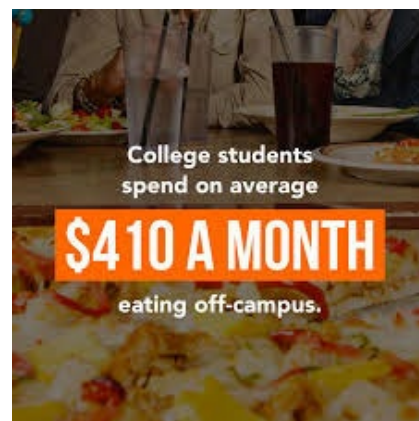
Sales among full-service restaurants in Rock Island were well below average sales per establishment in the Quad Cities area. Unlike limited-service restaurants, there are few national chain restaurants in Rock Island, aside from the regional chain Happy Joe’s. The nearest national chain restaurants, such as Olive Garden and Buffalo Wild Wings, are near Southpark Mall in Moline.

Under the “Snack and Nonalcoholic Beverage Bars” category, the economic census reports sales of \$489,519 per establishment in Rock Island County, which accounts for 85.7% of the Quad Cities. Again, the lower sales rate is a byproduct of more local/regional establishments than the national chain drive-thrus like Starbucks. Rock Island is the only one of the Quad Cities without a Starbucks. There is, however, a Dunkin’ in the Augustana-Hilltop area along 18<sup>th</sup> Avenue.

Establishment Type	City of Rock Island Sales		Rock Island County Sales		Quad Cities Sales*	
	Total Sales	Per Estab.	Total Sales	Per Estab.	Total Sales	Per Estab.
Coffee/specialty	Not disclosed		\$13.2M	\$489,519	\$54.25M	\$571,053

## Spending Potential – Food & Beverage Establishments

DDA estimated the total spending potential for food and beverage establishments from the local residents, non-student visitors, and Augustana students. Non-student spending is estimated to account for a conservative 20% of the spending potential, although restaurants typically attract an average of 33%. For establishments near the Augustana College campus, including on- and off-campus housing, an additional \$3.2 million in spending is estimated (source: Education Data Initiative). Spending potential is conservatively weighted to the approximately 500 off-campus fourth and fifth-year and graduate students. A summary of spending potential by food and beverage type follows.



Food & Beverage Type	Estimated Spending Potential – Food & Beverage Establishments			
	Residents Within 5-Minute Drive	Non-Student Visitors (20%)	Augustana Student Spending	Total Spending Potential
Limited-Service Restaurant	\$17,412,219	\$4,353,055	\$2,000,000	\$23,765,274
Full-Service Restaurant	\$9,993,509	\$2,498,377	\$500,000	\$12,991,696
Coffee/Specialty/Snack	\$1,489,706	\$372,427	\$450,000	\$2,312,133
Drinking Places	\$773,308	\$193,327	\$250,000	\$1,216,635

The total of market-supported establishments was calculated by dividing the average estimated annual sales per establishment by the total spending potential. The calculations below show additional support for all restaurant types, as well as coffee/special/snack establishments.

Food & Beverage Type	Total Spending Potential	Food & Beverage Establishments			
		Average Est. Sales*	Market-Supported	Existing	Deficit/ (Surplus)
Limited-Service Restaurant	\$23,765,274	\$1,314,266	18	14	4
Full-Service Restaurant	\$12,991,696	\$900,000	14	7	7
Coffee/Specialty/Snack	\$2,312,133	\$562,213	4	2	2
Drinking Places	\$1,216,635	\$376,961	3	4	(1)

\*Based on the application of the 5-year increase in the Consumer Price Index to 2022 sales from the Economic Census

There appear to be adequate drinking places in the Hilltop area, those establishments whose sales are primarily from alcohol. The addition of a cocktail lounge at the former Skylight Luxury Lounge across from Radicle Effect Brewwerks can serve to expand the market by offering another type of drinking venue.



Radicle Effect Brewwerks

### 3. Retail Goods and Services

#### Retail Goods

DDA identified a total of 38 retail goods stores in the Augustana-Hilltop area. A summary of retailer types by total establishments and square footage follows.

Retailer Type	Total Establishments	Total Square Footage	Median Square Footage	Share of Retail Square Footage
Antique Stores	4	6,855	1,347	3.1%
Auto Parts	2	13,871	-	6.3%
Beauty Supply	1	5,180	-	2.3%
Cell Phone Store	2	3,480	-	1.6%
Convenience Store	3	6,893	2,050	3.1%
Gas Station w/Convenience	3	6,261	1,980	2.8%
General Merchandise	2	17,411	-	7.8%
Grocery Store	3	98,491	17,800	44.4%
Hardware Store	2	15,748	-	7.1%
Jewelry	3	3,019	940	1.4%
Liquor Store	2	2,860	-	1.2%
Pharmacy	2	27,510	-	12.4%
Tobacco/Vape Shop	5	5,910	1,250	2.7%
Other Retail Goods	4	8,090	1,947	3.6%
<i>Total</i>	<b>38</b>	<b>221,919</b>	<b>5,190</b>	<b>100.0%</b>

The largest number of retail establishments is in the tobacco/vape shop category. Four of the five tobacco and vape shops are along a three-block stretch of 18<sup>th</sup> Avenue in the College Hill District portion of the Hilltop area. The remaining shop, The Vaporosity Shop, is at the northeast corner of 30<sup>th</sup> Street and 14<sup>th</sup> Avenue.



Blackhawks Tobacco & Vape, 2733 18th Avenue

## Spending Potential – Retail Goods – 5- and 7-Minute Drive Times

The retail spending potential in the area assumes 20% of spending originates from visitors. The visitor spending rate is somewhat conservative but reflects a slightly reduced daytime population, with a net loss of approximately 2,800 workers who leave the area each day for work. The following is a summary of the estimated retail goods spending potential by industry subsector and group.

2017 NAICS Code	Industry Subsector & Group	Retail Goods Spending Potential (2025)		
		Resident	Visitor (20%)	Total
<b>4413</b>	<b>Auto Parts, Accessories &amp; Tire Stores</b>	\$2,716,368	\$679,092	\$3,395,460
<b>442</b>	<b>Furniture and Home Furnishings Stores</b>	\$6,493,153	\$1,623,288	\$8,116,441
4421	Furniture Stores	\$4,269,917	\$1,067,479	\$5,337,396
4422	Home Furnishings Stores	\$2,223,236	\$555,809	\$2,779,045
44221*	Floor covering stores	\$1,067,153	\$266,788	\$1,333,941
44229*	Other home furnishing stores	\$1,156,083	\$289,021	\$1,445,104
<b>443</b>	<b>Electronics and Appliance Stores</b>	\$1,929,484	\$482,371	\$2,411,855
443141*	Household appliance stores	\$465,006	\$116,252	\$581,258
443142*	Electronics stores	\$1,464,478	\$366,120	\$1,830,598
<b>444</b>	<b>Bldg. Material &amp; Garden Equip. &amp; Supplies</b>	\$15,948,821	\$3,987,205	\$19,936,026
4441	Building Material and Supplies Dealers	\$14,394,936	\$3,598,734	\$17,993,670
44411*	Home Centers	\$9,299,129	\$2,324,782	\$11,623,911
44414*	Hardware	\$1,252,359	\$313,090	\$1,565,449
4442	Lawn and Garden Equipment and Supplies	\$1,553,885	\$388,471	\$1,942,356
<b>445</b>	<b>Food and Beverage Stores</b>	\$63,822,260	\$15,955,565	\$79,777,825
44511*	Grocery Stores (excl. convenience)	\$58,335,281	\$14,583,820	\$72,919,101
445131*	Convenience (excl. gas stations)	\$1,003,394	\$250,849	\$1,254,243
4452	Specialty Food Stores	\$1,973,621	\$493,405	\$2,467,026
4453	Beer, Wine, and Liquor Stores	\$1,882,273	\$470,568	\$2,352,841
<b>446</b>	<b>Health and Personal Care Stores</b>	\$6,300,972	\$1,575,243	\$7,876,215
44611*	Pharmacies and drug stores	\$5,330,622	\$1,332,656	\$6,663,278
44613*	Optical goods stores	\$189,029	\$47,257	\$236,286
<b>448</b>	<b>Clothing and Clothing Accessories Stores</b>	\$8,330,793	\$2,082,698	\$10,413,491
4481	Clothing Stores	\$6,602,282	\$1,650,571	\$8,252,853
4482	Shoe Stores	\$1,597,904	\$399,476	\$1,997,380
4483	Jewelry, Luggage, and Leather Goods Stores	\$209,559	\$52,390	\$261,949
<b>451</b>	<b>Sporting Goods, Hobby, Musical Inst., &amp; Book</b>	\$5,040,892	\$1,260,223	\$6,301,115
4511	Sporting Goods, Hobby, and Musical Inst	\$4,022,217	\$1,005,554	\$5,027,771
45111*	Sporting Goods	\$3,145,517	\$786,379	\$3,931,896
45112*	Hobby, Toy, and Game	\$1,063,628	\$265,907	\$1,329,535
4512	Book Stores and News Dealers	\$1,018,675	\$254,669	\$1,273,344
<b>452</b>	<b>General Merchandise Stores</b>	\$49,858,989	\$12,464,747	\$62,323,736
4522	Department Stores	\$4,226,973	\$1,056,743	\$5,283,716
4523	General Merchandise Stores	\$45,632,015	\$11,408,004	\$57,040,019
455211**	Warehouse Clubs and Supercenters	\$33,083,210	\$8,270,803	\$41,354,013
455219**	All Other General Merchandise Stores	\$12,548,805	\$3,137,201	\$15,686,006
<b>453</b>	<b>Miscellaneous Store Retailers</b>	\$4,435,946	\$1,108,987	\$5,544,933
4531	Florists	\$329,793	\$82,448	\$412,241
4532	Office Supplies, Stationery, and Gift Stores	\$1,094,895	\$273,724	\$1,368,619
4533	Used Merchandise Stores	\$936,751	\$234,188	\$1,170,939
4539	Other Miscellaneous Store Retailers	\$2,980,151	\$745,038	\$3,725,189
453991*	Tobacco, E-Cigarette, and Other	\$819,063	\$204,766	\$1,023,829

\*Spending potential estimated by DDA based on retail sales in the region and nationwide reported in the 2022 Economic Census.

\*\*2022 NAICS codes used within the 2022 Economic Census.

## Retail Goods Supply-Demand Analysis

The estimated retail spending for each category is divided by the total square footage of the businesses to identify the potential sales per square foot. Potential sales per square foot by retail business type that are well in excess of industry standards (e.g., \$200 to \$500 per square foot) represent opportunities within the market to support additional retail goods establishments.

Ten of the 16 retail goods categories in the Augustana-Hilltop area appear to adequately support spending from residents and visitors. Notably, several of the low potential sales per square foot likely indicate that these businesses are capturing a larger share of visitors' spending. The following is a summary of potential sales per square foot based on 100% capture of retail spending within existing businesses.

<b>Retail Business Types</b>	<b>Total Estimated Square Footage</b>	<b>Retail Spending Potential</b>	<b>Potential Sales PSF</b>
Book Store	830	\$1,273,344	\$1,534
Sporting Goods	3,670	\$3,931,896	\$1,071
Other General Merchandise (e.g., dollar store)	17,411	\$15,686,006	\$901
Beer, Wine, and Liquor Store	2,860	\$2,352,841	\$823
Grocery Store	98,491	\$72,919,101	\$740
Electronics Store (e.g., cell phone store)	3,480	\$1,830,598	\$526
Auto Parts	13,871	\$3,395,460	\$245
Pharmacy	27,510	\$6,663,278	\$242
Florist	1,947	\$412,241	\$212
Beauty Supply	5,180	\$976,651	\$189
Tobacco/Vape Shop	5,910	\$1,023,829	\$173
Antique Stores	6,855	\$1,170,939	\$171
Convenience Store	6,893	\$1,254,243	\$182
Art Gallery	1,983	\$254,690	\$128
Hardware Store	15,748	\$1,565,449	\$99
Jewelry	3,019	\$261,949	\$87

### *Book Store & Sporting Goods*

The bookstore and sporting goods industries are among the most impacted retail businesses from the transition to E-Commerce. Nonetheless, there is enough demand to support a bookstore in the area, aside from comics and the Augustana College bookstore.

DICK'S, a tenant of SouthPark Mall in Moline, dominates the area's sporting goods market and limits opportunities to smaller independent businesses that cater to local sports teams, specializing in custom uniforms.

### *Other General Merchandise*

The potential sales per square foot among the "other" general merchandise category indicates the area could likely support another dollar store. Based on the locations of these variety stores throughout Rock Island, Dollar General is the only operator in this category not in the Augustana-Hilltop area.

### *Beer, Wine, and Liquor Store*

There are two beer, wine, and liquor stores in the Augustana-Hilltop area, and a third within the Hy-Vee grocery store, all concentrated near the 18<sup>th</sup> Avenue/30<sup>th</sup> Street intersection. The total potential sales per square foot are slightly overstated because other businesses, such as Hy-Vee (see the wine and spirits section in the photo below), also carry these goods and are not included in the square-footage calculation. Any opportunity for another liquor store should focus on the west side along 38<sup>th</sup> Street.

### *Grocery Store*

Grocery stores' average sales per square foot are approximately \$500 to \$600. Given the presence of the nearby Jewel-Osco in Moline, opportunities in this category are limited. Additionally, ALDI's fills the need for a small-format grocery.



Hy-Vee

### *Electronics Store*

Aside from a few big-box retailers, such as Best Buy, cell phone retailers are most common. The nearby Boost Mobile and Cricket Wireless stores at City Line Plaza in Moline capture the excess residential spending in the area. Therefore, we deem the opportunity for a cell phone store is unlikely unless one of these stores relocates to the Augustana-Hilltop area.

### *Other Categories*

DDA identified other retail goods categories that are not in the Augustana-Hilltop area.

- Furniture – operators of full-line furniture stores typically locate near clusters of other furniture stores and have higher market exposure than offered along 18<sup>th</sup> Avenue. A furniture store with a more limited selection, such as a mattress store, could be a candidate.
- Home furnishings – department stores, such as Target, Kohl's, and Dillard's, have captured most of the demand for home furnishings, limiting opportunities for home furnishing specialty stores.
- Plant shops; bicycle shops, musical instrument stores, video arcades, and gift shops - These specialty-retail stores are often found in vibrant urban corridors, but typically require low- to moderately-priced retail space.

## Retail Services

Retail services, including beauty salons, barber shops, tattoo studios, and spas, account for one-tenth of Augustana-Hilltop's retail establishments.

Retail Services				
Auto Repair/Car Wash	3	3,170	1,170	12.0%
Barber Shop	5	8,121	1,306	30.7%
Beauty Salon	4	5,433	1,344	20.5%
Laundromat	2	3,981	-	15.0%
Other Retail Services	4	5,760	1,429	21.8%
<i>Total</i>	<i>18</i>	<i>26,465</i>	<i>1,842</i>	<i>100.0%</i>

Based on average sales estimates among retail service providers and neighborhood residents' spending, the area appears to be well served by the current barber shop and coin-operated laundries. There are more barber shops than beauty salons in the Augustana-Hilltop area. There are 2.3 times more beauty salons in Rock Island County than barber shops, and nearly 7 times more beauty salons countywide. While the area has a disproportionately high share of barber shops, many of the barbers likely attract patrons from outside the area.



NAICS code	Business Type	Average Estimated Sales Per Establishment	Neighborhood Resident Spending Potential	Neighborhood Market Support	Total Establishments Augustana-Hilltop
812111	Barber Shops	\$165,727	\$145,812	1	5
812112	Beauty Salons	\$346,882	\$2,108,630	6	4
812113	Nail salons	\$301,333	\$433,836	1	1
81219	Other Personal Care Services	\$436,542	\$837,997	2	1
81231	Coin-Operated Laundries	\$351,000	\$140,373	0	2
81232	Drycleaning and Laundry Services (except Coin-Operated)	\$908,478	\$1,671,275	2	1 (Hy-Vee)
81291	Pet Care (except Veterinary) Services	\$242,514	\$678,908	3	0

There appear to be opportunities for beauty salons, dry cleaners, and pet care services, such as grooming. Tanning beds, under the Other personal care services, are also not represented in the market.

Other potential candidates may include a cell phone repair business, such as UBreakiFix, or relocating FruitFixer from City Line Plaza to the area.

## V. Visitation Summary

Locational intelligence analytics from Placer.ai were used to identify visitor characteristics across four areas of the Augustana-Hilltop area. Placer.ai collects geolocation data from more than 500 applications installed on mobile devices.

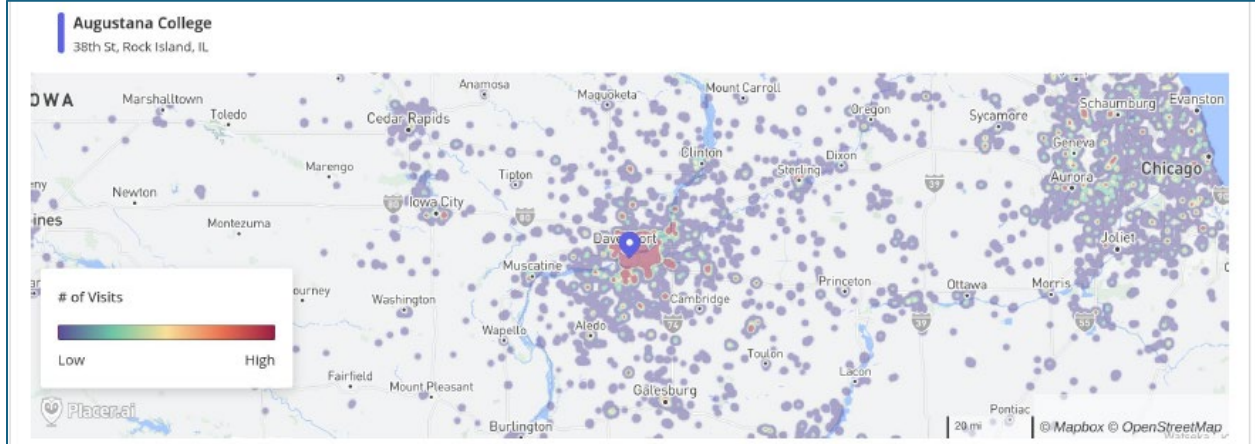
### Summary of Visitation

Annual visitation was highest at the Hy-Vee grocery store on 18<sup>th</sup> Avenue, with 1.6 million visits. Total visits were bolstered by an average of 11.7 patron visits of 20 minutes. The College Hill District had the most annual visitors, at 231,000, spending an average of just over an hour in the area. The average time visitors spent at Augustana College was more than 4 hours a day.

Place	Total Count March '25 thru Feb '26		Frequency Of Visits	Average Time Spent (Minutes)
	Visits	Visitors		
Augustana College	522,500	118,200	4.4	249
College Hill District	1 million	231,100	4.3	77
Hy-Vee	1.6 million	133,500	11.7	20
14 <sup>th</sup> Avenue & 30 <sup>th</sup> Street	357,900	71,500	5.0	74

### Visitor's Place of Residence

Augustana College has the largest trade area, with 60% of its visitors within a 30-mile radius, many of whom live in the Chicagoland area (see trade area map below).



The following is a summary of visit shares by city and distance from where 60% of visitors live.

Place	Share of Visitors by City			Trade Area 60% of Visitors
	Rock Island	Moline	3 <sup>rd</sup> Highest Area	
Augustana College	18.3%	10.4%	Bettendorf- 4.0%	30 miles
College Hill District	43.4%	16.1%	E Moline- 3.9%	3 miles
Hy-Vee	70.5%	10.1%	Milan - 1.8%	1.5 miles
14 <sup>th</sup> Avenue & 30 <sup>th</sup> Street	42.1%	15.7%	Bettendorf- 4.2%	4 miles

Placer.ai reports for each area are attached as an addendum.

# ADDENDUM

PLACER.AI REPORTS

## Memorandum



**To:** Rock Island City Council  
**From:** Mike Bartels, Director  
**Subject:** Report from the Traffic Engineering Committee regarding a request to remove the handicapped parking space in front of 4529 14th Avenue. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

**Date:** June 8, 2026

---

### **Introduction and Background Information:**

The Traffic Engineering Committee received a request from Stephanie Nelson to remove the handicapped parking space in front of her home at 4529 14<sup>th</sup> Avenue.

### **Previous Council Action (if any):**

### **Budget Impact:**

The cost to the City to remove the handicapped parking signs is minimal.

### **Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

### **Council Goal (if applicable):**

### **Recommendation:**

The Traffic Engineering Committee recommends that the City Council approve the request and consider the ordinance.

Submitted by: Michelle Martin, Manager

---

Approved by:

**A SPECIAL ORDINANCE  
REMOVING A HANDICAPPED PARKING SPACE  
IN THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS:

Section One. That the handicapped parking space established at 4529 14<sup>th</sup> Avenue, in the City of Rock Island, Illinois, be and is hereby removed.

Section Two. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Three. This ordinance shall be in full force and effect 10 days from its passage and approval, as required by law.

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCK ISLAND

PASSED:

APPROVED:

ATTEST: \_\_\_\_\_  
CITY CLERK

## Online Form Submittal: Handicapped Parking Space Removal

1 message

noreply@civicplus.com <noreply@civicplus.com>

Tue, May 26, 2026 at 9:27 AM

Reply-To: noreply@civicplus.com

To: pubworksmail@rigov.org

**TEC#26-15**

### Handicapped Parking Space Removal

This form is to be used for the removal of a handicapped parking space.

CONTACT INFORMATION (Person requesting that the handicapped parking space be removed.)

First Name	Stephanie
Last Name	Nelson
Property Address 1	4529 14th Avenue
Property Address 2	<i>Field not completed.</i>
City	Rock Island
State	IL
Zip	61201
Phone Number	3097160442
Email Address	<a href="mailto:Careynelson05@sbcglobal.net">Careynelson05@sbcglobal.net</a>
What is the address of the handicapped parking space to be removed?	4529 14th Avenue Rock Island
Do you own the property?	Yes
If NO, please provide the name, address, and telephone number of the property owner:	<i>Field not completed.</i>
List the reason for the request to remove the handicapped parking space:	Rock Island police department issued a ticket after living there almost 5 years. No warnings have ever been issued previously and my daughters car was partially in the sign, there was still room for parking within.
Please provide any additional information that may be of assistance to the Traffic	When purchased house was told they were installed for my residence and no one ever uses them. Ticket #708581 issued by city of Rock Island police department. My daughter's car

Engineering Committee and the City Council members when they review your request: was partially in the area there was still parking behind available.

---

Email not displaying correctly? [View it in your browser.](#)

## Memorandum



**To:** Rock Island City Council  
**From:** Mike Bartels, Director  
**Subject:** Report from the Traffic Engineering Committee to install a handicapped parking space at 1916 9th Street. (First Reading)

Motion: Motion to consider the ordinance.  
RC Roll Call vote is needed.

**Date:** June 8, 2026

---

### **Introduction and Background Information:**

The Traffic Engineering Committee received a request from Solomon Shelton, 1916 9<sup>th</sup> Street, to install a handicapped parking space in front of his home.

### **Previous Council Action (if any):**

### **Budget Impact:**

The cost to the City is minimal.

### **Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

Letters were sent to nearby neighbors to gather their feedback on the proposed handicapped parking space. One resident expressed their support for the installation and none opposed the request.

The installation of a handicapped parking space does not restrict the handicapped parking space to only the person requesting the space but is accessible to anyone with a handicapped license plate or placard.

### **Council Goal (if applicable):**

### **Recommendation:**

The Traffic Engineering Committee recommends that the City Council approve the request and consider the ordinance.

Submitted by: Michelle Martin, Manager

---

Approved by:



**A SPECIAL ORDINANCE  
ESTABLISHING A HANDICAPPED PARKING SPACE  
IN THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS:

Section One. A handicapped parking space be and is hereby established at 1916 9<sup>th</sup> Street, in the City of Rock Island, Illinois.

Section Two. Any person other than a handicapped person or someone transporting a handicapped person parking in the above stated location shall be subject to a fine of Three Hundred Fifty Dollars (\$350.00).

Section Three. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Four. This ordinance shall be in full force and effect 10 days from its passage and approval, as required by law.

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCK ISLAND

PASSED:

APPROVED:

ATTEST: \_\_\_\_\_  
CITY CLERK

## Online Form Submittal: Handicapped Parking Space Request Form

1 message

noreply@civicplus.com <noreply@civicplus.com>

Wed, Apr 8, 2026 at 4:19 PM

Reply-To: noreply@civicplus.com

To: pubworksmail@rigov.org

TEC#26-10

### Handicapped Parking Space Request Form

The installation of a handicapped parking space does not restrict the handicapped parking space to only the person requesting the space but is accessible to anyone with a handicapped license plate or placard.

First Name of Handicapped Resident Solomon

Last Name of Handicapped Resident Shelton

Property Address 1 1916 9th Street

Property Address 2 *Field not completed.*

City Rock Island

State Illinois

Zip 61201

Phone Number 309-230-9747

Email Address [tosha\\_tm@yahoo.com](mailto:tosha_tm@yahoo.com)

Does the handicapped resident own the property? Yes

If NO, please provide the name, address, and telephone number of the property owner: *Field not completed.*

Please describe the location to be designated as a handicapped parking space: Directly In front of residence 1916 9th Street

Does the handicapped resident have access to off-street parking such as a driveway or garage? Yes

If YES, please describe the off-street parking and explain why the handicapped resident does not use the off-street parking:	The back yard garage is not accessible to Solomon Sr, he is 86 years old, uses wheelchair and walker, there is no sidewalk directly to garage and uneven pavers near gate that are not wheelchair friendly. he uses his front door access that is closest to street when entering and exiting the home.
In order to utilize a handicapped parking space, a motorist must have a handicapped license plate or placard.	Placard
List the handicapped license plate or placard number.	JA 43808
Please provide any additional information that may be of assistance to the Traffic Engineering Committee and the City Council members when they review your request:	Solomon's Neighbors at 1920 9th Street daily have two to three calls that park in front of his home. We have put notes and asked them to not park directly in front of his home since he has a hard time walking and needs the spot closest to his home for in and out access. needless to say sometimes they ignore the request.

Email not displaying correctly? [View it in your browser.](#)

## Memorandum



**To:** Rock Island City Council  
**From:** Mike Bartels, Director  
**Subject:** Report from the Traffic Engineering Committee regarding the installation of a handicapped parking space at 2725 Karlburg Court. (First Reading)

Motion: Motion to consider the ordinance.  
RC Roll Call vote is needed.

**Date:** June 8, 2026

---

### **Introduction and Background Information:**

The Traffic Engineering Committee received a request from Thomas Wells, 2725 Karlburg Court, to install a handicapped parking space in front of his home.

### **Previous Council Action (if any):**

### **Budget Impact:**

The cost to the City is minimal.

### **Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

Letters were sent to neighboring residents to gather their feedback on the proposed handicapped parking space. One resident expressed their support for the installation and two opposed the request.

The installation of a handicapped parking space does not restrict the handicapped parking space to only the person requesting the space but is accessible to anyone with a handicapped license plate or placard.

### **Council Goal (if applicable):**

### **Recommendation:**

The Traffic Engineering Committee recommends that the City Council approve the request and consider the ordinance.

Submitted by: Michelle Martin, Manager

---

Approved by:

**A SPECIAL ORDINANCE  
ESTABLISHING A HANDICAPPED PARKING SPACE  
IN THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS:

Section One. A handicapped parking space be and is hereby established at 2725 Karlburg Court, in the City of Rock Island, Illinois.

Section Two. Any person other than a handicapped person or someone transporting a handicapped person parking in the above stated location shall be subject to a fine of Three Hundred Fifty Dollars (\$350.00).

Section Three. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Four. This ordinance shall be in full force and effect 10 days from its passage and approval, as required by law.

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCK ISLAND

PASSED:

APPROVED:

ATTEST: \_\_\_\_\_  
CITY CLERK

## Online Form Submittal: Handicapped Parking Space Request Form

1 message

noreply@civicplus.com <noreply@civicplus.com>

Tue, Apr 7, 2026 at 1:18 PM

Reply-To: noreply@civicplus.com

To: pubworksmail@rigov.org

TEC#26-09

### Handicapped Parking Space Request Form

The installation of a handicapped parking space does not restrict the handicapped parking space to only the person requesting the space but is accessible to anyone with a handicapped license plate or placard.

First Name of Handicapped Resident	Thomas
Last Name of Handicapped Resident	Wells
Property Address 1	<a href="#">2725 Karlburg CT.</a>
Property Address 2	<i>Field not completed.</i>
City	Rock Island
State	Il
Zip	61201
Phone Number	3094046761
Email Address	<a href="mailto:twells0283@gmail.com">twells0283@gmail.com</a>
Does the handicapped resident own the property?	No
If NO, please provide the name, address, and telephone number of the property owner:	Big River 1210 11th street Rock Island, Il. 309-788-1100.
Please describe the location to be designated as a handicapped parking space:	In front of <a href="#">2725 Karlburg CT Rock Island, Il.</a>
Does the handicapped resident have access to off-street parking such as a driveway or garage?	Yes

<p>If YES, please describe the off-street parking and explain why the handicapped resident does not use the off-street parking:</p>	<p>He does, but needs space for medical transport and delivery people, and visiting nurses to have room to park.</p>
<p>In order to utilize a handicapped parking space, a motorist must have a handicapped license plate or placard.</p>	<p>Placard</p>
<p>List the handicapped license plate or placard number.</p>	<p>GB49954</p>
<p>Please provide any additional information that may be of assistance to the Traffic Engineering Committee and the City Council members when they review your request:</p>	<p>I live on a colosac and no one parks along the curb they park straight on. When they have visitors or if there is more than one car, they park to where I can't get out. I have called police numerous of times. I shouldn't have to ask to get out of my driveway. The snow plows and garbage men also have a hard time turning around, just call the waste management.</p>

Email not displaying correctly? [View it in your browser.](#)

## Memorandum



**To:** Rock Island City Council  
**From:** Mike Bartels, Director  
**Subject:** Report from the Traffic Engineering Committee regarding a request to install stop signs at the intersection of 19th Street and 12th Avenue. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.

**Date:** June 8, 2026

---

### **Introduction and Background Information:**

The Traffic Engineering Committee received a request from Alderman Dylan Parker to install stop signs at the intersection of 19<sup>th</sup> Street and 12<sup>th</sup> Avenue.

### **Previous Council Action (if any):**

### **Budget Impact:**

The cost to the City would be minimal.

### **Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

### **Council Goal (if applicable):**

### **Recommendation:**

The Traffic Engineering Committee recommends that the City Council approve the request and consider the ordinance.

Submitted by: Michelle Martin, Manager

---

Approved by:

**A SPECIAL ORDINANCE  
ESTABLISHING A FOUR-WAY STOP INTERSECTION  
IN THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS:

Section One. The intersection of 19<sup>th</sup> Street and 12<sup>th</sup> Avenue in the City of Rock Island, Illinois, be and is hereby established as a four-way stop intersection and STOP signs will be installed.

Section Two. Drivers of all vehicles approaching said intersection shall come to a complete stop and not proceed into said intersection until it can be done with safety, as provided in the Illinois Motor Vehicle Code.

Section Three. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Four. This ordinance shall be in full force and effect 10 days from its passage and approval, as required by law.

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCK ISLAND

PASSED:

APPROVED:

ATTEST: \_\_\_\_\_  
CITY CLERK

## Memorandum

**To:** Rock Island City Council

**From:** Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

**Subject:** Report from the Community Development Department regarding an ordinance amending Chapter 11, Article X: Municipal Property for Redevelopment and accompanying policy for the purchase and sale of municipal real estate. (First Reading)

Motion: Motion to consider the ordinance.

RC Roll Call vote is needed.



**Date:** June 8, 2026

---

### Introduction and Background Information:

The attached ordinance and policy establish an updated framework for the sale and purchase of municipal real estate. Together, they are intended to provide greater transparency and predictability in how City-owned properties are managed and disposed of while ensuring that land sales support community development goals.

As part of the development process, two public listening sessions were held. No members of the public attended the first session. The second session was lightly attended and generated limited public feedback. One resident emphasized the importance of ensuring the policy promotes transparency, addresses potential conflicts of interest, and considers opportunities to incorporate restorative land practices where appropriate.

The Planning and Zoning Commission reviewed the draft ordinance and policy over several meetings and recommended a number of revisions. These included adding language emphasizing that redevelopment should align with the City's Comprehensive Plan, adding language encouraging land use decisions that are not harmful to the natural environment, and providing for the Commission to review and comment on the designation of properties before they are considered by the City Council. Staff agree with the Commission's suggested changes and incorporated them into the documents.

The ordinance establishes the City's authority and procedures for designating municipally owned real estate as available or unavailable for sale and for identifying preferred future land uses. The accompanying policy establishes procedures and criteria for the sale of various categories of property, including side lots, neighborhood lots, infill housing lots, homestead properties, and land held for future development. Unlike the prior policy, the proposed policy categorizes properties based on their characteristics and intended disposition. Staff reason this approach will provide greater transparency and help ensure that redevelopment opportunities benefit surrounding neighborhoods. In particular, the policy creates clear pathways for adjacent property owners to expand their yards through side lot purchases and for nearby residents to acquire lots for community-oriented purposes. Purchasers must either own and

occupy property immediately adjacent to a side lot or within 500 feet of a neighborhood lot to be eligible to purchase those properties.

The policy also recognizes that some properties may be better suited for broader redevelopment goals. Accordingly, outside individuals or organizations may still purchase certain properties if they commit to constructing a new home on an infill housing lot or rehabilitating a vacant or abandoned house through the homestead program. Staff reason this framework strikes an appropriate balance between empowering neighborhoods, encouraging reinvestment, and advancing citywide redevelopment goals.

No property designations are being assigned through adoption of the ordinance. Rather, staff are developing recommended designations consistent with the ordinance and policy. Those recommendations will be presented to the Planning and Zoning Commission for review and comment before being forwarded to the City Council for adoption.

**Previous Council Action (if any):**

The City Council passed a moratorium on the sale of residentially-zoned, city-owned vacant lots in June 2025 and then again in February 2026.

**Budget Impact:**

NA

**Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

NA

**Council Goal (if applicable):**

NA

**Recommendation:**

The Community Development Department and the Planning & Zoning Commission recommend that the City Council consider the ordinance.

Submitted by: Tanner Osing, Planning & Zoning Manager

---

Approved by:

**AN ORDINANCE AMENDING ARTICLE X: MUNICIPAL PROPERTY FOR  
REDEVELOPMENT OF CHAPTER 11 OF THE CODE OF ORDINANCES OF THE  
CITY OF ROCK ISLAND, ILLINOIS**

WHEREAS, the City of Rock Island owns a diverse portfolio of real estate that includes both residential and commercial properties; and

WHEREAS, the City intends to retain properties with higher potential for redevelopment and divest itself of properties with lower potentials for redevelopment; and

WHEREAS, the City seeks to increase property values and increase property tax revenues by facilitating redevelopment of land consistent with its highest and best use, and in a manner that aligns with the goals and policies set forth in the City's Comprehensive Plan; and

WHEREAS, the City desires to make land use decisions that are not harmful to the natural environment; and

WHEREAS, the provisions of State statutes regarding the transfer of publicly-owned real estate are sometimes cumbersome and interfere with the efficient transfer of real estate from municipalities to private parties; and

WHEREAS, as a home rule municipality in Illinois the City may establish by local ordinance its own policies and procedures for the sale of municipally-owned real estate;

WHEREAS, the City has previously adopted such policies and procedures by passing ordinances 066-2019 and 034-2024;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rock Island, Rock Island County, Illinois, in the exercise of its home rule powers, as follows:

SECTION ONE: Article X of Chapter 11 is hereby amended as follows.

**ARTICLE X: SALE OF MUNICIPALLY-OWNED REAL ESTATE**

SEC. 11-155. AUTHORITY. The City Council shall have final authority to approve or deny any and all requests to purchase municipally-owned real estate. An extensive variety of factors may be considered when making such decisions so long as the decision serves the interests of the general public. In general, the objective of all sales shall be to increase property values and increase property tax revenues by facilitating redevelopment of land consistent with its highest and best use.

SEC. 11-156. AVAILABILITY OF REAL ESTATE. The City shall designate what municipally-owned real estate is and is not available for sale as well as what land uses are desirable for said real estate. Staff shall make a recommendation

regarding such designations whenever real estate is acquired by the City or whenever there is reason to revise the designation of municipally owned real estate. Said recommendation shall be shared with the Planning and Zoning Commission for review and comment and thereafter submitted to the City Council for approval.

SEC. 11-157. POLICES AND PROCEDURES. The City shall adopt policies and procedures for the sale of municipally-owned real estate that establish how different pieces of real estate should be marketed and sold. Whenever a given piece of real estate is not clearly addressed by such policies and procedures, requests to purchase shall be subject to additional consideration and scrutiny before any recommendation is made by staff to the City Council.

SEC. 11-158. PRICE. Unless otherwise indicated by the policies and procedures referenced herein, the City shall seek to recoup any and all costs associated with a given piece of real estate when determining its sale price. When such costs cannot be accurately estimated or are unreasonable, the sale price shall be the estimated market value of the piece of real estate.

SEC. 11-159 THROUGH 11-170 RESERVED.

SECTION TWO: The policy for the sale of municipally-owned real estate attached to this ordinance is hereby adopted.

SECTION THREE: The designation of municipally-owned real estate under this policy shall be subject to review and comment by the Planning & Zoning Commission prior to consideration by the City Council.

SECTION FOUR: Any and all moratoriums on the sale of municipally-owned real estate are hereby repealed.

SECTION FIVE: All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do conflict.

SECTION SIX: This ordinance shall be in full force and effect from its passage and approval as required by law.

---

Mayor of the City of Rock Island

Passed: \_\_\_\_\_

Approved: \_\_\_\_\_

Attest:

\_\_\_\_\_  
\_\_\_\_\_  
City Clerk

DRAFT

**City of Rock Island**  
**Policy for the Sale & Purchase of Municipal Real Estate**

1. **PURPOSE.** This policy for the sale of municipally-owned real estate (or “properties”) is intended to apply to both residential and commercial properties owned by the City.
2. **DEFINITIONS.** Except when otherwise stated, the definitions used in these policies and procedures are the same as those used in other municipal codes.
3. **PROPERTY ACQUISITION.** The City may acquire properties for a variety of different purposes including but not limited to the elimination of safety hazards, the removal of blighted structures, the reduction of natural hazards such as floods, and to facilitate site assembly for future development. The City may also acquire properties to build or expand municipal facilities and infrastructure. The process by which a property may be acquired shall be evaluated on a case by case basis. At the time of acquisition, the City shall state the reasons for the acquisition and the proposed future use of the property. The status of all City-owned properties shall be publicly available.
4. **REAL ESTATE NOT FOR SALE.** Properties that serve a municipal function, those with a municipal facility in active operation, or those with municipal infrastructure shall be unavailable for sale. Properties that are being held in anticipation of future development, as part of a site assembly effort, in anticipation of an upcoming infrastructure project, or in any other manner being land banked for a public purpose shall also be unavailable for sale.
5. **SALE PRICE IN GENERAL.** Except as described herein, all properties will be sold at either a standard price or for their estimated market value. Vacant, residentially-zoned properties without any structures will be sold at a standard price of twenty-five cents (\$0.25) per one (1) square foot of lot area rounded to the nearest whole dollar. All other properties will be sold for their estimated market value. Nothing in these policies and procedures shall preclude the City Council from approving development agreements that include provisions accommodating alternative sales price arrangements.
6. **APPLICATIONS TO PURCHASE.** All applications to purchase a property will include the name of the applicant, their contact information, and their intended use for the property that they are applying to purchase. All applications shall require a nonrefundable application fee of one hundred dollars (\$100).
7. **REVIEW BY THE CITY COUNCIL.** Staff shall present all applications to the City Council with a recommendation to approve or deny the property sale. Recommendations shall be based upon these policies and applicable plans adopted by the City. The City Council shall have final authority to approve or deny any and all requests to purchase municipally-owned real estate.
8. **SIDE LOT SALES.** The purpose of side lot sales is to help adjacent property owners secure and expand their own properties for residential uses.
  - a. Side lots are vacant, residentially-zoned properties without any structures that do not exceed 7,500 square feet in area and where no one side exceeds two hundred linear feet (200’).

- b. Applicants to purchase side lots must be owner-occupants of single-family houses immediately adjacent to and contiguous with the subject side lot. The applicant's property must have the same zoning designation as the side lot they seek to purchase. Applicants do not include property owners who are separated from the side lot by a public right-of-way.
  - c. To be eligible to purchase a side lot, a prospective purchaser must provide evidence that they hold title to the property they occupy; must be current on all property taxes on all property they own in the City; must be in good standing with regard to all bills owed to the City; and must have no outstanding or unresolved property maintenance citations at any property they own in the City.
  - d. Whenever there is another adjacent property owner who would qualify to purchase the same side lot, they shall be notified of the request to purchase submitted by the other party. They will be given fifteen (15) days to respond and may request to purchase half of the side lot adjacent to their own property. Should they respond saying that they would like to purchase half the side lot, the original applicant to purchase the whole side lot shall be given the opportunity to either agree to the splitting of the lot or enter into further negotiations.
  - e. Side lots shall be sold at the City's standard price plus closing costs. If two adjacent property owners agree to split the lot in halves, each will only pay half the standard price plus respective closing costs.
  - f. Following the property sale, the purchaser must file the appropriate paperwork with the County to combine the two parcels into a single parcel.
9. NEIGHBORHOOD LOT SALES. The purpose of neighborhood lot sales is to provide nearby residents or neighborhood groups the opportunity to acquire a property for their collective benefit or enjoyment compatible with residential uses.
- a. Neighborhood lots are vacant, residentially-zoned properties without any structures that are no less than 7,500 square feet and no more than a half-acre in area where no one side exceeds two hundred linear feet (200').
  - b. Applicants to purchase neighborhood lots must be owner-occupants of single-family houses within five hundred feet (500') of the neighborhood lot. They must also declare what their intended use of the neighbor lot is when making their application to purchase. The intended use must comply with all applicable municipal regulations.
  - c. To be eligible to purchase a neighborhood lot, a prospective purchaser must provide evidence that they hold title to the property they occupy; must be current on all property taxes on all property they own in the City; must be in good standing with regard to all bills owed to the City; and must have no outstanding or unresolved property maintenance citations at any property they own in the City.
  - d. All property owners within five hundred feet (500') of the property's boundary shall be notified of the purchase application and given thirty (30) days to comment in favor, in opposition, or to make their own competing application to purchase the neighborhood lot. If a majority are opposed to the sale, staff shall recommend to the City Council that the sale not

proceed. If a competing application is received, staff shall compare the relative merits of the two applications and make a recommendation to the City Council as to which application should be approved or, alternatively, if both should be denied.

e. Neighborhood lots shall be sold for the standard price described above.

10. INFILL HOUSING LOT SALES. The purpose of infill housing lot sales is to encourage the development of new housing units that are compatible with the neighborhood character, align with the City's Comprehensive Plan, and increase property values all while stabilizing the surrounding neighborhood.

a. Infill housing lots are vacant, residentially-zoned properties without any structures between 2,500 and 7,500 square feet in area with a primary frontage of no less than forty linear feet (40'). Additionally, no one side of the lot exceeds two hundred linear feet (200').

b. Applicants to purchase infill housing lots must commit to developing new housing units on the property within one (1) year of purchase. They must provide a thorough description of the proposed development and demonstrate sufficient capacity to finance and complete construction. This shall include submitting building plans for review and providing proof of financing. They must also be current on all property taxes on all property they own in the City; must be in good standing with regard to all bills owed to the City; and must have no outstanding or unresolved property maintenance citations at any property they own in the City.

c. Infill housing lots will be sold for the standard price as described above. All sales of this kind shall include a development agreement stipulating that failure to complete the development as proposed will result in forfeiture of the property back to the City. This shall be secured with a deed covenant or other similar legal mechanism.

11. HOMESTEAD SALES. The purpose of homestead sales is for vacant and abandoned houses to undergo gut rehabilitation through a City program, in partnership with a third-party developer, or by sale to an individual.

a. Homestead properties are vacant or abandoned houses that have a reasonable potential for rehabilitation.

b. Applicants to purchase homestead properties must commit to completing a gut rehabilitation of the property within one (1) year of purchase. They must provide a thorough description of the proposed rehabilitation and demonstrate sufficient capacity to finance and complete construction. This shall include submitting building plans for review and providing proof of financing. They must also be current on all property taxes on all property they own in the City; must be in good standing with regard to all bills owed to the City; and must have no outstanding or unresolved property maintenance citations at any property they own in the City.

c. Homestead properties will be sold at a price that is commensurate with the costs incurred by the City to acquire it unless otherwise negotiated. All sales of this kind shall include a development agreement stipulating that failure to complete the rehabilitation as proposed will result in forfeiture of

the property back to the City. This shall be secured with a deed covenant or other similar legal mechanism.

12. REAL ESTATE HELD FOR FUTURE DEVELOPMENT. Staff shall periodically recommend to the City Council that certain municipally-owned real estate be designated as held for future development. Such property shall be designated as such because it has the potential of being developed at large scale and in a manner that could substantially impact the community. Projects could be of a commercial, residential, or mixed-use nature. Any property, or site composed of multiple properties, that is a half-acre in size or larger shall by default be categorized as held for future development unless the City Council designates it otherwise. Applications to purchase properties held for future development shall be considered on a case-by-case basis and subject to a heightened level of scrutiny. All sales shall be accompanied by development agreements that clearly define the type of development to take place.

DRAFT

# Memorandum



**To:** Rock Island City Council

**From:** Tarah Sipes, Economic Development Manager,  
Thomas Flaherty, Assistant to the City Manager

**Subject:** Report from the Economic Development Department regarding an ordinance and amendment to the Rivertracks LLC Redevelopment Agreement. (First Reading)

Motion: Motion to approve the amended agreement; authorize the City Manager to execute the agreement; and consider the ordinance.

RC Roll Call vote is needed.

**Date:** June 8, 2026

---

## Introduction and Background Information:

Rivertracks Holdings LLC previously purchased the former Rock Island Cattle Auction and the former Bi-State Masonry property with plans to redevelop the site into a manufacturing facility. Rivertracks also recently purchased the adjacent property along 37th Avenue, locally referred to as the Swords Veneer property. The former Swords Veneer property had been left in a blighted and dangerous condition. The building was rapidly deteriorating, negotiations with the previous property owner had stalled, and the situation was reaching a point where the city would have to incur the costs of demolition.

The developer intends to expand and relocate portions of the original project onto the additional property, including demolition and site preparation activities, rehabilitation of an existing 24,000-square foot building and construction of an additional 20,000-square foot extension on to the rehabbed building for a total of 44,000 square foot commercial and industrial building. The project will create a minimum of 20 new jobs and retain a minimum of 10 jobs. The developer projects this expanded project to cost between \$6 and \$7 million.

## Previous Council Action (if any):

On October 27, 2025, Rock Island City Council passed Ordinance 98-2025. This ordinance approved a Redevelopment Agreement between the city and Rivertracks LLC for site clearance and construction of a 27,000 square foot manufacturing facility that will create 20 new jobs.

## Budget Impact:

The City will reimburse eligible demolition and remediation costs associated with the Additional Project in an amount not to exceed \$458,200.

## Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

The attached site plan shows the existing building, the proposed addition, and six future commercial/industrial opportunities.

**Council Goal (if applicable):**

NA

**Recommendation:**

Staff recommend that the Rock Island City Council approve the amended agreement and consider the attached ordinance.

Submitted by: Tanner Osing, Planning & Zoning Manager

---

Approved by:

**FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT (River Tracks LLC)**

This First Amendment to Redevelopment Agreement (the “First Amendment”) by and between River Tracks LLC, an Illinois limited liability company (the “Developer”), and the City of Rock Island, Rock Island County, Illinois (the “City”), amending the Redevelopment Agreement approved by the City pursuant to Ordinance No. 98-2025 and executed in 2025 (the “Original Agreement”), is dated the 28th day of October, 2025.

**WHEREAS**, the City of Rock Island, Rock Island County, Illinois (the “City”) is a duly organized and validly existing home-rule municipality pursuant to Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois and as such may exercise and perform any function pertaining to its government and affairs; and,

**WHEREAS**, pursuant to the laws of the State of Illinois, the City is authorized to promote the health, safety and welfare of its inhabitants; to prevent the spread of blight; to encourage private development in order to enhance the local tax base; to increase job opportunities; and, to enter into contractual agreements with third parties for the purpose of achieving these purposes; and,

**WHEREAS**, the Developer entered into the Original Agreement with the City providing for the redevelopment of the properties commonly known as 504 34th Avenue and 3511 8th Street, Rock Island, Illinois (the “Original Subject Property”) through a variety of capital projects, including the construction of one or more commercial structures and related site improvements (the “Original Project”); and,

**WHEREAS**, pursuant to the Original Agreement, the City agreed to provide financial assistance to induce the Developer to proceed with the Original Project, including reimbursement in the amount of Three Hundred Thousand and No/100 Dollars (\$300,000.00); and,

**WHEREAS**, following execution of the Original Agreement, the Developer proceeded to acquire the Original Subject Property and undertake substantial redevelopment activities at the site, including substantial cleanup and rehabilitation efforts, electrical improvements, enclosure of the former cattle auction building, installation of new siding and related site improvements; and,

**WHEREAS**, although construction of the originally contemplated commercial building has not yet been completed, the Developer has substantially improved the Original Subject Property and eliminated blighting conditions previously existing thereon; and,

**WHEREAS**, the Developer has now acquired additional adjacent industrial property commonly referred to as the former Swords Veneer property located near 37th Avenue in Rock Island, Illinois (the “Additional Property”), which property has remained vacant, underutilized and blighted for an extended period of time following cessation of operations and substantial fire damage; and,

**WHEREAS**, the City has determined that but for acquisition of the Additional Property by the Developer, the City would likely have been required to undertake demolition and remediation activities at the Additional Property in order to address ongoing blighting and safety concerns; and,

**WHEREAS**, the Developer has advised the City that it now intends to expand and relocate portions of the Original Project onto the Additional Property, including demolition and site preparation activities, rehabilitation of an existing 24,000 square foot building, and construction of an additional 20,000 square foot extension on to the rehabbed building, for a total 44,000 square foot commercial and industrial facility (the “Expanded Project”); and,

**WHEREAS**, the Developer has further advised the City that the Expanded Project is anticipated to require an investment of approximately Six Million and No/100 Dollars (\$6,000,000.00) to Seven Million and No/100 Dollars (\$7,000,000.00), create a minimum of twenty (20) new jobs and retain a minimum of ten (10) existing jobs within the City; and,

**WHEREAS**, the Corporate Authorities have determined that amendment of the Original Agreement and additional financial assistance for demolition and remediation costs associated with the Additional Property are necessary and in the best interests of the City in order to induce the Developer to proceed with the Expanded Project, further eliminate blighting conditions, increase employment opportunities, and enhance the tax base of the City and other taxing districts.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

*Section 1. Incorporation of Recitals.*

The recitals contained in the preambles to this First Amendment are hereby incorporated herein as if fully restated in this Section 1.

*Section 2. Amendment to Subject Property and Project Description.*

The parties hereby agree that all references in the Original Agreement to the “Subject Property” and the “Project” shall be amended to additionally include the Additional Property and the Expanded Project as described herein, including demolition and redevelopment activities occurring upon the Additional Property and rehabilitation, extension, and construction of an approximately 44,000 square foot commercial and industrial building.

*Section 3. Amendment to Developer Obligations.*

The parties acknowledge and agree that the Developer has substantially performed portions of the Original Agreement through acquisition, cleanup, and rehabilitation of the Original Subject Property as described herein.

The Developer shall continue to remain obligated to complete rehabilitation and construction of the approximately 44,000 square foot commercial and industrial facility as contemplated by the Original Agreement, as amended herein, and shall additionally:

- A. Cause the demolition and removal of existing structures and related site improvements located upon the Additional Property;
- B. Complete redevelopment and site preparation activities necessary for construction of the Expanded Project;
- C. Create a minimum of twenty (20) new jobs associated with the Expanded Project;
- D. Retain a minimum of ten (10) existing jobs associated with the Expanded Project;  
and,
- E. Complete the Expanded Project in accordance with the completion deadlines contained in the Original Agreement.

*Section 4. Additional City Financial Assistance.*

In addition to the financial assistance previously approved pursuant to the Original Agreement, the City agrees to reimburse the Developer for actual demolition and remediation costs incurred in connection with the Additional Property in an amount not to exceed Four Hundred Fifty-Eight Thousand Two Hundred and No/100 Dollars (\$458,200.00).

Reimbursement shall be made upon submission by the Developer of invoices, proof of payment, and such additional documentation as may reasonably be requested by the City verifying eligible demolition and remediation expenses associated with the Additional Property.

The parties acknowledge and agree that reimbursement pursuant to this Section shall be made as a lump sum payment from available tax increment financing funds and shall not be structured as a tax rebate reimbursement.

*Section 5. Conflicting Terms.*

The parties further agree that in the event any term of the Original Agreement conflicts with the terms of this First Amendment, the terms of this First Amendment shall control.

*Section 6. Confirmation of Terms.*

Except as expressly amended herein, all remaining terms, covenants, and conditions of the Original Agreement shall remain unchanged and in full force and effect.

*Section 7. Amendment.*

This First Amendment may be amended only in writing executed by the parties hereto and approved by the Corporate Authorities of the City as provided by law.

*Section 8. Counterparts.*

This First Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

RIVER TRACKS LLC

By:  \_\_\_\_\_

Its: Owner \_\_\_\_\_

CITY OF ROCK ISLAND,  
ROCK ISLAND COUNTY, ILLINOIS

By: \_\_\_\_\_  
City Manager

**AN ORDINANCE OF THE CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS,  
APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF ROCK  
ISLAND AND RIVERTRACKS HOLDINGS, LLC**

**WHEREAS**, the City of Rock Island, Rock Island County, Illinois (the "*City*") is a duly organized and validly existing home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

**WHEREAS**, Rivertracks Holdings, LLC, an Illinois corporation (the "*Developer*") has advised the City that the Developer intends to develop the properties commonly known as 613 37<sup>th</sup> Avenue located in the City (the "*Subject Property*") through a variety of capital projects, including demolition of existing structures, site clearance and grading (the "*Project*"); and,

**WHEREAS**, through Ordinance 98-2025 and the corresponding Redevelopment Agreement the City approved assistance for a project on the neighboring properties of 504 34<sup>th</sup> Avenue and 3511 8<sup>th</sup> Street located in the City; and,

**WHEREAS**, the Developer has now acquired an additional adjacent property, commonly referred to as the Swords Veneer property, located near 37<sup>th</sup> Avenue in Rock Island (the "*Additional Property*") and the City has determined that but for acquisition of the Additional Property the City would likely have been required to undertake demolition and remediation activities at the Additional Property in order to address ongoing blighting and safety concerns; and,

**WHEREAS**, the Corporate Authorities have determined that the amendment of the Original Agreement and additional financial assistance for demolition and remediation costs associated with the Additional Property are necessary and in the best interest of the City in order to induce the Developer to proceed with the Expanded Project, further eliminate blighting conditions, increase employment opportunities and enhance the tax base of the City and other taxing districts.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Rock Island, Rock Island County, Illinois, as follows:

*Section 1:* That the amended Redevelopment Agreement by and between the City and the Developer, attached hereto and made a part hereof, is hereby approved and the City Manager and City Clerk are hereby authorized to execute and deliver said Agreement and undertake any and all actions as may be required to implement its terms on behalf of the City.

*Section 2:* This Ordinance shall be in full force and effect immediately upon its passage by the Mayor and City Council and approval as provided by law.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026, pursuant to a roll call

vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

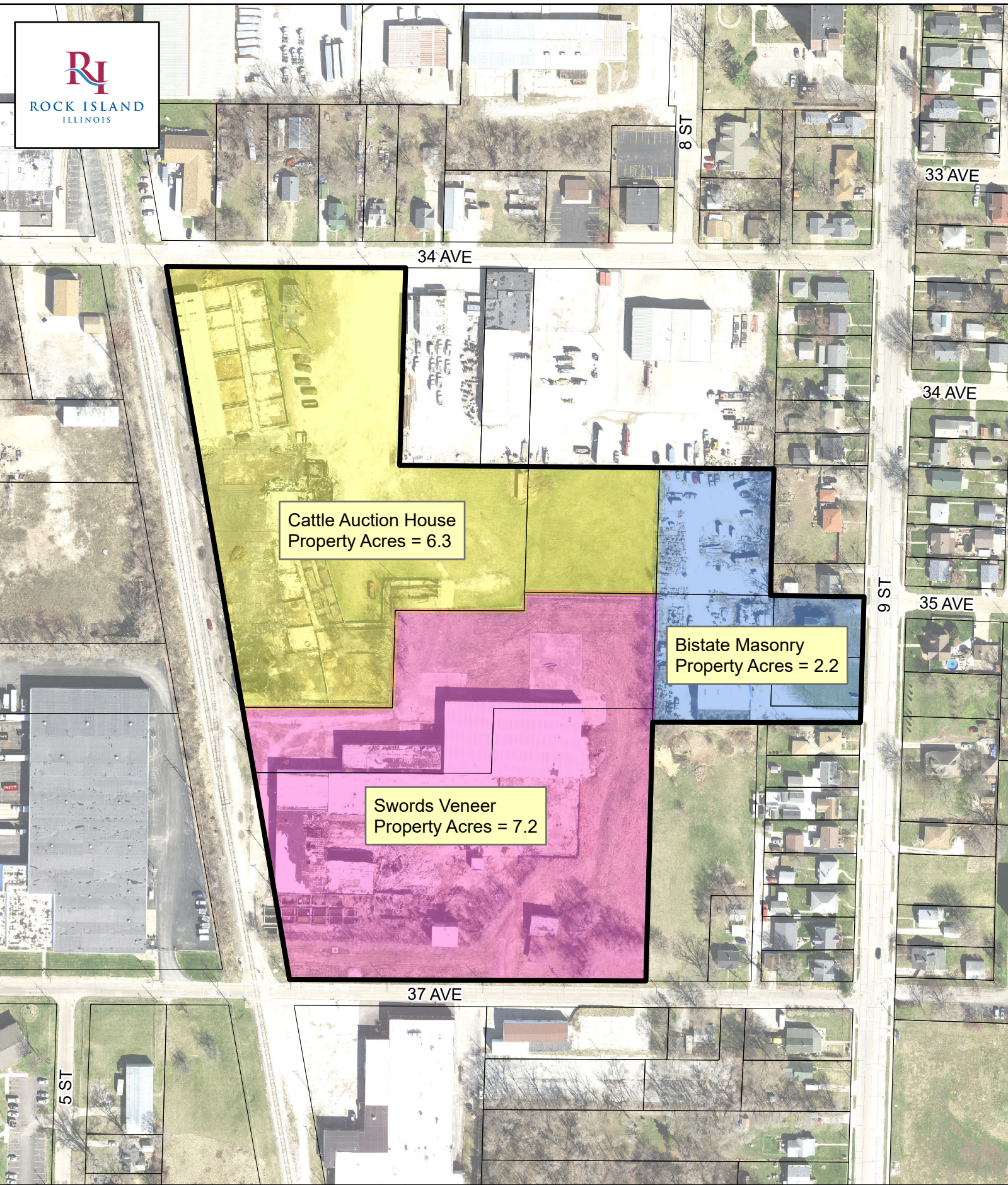
ABSENT: \_\_\_\_\_

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Mayor

*Attest:*

\_\_\_\_\_  
City Clerk



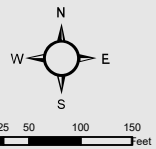
Cattle Auction House  
Property Acres = 6.3

Bistate Masonry  
Property Acres = 2.2

Swords Veneer  
Property Acres = 7.2

# Rivertracts Holdings LLC Location Map

- Rivertracts Holding LLC
- Cattle Auction House Property
- Bistate Masonry Property
- Swords Veneer Property



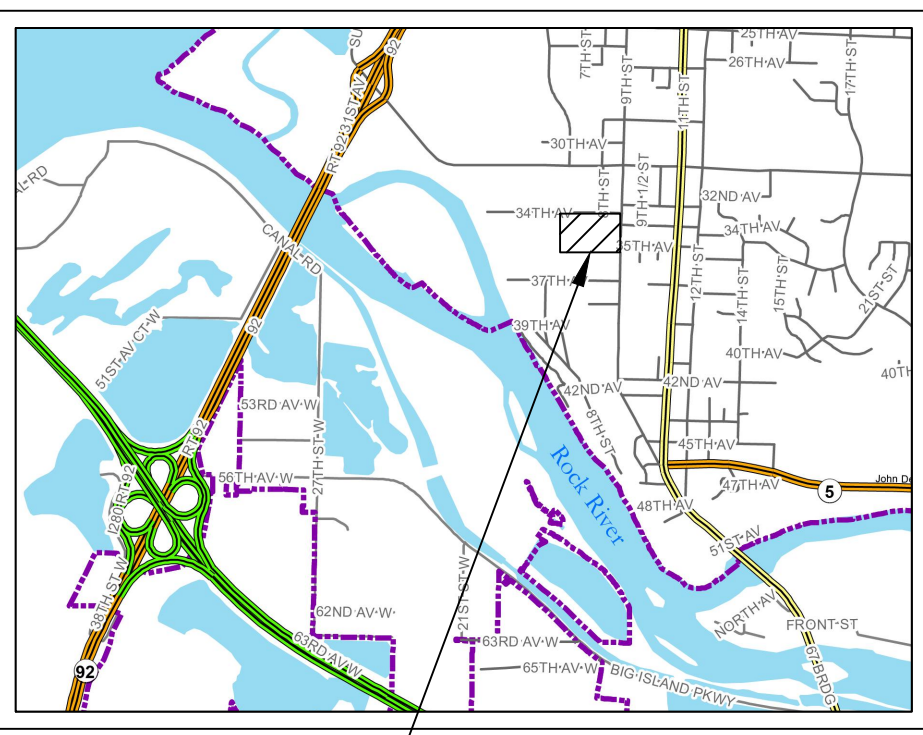
City of Rock Island,  
Economic Development Department

Date Created: March 2026  
Aerial Flown April 2024

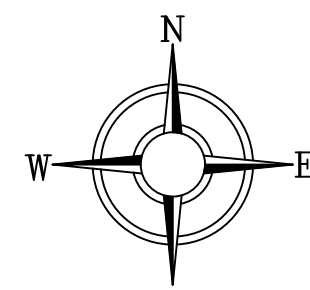
Disclaimer: This map is not a substitute for an actual field survey or online GIS application. The City of Rock Island makes no warranty concerning this information.

# CRAWFORD COMPANY 34TH AVENUE COMPLEX

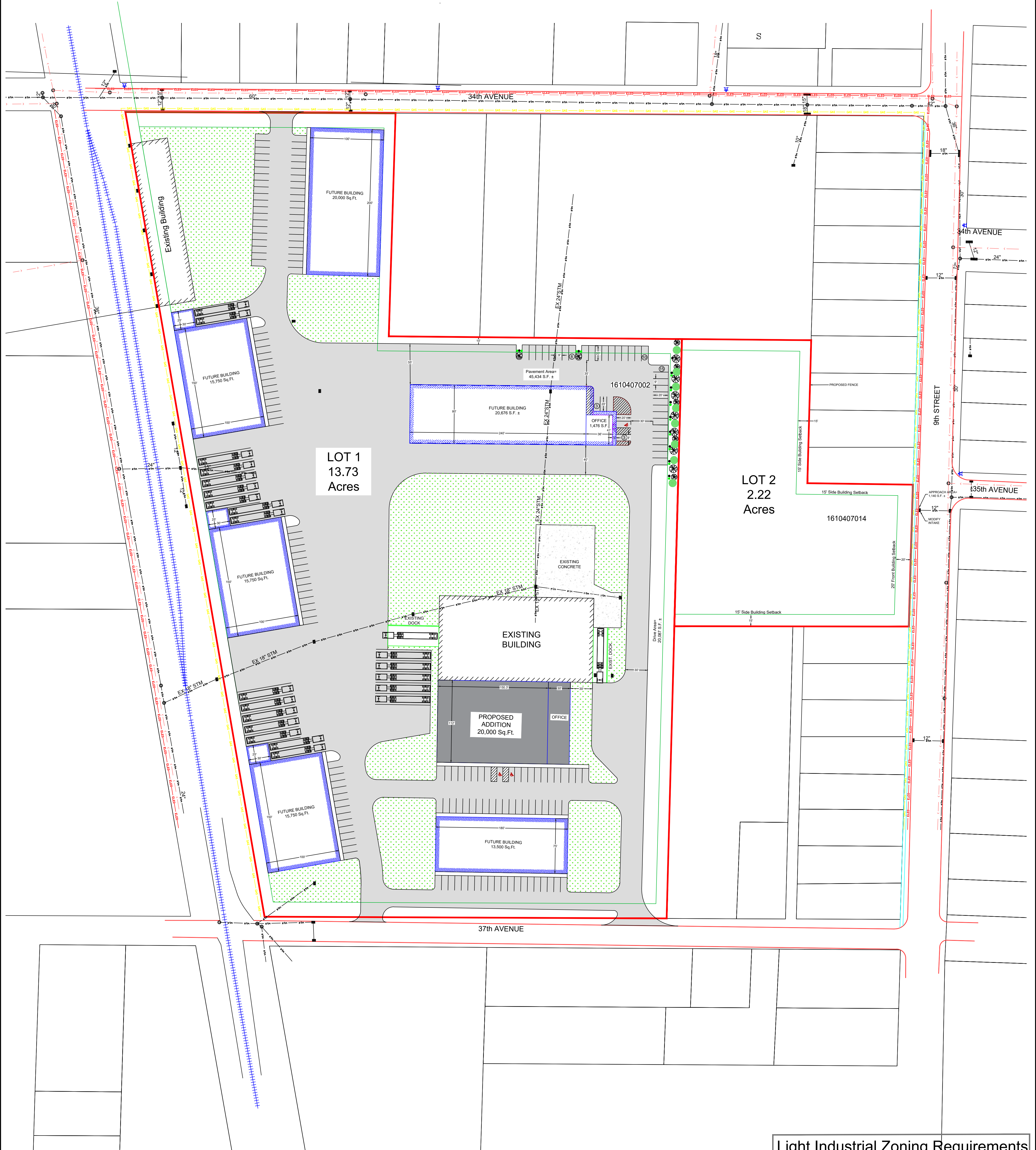
534 34TH AVENUE  
ROCK ISLAND, IL 61201



APPROXIMATE SITE LOCATION — SITE LOCATION MAP



GRAPHIC SCALE  
60 0 30 60  
( IN FEET )  
1" = 60' (24x36)



**LEGEND:**


**Light Industrial Zoning Requirements**

Front Yard Setback: 20' Minimum

Side Yard Setback: 15' Minimum  
Rear Yard Setback: 20' Minimum

Parking: Wholesale and Warehouse  
2 Parking Spaces per 1,000 square feet for first 10,000, plus 1 per 2,000 square feet for the remaining space with office area parking calculated separately at 4 per 1,000 square feet.

Total Required Parking Spaces = 39  
Total Proposed Parking Spaces = 39

**TOWNSEND ENGINEERING**  
CIVIL • STRUCTURAL • LAND DEVELOPMENT

DATE: 5/22/2026  
563 386.4236 office 386.4231 fax  
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: PAR  
CHECKED BY: CRT  
DRAWING LOCATION: S:\CRAWFORD\34TH AVE BLDG

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT  
SITE PLAN  
34TH AVE BUILDING  
534 34TH AVENUE  
ROCK ISLAND, IL 61201

DEVELOPER  
CRAWFORD COMPANY  
1306 MILLS STREET  
ROCK ISLAND, IL 61201

SHEET NO.  
**C1**

## Memorandum

**To:** Rock Island City Council  
**From:**  
**Subject:** Report from the Clerk's Office regarding a request from Wake Brewing requesting sound amplification on Saturday, July 4, 2026 from 5 p.m. to 10 p.m. for a live music event.  
**Date:** June 8, 2026



---

### Introduction and Background Information:

Jason Parris of Wake Brewing has requested to use sound amplification on July 4 from 5 pm. to 10 p.m. for live music that will be played on their patio. Outdoor alcohol consumption on the patio was noted on the application. Their liquor license has the outdoor service option. A 30x40' tent was also noted.

### Previous Council Action (if any):

### Budget Impact:

**Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

### Council Goal (if applicable):

### Recommendation:

It is recommended that Council approve the request.

Submitted by: Omar Timoumi, General Administration Intern

---

Approved by:



ROCK ISLAND  
ILLINOIS

# CITY OF ROCK ISLAND

## LICENSE APPLICATION

### SOUND AMPLIFICATION

FEE: \$25/ Per Day

#### APPLICANT INFORMATION

BUSINESS/ORGANIZATION NAME	ADDRESS	CITY	STATE	ZIP CODE
Wake Brewing	2529 Elm Ave	Rock Island	IL	61201
TELEPHONE NO.	(309) 558-0878			

APPLICANT'S NAME	ADDRESS	CITY	STATE	ZIP CODE
Jasmin Paris	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
TELEPHONE NO.	[REDACTED]			

DATE (S) OF ACTIVITY	TIME OF ACTIVITY (TO - FROM)
Saturday, July 4th, 2026	5pm - 10pm
TYPE OF EVENT	WHERE EVENT WILL BE HELD
Live Music	Wake Brewing's Patio

Estimate distance sound will be thrown: 250 feet

Is the proposed location within 300 feet of the property line of any church, hospital, school or courthouse?

Yes  No

Will a TENT be used ?

YES

NO

TENT SIZE 30 x 40

Use of a tent may require a permit under the International Fire Code (See attached).

Contact the Fire Marshal (309) 732-2803 or Inspections Department (309) 732-2910.

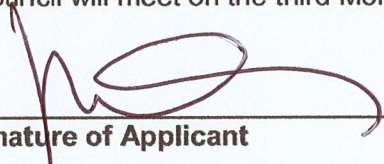
ADDITIONAL DETAILS REGARDING EVENT (Outdoor alcohol consumption, etc.):

---

---

SIGNATURES of persons in the range of the Sound Amplification MUST be submitted on attached petition indicating their approval or disapproval of the use of Sound Amplification.

Sound Amplification after 6:00 pm and/or on Sundays requires approval of City Council and must be received by the City Clerk at least two weeks before the City Council Meeting prior to your event. The City Council meets the second and fourth Mondays of the month except when the fourth Monday is a legal holiday; then the City Council will meet on the third Monday of the month.

  
\_\_\_\_\_  
Signature of Applicant

5/17/2020  
\_\_\_\_\_  
Date of Application

**DO NOT WRITE BELOW THIS LINE...TO BE COMPLETED BY THE CITY CLERK'S OFFICE**

<b>City Council Approval Date (If applicable)</b>

<b>City Clerk Approval Date</b>

<b>License Fee</b>

<b>License Fee Receipt Number</b>

<b>License Number</b>

<b>License Issued Date</b>

**Return Completed Application to:  
City Clerk's Office, 1528 3<sup>rd</sup> Avenue, Rock Island, IL. 61201  
(309) 732-2010**

## Memorandum

**To:** Rock Island City Council  
**From:**  
**Subject:** Minutes from the May 18, 2026 City Council Meeting.



Motion: Motion to approve Consent Agenda items a and b.

RC Roll Call vote is needed.

**Date:** June 8, 2026

---

### Introduction and Background Information:

### Previous Council Action (if any):

### Budget Impact:

**Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

### Council Goal (if applicable):

### Recommendation:

Submitted by: Omar Timoumi, General Administration Intern

---

Approved by:

**CITY OF ROCK ISLAND  
CITY COUNCIL MEETING**  
City Council Chambers, City Hall, 3rd Floor,  
1528 Third Avenue, Rock Island, IL

5/18/2026 - Minutes

**1. Call to Order**

Mayor Harris called the meeting to order at 5:45 p.m. and welcomed everyone.

**2. Roll Call**

Mayor Ashley Harris asked City Clerk Amanda Torres to call the roll.

Present: Alderpersons Glen Evans, Randy Hurt, Linda Barnes, Jenni Swanson, Dylan Parker, Mark Poulos, Bill Healy, and Mayor Ashley Harris.

Absent: None.

Staff: City Manager Todd Thompson, Attorney Leslie Day, City Clerk Amanda Torres, and other City Staff.

**3. Pledge of Allegiance**

Mayor Harris led in the reciting of the Pledge of Allegiance.

**4. Moment of Silence**

Mayor Harris requested a moment of silence. A moment of silence was observed.

**5. Vote to Approve Agenda**

- a. Motion: Motion whether or not to approve the agenda.
- RC Roll Call vote is needed.

MOTION:

Aldersperson Hurt moved to approve the agenda; Aldersperson Evans seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Healy, Evans, Hurt, Barnes, Swanson, Parker, Poulos. Nay: None. Absent: None.

**6. Presentations**

- a. Mental Health Awareness Month Recap & Current Promotion Presentation

Library Director Angela Campbell gave a recap on Mental Health Awareness Month and current promotions.

Ms. Campbell thanked the City Council for their assistance with the Library's efforts to promote mental health awareness. She noted that the Library distributed a flyer and QR code with information on their programs. Ms. Campbell thanked staff for leading programs that improve mental health awareness.

## **7. Special Awards and Recognitions, Oath of Office Ceremony, and Proclamations**

- a. Proclamation declaring May 2026 as Mental Health Awareness Month.

Mayor Harris read the proclamation and his declaration. Present to accept the proclamation were Joe Lilly and Stephanie Burrough from the Robert Young Center. Ms. Burrough was also present as a representative for Amy's Gift. Mr. Lilly said a few words. A photo was taken.

- b. Proclamation declaring May 29 through June 5, 2026 as Building Our Communities Week.

Mayor Harris read the proclamation and his declaration. Present to accept the proclamation were Katie Schroeder from John Deere as well as a representative from Habitat for Humanity. Ms. Schroeder said a few words. A photo was taken.

- c. Proclamation declaring June 2, 2026 as National Mississippi River Day.

Mayor Harris read the proclamation and his declaration. Present to accept the proclamation were members of the Clean River Advisory Council. One member said a few words. A photo was taken.

Aldersperson Poulos exited the meeting at 6:00 PM.

Aldersperson Poulos re-entered the meeting at 6:02 PM.

- d. Proclamation declaring June 5, 2026 as National Gun Violence Awareness Day.

Mayor Harris read the proclamation and his declaration. Present to accept the proclamation was Natasha Hoenig from Moms Demand Action Quad Cities. She said a few words. A photo was taken.

## **8. Public Comment**

Mayor Harris asked if anyone in the public wished to speak.

Gwen Shrake spoke about handicapped parking spaces needing to be repainted in the City of Rock Island.

## **9. Update Rock Island**

### **Centennial Bridge Open House**

Share your thoughts on the US 67 Centennial Bridge project at an Open House Public Meeting on Wednesday, May 20. Drop by anytime between 3 and 6 pm, at the Holiday Inn Rock Island, downtown. The Iowa and Illinois Departments of Transportations are continuing to identify solutions to improve safety, connectivity, mobility and long-term reliability across the Mississippi River. Drop by to compare potential options, see how they affect the community and ask questions

**May is Mental Health Month**

The Rock Island Public Library is stocked with mental health resources for the May Mental Health campaign. Pick up a yard sign and self-care tote, free, while supplies last at the downtown or Watts-Midtown branches.

**Adventure Summer Camp**

Sign your kids up for Adventure Summer Camp through Rock Island Parks and Recreation June 1 st through August 7th for a season full of fun, friends and exploration! Kids will have fun taking weekly field trips and swimming at White Water Junction. Add-on swim lessons and First Tee golf lessons are available. Go to rigov.org for more information.

**Backwater Gamblers**

The Backwater Gamblers kick off their show season on Sunday, May 24 th at Ben Williamson Park on the Rock River, located at 5000 44 th Street in Rock Island. Shows are Sundays and Wednesdays at 6:30 p.m. and are FREE for the public.

**10. Passage of Ordinances & Resolutions**

- a. An ordinance to install a handicapped parking space at 3225 9th Avenue. (Second Reading)

Motion: Motion to pass the ordinance.

RC Roll Call vote is needed.

MOTION:

Aldersperson Poulos moved to pass the ordinance; Aldersperson Healy seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Healy, Evans, Hurt, Barnes, Swanson, Parker, Poulos. Nay: None. Absent: None.

- b. Report from the City Clerk's Office regarding a request from the Quad Cities Running Club to hold their annual TBK Quad Cities Marathon and a resolution for the closure of the Master Sergeant Stanley Talbot Memorial Bridge,15th Street (U.S. Highway 67), and 1st Avenue (IL 92) on Sunday, September 27, 2026, from 7 a.m. to 12 p.m.

Motion: Motion to approve the request and adopt the resolution.

RC Roll Call vote is needed.

MOTION:

Aldersperson Evans moved to approve the request and adopt the resolution; Aldersperson Swanson seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Healy, Evans, Hurt, Barnes, Swanson, Parker, Poulos. Nay: None. Absent: None.

**11. Ordinances (First Readings)**

- a. Report from the Traffic Engineering Committee regarding a request to install speed humps on 25th Avenue between 27th and 30th Street. (First Reading)

Motion:	Motion to consider the ordinance.
RC	Roll Call vote is needed.

**MOTION:**

Aldersperson Swanson moved to consider the ordinance, suspend the rules and pass the ordinance; Aldersperson Hurt seconded.

**DISCUSSION**

Aldersperson Swanson emphasized her support for the ordinance, considering the speeding that has occurred on 25th Avenue.

**VOTE:**

Motion PASSED on a 7-0-0 roll call vote. Aye: Healy, Evans, Hurt, Barnes, Swanson, Parker, Poulos. Nay: None. Absent: None.

**12. Consent Agenda**

All items under the Consent Agenda are considered to be routine in nature and will be enacted by a single motion and subsequent roll call vote. There will be no separate discussion of these items unless an Aldersperson so requests, in which case, the item will be moved from the Consent Agenda and considered as the first item after approval of the Consent Agenda.

- a. Claims for the week of May 1 through May 7 in the amount of \$1,393,669.37
- b. ACH Report for the month of April 2026 in the amount of \$1,057,938.67
- c. Report from the City Clerk's Office regarding requests from Quad City Arts to use sound amplification and to close Arts Alley on Friday, May 29, 2026 from 6 p.m. to 8 p.m. for their Chalk Art Fest Kick Off Party; and a request for the outdoor consumption of alcohol in Arts Alley.
- d. Minutes from the April 27, 2026 Closed Session.
- e. Minutes from the May 11, 2026 City Council meeting.

Motion: Motion to approve Consent Agenda items a through e.  
RC Roll Call vote is needed.

MOTION:

Aldersperson Healy moved to approve Consent Agenda items a through e; Aldersperson Hurt seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Healy, Evans, Hurt, Barnes, Swanson, Parker, Poulos. Nay: None. Absent: None.

### 13. Claims/Purchases

- a. Report from the Public Works Department regarding payment #4 to Langman Construction, Rock Island, Illinois, for the Seal Coat and Asphalt Street Patching Program in the amount of \$137,563.87.
- b. Report from the Public Works Department regarding payment to J.C. Dillon, Inc., Peoria, Illinois, for Water Service Repair Program and Sewer Lateral Repair Program repairs in the amount of \$112,483.29.
- c. Report from the Public Works Department regarding payment to J.C. Dillon, Peoria, Illinois, for an emergency lead service replacement at 2506 33rd Avenue in the amount of \$12,135.48.

Motion: Motion to allow claims a through c.  
RC Roll Call vote is needed.

MOTION:

Aldersperson Healy moved to allow claims a through c; Aldersperson Evans seconded.

Aldersperson Parker recused himself from the vote due to the nature of his employment.

VOTE:

Motion PASSED on a 6-0-0 roll call vote. Aye: Healy, Evans, Hurt, Barnes, Swanson, Poulos. Nay: None. Absent: None.

- d. Report from the Finance Department regarding payment in the amount of \$41,444.39 to CivicPlus LLC of Dallas, TX for the renewal of the SeeClickFix annual maintenance contract from July 25, 2026 through July 24, 2027.

- e. Report from the Fire Department regarding a payment to the Illinois Fire Service, Champaign, IL for the Basic Operations Firefighter/NFPA 1010 Fire Academy for \$62,500.00.
- f. Report from the Fire Department regarding a payment to Dinges Fire Company, Amboy, Illinois for structural firefighter clothing in the amount of \$45,036.00.

Motion: Motion to allow claims d through f.  
 RC Roll Call vote is needed.

**MOTION:**

Aldersperson Hurt moved to allow claims d through f; Aldersperson Healy seconded.

**VOTE:**

Motion PASSED on a 7-0-0 roll call vote. Aye: Healy, Evans, Hurt, Barnes, Parker, Swanson, Poulos. Nay: None. Absent: None.

**14. Appointments to Boards/Commissions/Committees**

- a. Report from the Mayor's office regarding the appointment of Mayor Pro Tem.

Motion: Motion to elect Aldersperson \_\_\_\_\_ as Mayor Pro Tem through May 2027.  
 RC Roll Call vote is needed.

**MOTION:**

Aldersperson Swanson moved to elect Aldersperson Parker as Mayor Pro Tem through May 2027; Aldersperson Hurt seconded.

Aldersperson Parker recused himself due to the nature of the vote.

**VOTE:**

Motion PASSED on a 6-0-0 roll call vote. Aye: Healy, Evans, Hurt, Barnes, Swanson, Poulos. Nay: None. Absent: None.

**15. Other Business/New Business**

Aldersperson Swanson encouraged her fellow Alderspersons to speak with the managers of businesses whose handicapped parking spots need to be repainted. She asked if the City Manager would draft a letter to send out to local businesses with faded handicapped spots.

Aldersperson Healy stated that it can be expensive to get handicapped spots repainted, as most services will

only paint the entire lot rather than a couple of spots.

Mayor Harris invited Brad Cole, the CEO of the Illinois Municipal League, to speak before the City Council. Mr. Cole introduced himself and explained that the City of Rock Island is a member of the Illinois Municipal League, allowing him to conduct a meeting in Closed Session under Illinois law. Mr. Cole stated his intention to report back whether any action was taken during Closed Session after Council exits Closed Session.

## 16. Closed Session

- a. **5 ILCS 120/2(c)(16) Self evaluation, practices and procedures or professional ethics, when meeting with a representative of a statewide association of which the public body is a member.**

Motion: Motion to enter Closed Session for the exception cited.

VV Voice vote is needed.

MOTION:

Aldersperson Poulos moved to enter into Closed Session for the exceptions cited; Aldersperson Evans seconded.

VOTE:

Motion PASSED on a 7-0-0 voice vote. Aye: Healy, Evans, Hurt, Barnes, Parker, Swanson, Poulos. Nay: None. Absent: None.

Council entered Closed Session at 6:20 p.m.

## 17. Adjourn

- a. Motion to adjourn to June 8, 2026.

Motion: Motion to adjourn.

VV Voice vote is needed.

After reconvening the regular meeting, Clerk Torres called the roll. All Council members and Mayor Harris were present.

Mr. Cole stated that no action took place during Closed Session.

MOTION:

Aldersperson Parker moved to adjourn; Aldersperson Healy seconded.

VOTE:

Motion PASSED on a 7-0-0 voice vote. Aye: Healy, Evans, Hurt, Barnes, Parker, Swanson, Poulos. Nay: None. Absent: None.

The meeting concluded at 8:55 p.m.

[MIN\_SIGNATURES]

## Memorandum



**To:** Rock Island City Council  
**From:** Mike Bartels, Director  
**Subject:** Report from the Public Works Department regarding payment to J.C. Dillon, Peoria, Illinois, for an emergency sewer lateral repair at 2343 and 2330 38th Street in the amount of \$68,301.48.  
**Date:** June 8, 2026

---

### Introduction and Background Information:

J.C. Dillon, Inc. is entitled to payment in the amount of \$68,301.48 for an emergency sewer lateral repairs at 2343 and 2330 38<sup>th</sup> Street. The work was completed between September 8 and September 29, 2025.

An emergency sewer lateral repair was completed at 2343 after the property owner failed to schedule the required repairs following notice from the City. Due to the condition of the lateral and the potential hazard it posed, the situation was declared an emergency and the repairs were completed immediately.

While the repairs at 2343 were being performed, additional sewer lateral problems were discovered at 2330 that also required repair.

A larger excavator was required to do the work and subsequently a contractor with the proper equipment was hired. J.C. Dillon, Inc. was selected on a rotational basis with other contractors.

### Previous Council Action (if any):

#### Budget Impact:

Vendor: J.C. Dillon, Inc., Peoria, IL  
Payment Amount: \$68,301.48

#### Account Chargeable:

Fund: 505 Wastewater Operation & Maintenance  
Department: 705 Utilities Services  
Cost Center: 428 Wastewater Collection Maintenance  
Object Code: 538025 Infrastructure Maintenance  
Project Code: 702158 Emergency Sanitary Sewer Repair

Purchase Order Number: 20260221

**Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

**Council Goal (if applicable):**

**Recommendation:**

The Public Works Department recommends that the City Council approve the payment to J.C. Dillon, Inc., Peoria, IL in the amount of \$68,301.48.

Submitted by: Michelle Martin, Manager

---

Approved by:











# Work Invoice

From: J.C. Dillon, Inc  


To: City of Rock Island  
Rock Island, IL 61201

## CORI 2025 WS & San. Lateral Program

Invoice No. 54  
Project No. 90025556  
Date: 10/10/2025

Labor:	Date:	ST		Total	OT		Total	Payroll Amount	Insurance Amount (at ST)	Federal Unemployment Futa (7000 max)	State Unemployment Suta(13,590 max)		
Laborers 309	9/8/2025	8.00	@	34.30	274.40	2.50	@ 51.45	128.63	403.03	360.15	403.03	403.03	
		8.00	@	34.30	274.40	2.50	@ 51.45	128.63	403.03	360.15	403.03	403.03	
	9/9/2025	5.00	@	34.30	171.50	0.00	@ 51.45	0.00	171.50	171.50	171.50	171.50	
		5.00	@	34.30	171.50	0.00	@ 51.45	0.00	171.50	171.50	171.50	171.50	
	9/10/2025	3.50	@	34.30	120.05	3.00	@ 51.45	154.35	274.40	222.95	274.40	274.40	
		8.00	@	34.30	274.40	1.50	@ 51.45	77.18	351.58	325.85	351.58	351.58	
		8.00	@	34.30	274.40	0.00	@ 51.45	0.00	274.40	274.40	274.40	274.40	
		8.00	@	34.30	274.40	2.00	@ 51.45	102.90	377.30	343.00	377.30	377.30	
		5.00	@	34.30	171.50	2.00	@ 51.45	102.90	274.40	240.10	274.40	274.40	
	9/11/2025	8.00	@	34.30	274.40	0.00	@ 51.45	0.00	274.40	274.40	274.40	274.40	
		3.00	@	34.30	102.90	0.00	@ 51.45	0.00	102.90	102.90	102.90	102.90	
		8.00	@	34.30	274.40	0.00	@ 51.45	0.00	274.40	274.40	274.40	274.40	
		8.00	@	34.30	274.40	0.00	@ 51.45	0.00	274.40	274.40	274.40	274.40	
		3.00	@	34.30	102.90	0.00	@ 51.45	0.00	102.90	102.90	102.90	102.90	
	9/16/2025	3.00	@	34.30	102.90	0.00	@ 51.45	0.00	102.90	102.90	102.90	102.90	
		9/18/2025	1.00	@	34.30	34.30	0.50	@ 51.45	25.73	60.03	51.45	60.03	60.03
			2.00	@	34.30	68.60	0.00	@ 51.45	0.00	68.60	68.60	68.60	68.60
			1.00	@	34.30	34.30	0.00	@ 51.45	0.00	34.30	34.30	34.30	34.30
2.00	@		34.30	68.60	0.00	@ 51.45	0.00	68.60	68.60	68.60	68.60		
	9/22/2025	2.00	@	34.30	68.60	0.00	@ 51.45	0.00	68.60	68.60	68.60	68.60	
		4.00	@	34.30	137.20	0.00	@ 51.45	0.00	137.20	137.20	137.20	137.20	
		4.00	@	34.30	137.20	0.00	@ 51.45	0.00	137.20	137.20	137.20	137.20	
Finishers 18	9/10/2025	4.00	@	34.30	137.20	3.00	@ 51.45	154.35	291.55	240.10	291.55	291.55	
		9/11/2025	8.00	@	34.30	274.40	0.00	@ 51.45	0.00	274.40	274.40	274.40	274.40
		9/16/2025	5.50	@	34.30	188.65	0.00	@ 51.45	0.00	188.65	188.65	188.65	188.65
		9/18/2025	2.00	@	34.30	68.60	0.00	@ 51.45	0.00	68.60	68.60	68.60	68.60
		9/22/2025	2.00	@	34.30	68.60	0.00	@ 51.45	0.00	68.60	68.60	68.60	68.60
Operators 150 D.8		9/5/2025	1.00	@	41.50	41.50	0.00	@ 62.25	0.00	41.50	41.50	41.50	41.50
	9/8/2025												

[Redacted]	uperintendent	8.00 @ 41.50 332.00 2.50 @ 62.25 155.63 487.63 435.75 487.63 487.63
		1.00 @ 41.50 41.50 0.00 @ 62.25 0.00 41.50 41.50 41.50 41.50
	9/9/2025	
	uperintendent	0.00 @ 72.00 0.00 1.50 @ 108.00 162.00 162.00 108.00 162.00 162.00
		5.00 @ 41.50 207.50 2.50 @ 62.25 155.63 363.13 311.25 363.13 363.13
	uperintendent	4.00 @ 41.50 166.00 1.00 @ 62.25 62.25 228.25 207.50 228.25 228.25
		9/10/2025
	uperintendent	6.50 @ 72.00 468.00 0.00 @ 108.00 0.00 468.00 468.00 468.00 468.00
		8.00 @ 41.50 332.00 1.50 @ 62.25 93.38 425.38 394.25 425.38 425.38
	uperintendent	0.00 @ 41.50 0.00 2.00 @ 62.25 124.50 124.50 83.00 124.50 124.50
		9/11/2025
	uperintendent	1.00 @ 72.00 72.00 0.00 @ 108.00 0.00 72.00 72.00 72.00 72.00
2.00 @ 41.50 83.00 1.00 @ 62.25 62.25 145.25 124.50 145.25 145.25		
uperintendent	1.00 @ 42.12 42.12 0.00 @ 63.18 0.00 42.12 42.12 42.12 42.12	
	9/18/2025	
uperintendent	1.00 @ 41.50 41.50 0.50 @ 62.25 31.13 72.63 62.25 72.63 72.63	
<b>Total</b>		<b>167.50 6251.82 29.50 1721.40 7973.22 7,399.42 7,973.22 7,973.22</b>

**Labor Fringes**

Laborers Local 309	121.50 @ 25.06	3,044.79
Finishers Local 18	24.50 @ 32.79	803.36
Operators Local 150 D.8	51.00 @ 40.50	2,065.50
<b>Total</b>	<b>197.00</b>	<b>5,913.65 Labor Fringes</b>

Sub total Labor 13,886.87

Plus 12.9 % of labor	13,886.87 @ 0.1290	1,791.41	15,678.27 Sub-Total Labor
Worker's Comp Insurance excludes of premium	7,399.42 @ 0.0822	608.23	
Liability Insurance excludes of premium and teamsters	7,399.42 @ 0.0201	148.73	
Federal Unemployment	7,973.22 @ 0.0060	47.84	
State Unemployment	7,973.22 @ 0.0680	542.18	
Federal Social Security	7,973.22 @ 0.0765	609.95	
<b>Sub Total Payroll Additives</b>		<b>1,956.93</b>	<b>Total Payroll Additives</b>
Plus 10 % of Payroll Additives	1,956.93 @ 0.1000	195.69	<b>Total Payroll Additives Markup</b>
		<b>2,152.62</b>	<b>Total Labor</b>
		<b>17,830.89</b>	

**Equipment:**

2024 Vactor Combination Jet & Vac	9/5/2025	1.00 @ 299.73	299.73
9/8/2025			
Chevrolet Silverado 2500 Custom 4x4 Gas	10.50 @ 33.07	347.24	
Ford F550 XL 4x4 Gas	1.00 @ 38.62	38.62	
B&B Trailer - Equipment Mobilization	1.00 @ 25.77	25.77	
John Deere 50G	4.00 @ 34.16	136.64	
John Deere 410L Backhoes	1.00 @ 93.00	93.00	
John Deere 410L Backhoe Breacker	1.00 @ 10.00	10.00	
John Deere 135 P-Tier	5.00 @ 127.92	639.60	
2024 Vactor Combination Jet & vac	1.00 @ 299.73	299.73	
JCD Camera	1.00 @ 30.00	30.00	
9/9/2025			
Chavrolet Silverado 2500 Custom 4x4 Gas	5.00 @ 33.07	165.35	
B&B Trailer - Equipment Mobilization	1.00 @ 25.77	25.77	
John Deere 50G	2.50 @ 34.16	85.40	
John Deere 50G Compactor	1.00 @ 10.00	10.00	
John Deere 135 P-Tier	5.00 @ 127.92	639.60	
2024 Vactor Combination Jet & Vac	5.00 @ 299.73	1,498.65	
9/10/2025			

Ford F550 XL 4x4 Gas	7.00	@	38.62	270.34
Chevy/GMC C2500 HD	1.00	@	30.96	30.96
Chevy/GMC 1500 Sierra	1.00	@	24.10	24.10
B&B Trailer - Equipment Mobilization	1.00	@	25.77	25.77
John Deere 50G	9.50	@	34.16	324.52
9/11/2025				
Chevy/GMC 1500 Sierra	8.00	@	24.10	192.80
Ford F550 XL 4x4 Gas	1.00	@	38.62	38.62
GMC/Chevy C2500 HD	1.00	@	30.96	30.96
JCD Mack Dump Truck	3.00	@	56.33	168.99
B&B Trailer - Equipment Mobilization	1.00	@	25.77	25.77
John Deere 50G	1.00	@	34.16	34.16
9/18/2025				
Chevy/GMC 1500 Sierra	2.00	@	24.10	48.20
Chevrolet Silverado 2500 Custom 4x4 Gas	1.00	@	33.07	33.07
JCD Mack Dump Truck	1.50	@	56.33	84.50
B&B Trailer - Equipment Mobilization	1.00	@	25.77	25.77
John Deere 85G	1.50	@	71.66	107.49
9/22/2025				
GMC/Chevy Sierra 1500	2.00	@	24.10	48.20
				<b>5,859.31 Total Equipment</b>

<b>Material:</b>				
6" Fernco Shear Band	1.00	EA	39.25	39.25
3/4" Copper	15.00	FT	9.00	135.00
3/4" Corp	1.00	EA	90.30	90.30
3/4" Q Comp Ball Curb St	1.00	EA	151.50	151.50
5601 Curb Box Less Rod	1.00	EA	98.80	98.80
42" Stationary Rod	1.00	EA	39.40	39.40
Curb Box Receptacle	1.00	EA	19.95	19.95
4"x15" 4.74"-5.61" Quick C	1.00	EA	466.15	466.15
4" AWWA C-900 DR 18 PVC Pipe	40.00	EA	9.60	384.00
8x16 Blocks	2.00	EA	1.67	3.34
Sakcrete	2.00	EA	9.19	18.38
#6x2' A706 EC STR	47.00	EA	1.04	48.88
1600 STD City White Cure	2.00	EA	60.00	120.00
#79 Spray Adhesive J&K	4.00	EA	9.50	38.00
1/2" x 4"-50' Fast Flex	1.00	EA	11.52	11.52
1/2" x 6"-10' Nomaflex	1.00	EA	6.10	6.10
Base 1" Down (Linwood)	48.61	EA	15.25	741.30
CM06 IL State Base	47.03	EA	11.90	559.66
Hahn Ready Mix PP-2	1.00	LS	3818.20	3818.20
Hahn Ready Mix PP-2	1.00	LS	574.78	574.78
Hahn Ready Mix PP-1	1.00	LS	526.40	526.40
Vac Truck Dump Fee	3.00	EA	200.00	600.00
Dump Truck Dump Fee	11.00	EA	50.00	550.00
Permits - Excavation & Plumbing	1.00	LS	110.00	110.00
Material Mark up 6.9%			0.07	631.41
				<b>9,782.32 Total Material</b>

<b>Subcontractors</b>				
9/8/2025				
K&D Cutting	1.00	LS	350.00	350.00
RC Iossi Tri-Axle Dump	8.75	HR	114.00	997.50
RC Iossi Equipment Haul	2.00	HR	146.00	292.00
RC Iossi Tri-Axle Dump	8.50	HR	114.00	969.00
9/9/2025				
K&D Cutting	1.00	LS	450.00	450.00
RC Iossi Tandem Hauling	8.00	HR	106.00	848.00
RC Iossi Tandem Hauling	6.00	HR	106.00	636.00
9/12/2025				

K&D Cutting		1.00	LS	450.00	450.00
	9/15/2025				
RC Iossi Tri-Axle Dump		8.50	HR	114.00	969.00
Modern Plumbing	9/9/2025 - 9/15/2025	1.00	LS	1804.77	1,804.77
Modern Plumbing	9/8/2025 - 9/9/2025	1.00	LS	2214.60	2,214.60
Subs Mark up 5%					<u>499.04</u>

10,479.91 Total Sub contractors

Sub Total

43,952.44 Sub Total

Bond Amount

43,952.44 @ 0.0144

632.92 Bond Amount  
0.10 Bond Markup 10%  
696.21 Total Bond

44,648.65 Total Invoice Due




# Work Invoice

From: J.C. Dillon, Inc  


To: City of Rock Island  
Rock Island, IL 61201

CORI 2025 WS & San. Lateral Program

Invoice No. 56  
Project No. 90025567  
Date: 10/15/2025

Labor:		Date:	ST		Total	OT		Total	Payroll Amount	Insurance Amount (at ST)	Federal Unemployment Futa (7000 max)	State Unemployment Suta(13,590 max)		
Laborers 309 	oreman	9/9/2025	2.50	@	34.30	85.75	2.50	@	51.45	128.63	214.38	171.50	214.38	
			2.50	@	34.30	85.75	3.00	@	51.45	154.35	240.10	188.65	240.10	240.10
	oreman	9/12/2025	8.00	@	34.30	274.40	2.00	@	51.45	102.90	377.30	343.00	377.30	377.30
			8.00	@	34.30	274.40	2.00	@	51.45	102.90	377.30	343.00	377.30	377.30
	oreman	9/15/2025	8.00	@	34.30	274.40	1.50	@	51.45	77.18	351.58	325.85	351.58	351.58
			8.00	@	34.30	274.40	1.00	@	51.45	51.45	325.85	308.70	325.85	325.85
	oreman	9/16/2025	5.00	@	34.30	171.50	0.00	@	51.45	0.00	171.50	171.50	171.50	171.50
			5.00	@	34.30	171.50	0.00	@	51.45	0.00	171.50	171.50	171.50	171.50
			5.00	@	34.30	171.50	0.50	@	51.45	25.73	197.23	188.65	197.23	197.23
	oreman	9/17/2025	5.00	@	34.30	171.50	0.00	@	51.45	0.00	171.50	171.50	171.50	171.50
			5.00	@	34.30	171.50	0.00	@	51.45	0.00	171.50	171.50	171.50	171.50
	oreman	9/18/2025	2.00	@	34.30	68.60	0.00	@	51.45	0.00	68.60	68.60	68.60	68.60
2.00			@	34.30	68.60	0.00	@	51.45	0.00	68.60	68.60	68.60	68.60	
oreman	9/22/2025	2.00	@	34.30	68.60	0.00	@	51.45	0.00	68.60	68.60	68.60	68.60	
		2.00	@	34.30	68.60	0.00	@	51.45	0.00	68.60	68.60	68.60	68.60	
oreman	9/29/2025	0.50	@	34.30	17.15	0.00	@	51.45	0.00	17.15	17.15	17.15	17.15	
		0.50	@	34.30	17.15	0.00	@	51.45	0.00	17.15	17.15	17.15	17.15	
Finishers 18 	oreman	9/17/2025	5.00	@	34.30	171.50	0.00	@	51.45	0.00	171.50	171.50	171.50	
			2.00	@	34.30	68.60	0.00	@	51.45	0.00	68.60	68.60	68.60	68.60
			2.00	@	34.30	68.60	0.00	@	51.45	0.00	68.60	68.60	68.60	68.60
Operators 150 D.8 	oreman	9/9/2025	2.50	@	41.50	103.75		@	62.25	0.00	103.75	103.75	103.75	
			8.00	@	41.50	332.00	2.00	@	62.25	124.50	456.50	415.00	456.50	456.50
			8.00	@	41.50	332.00	1.50	@	62.25	93.38	425.38	394.25	425.38	425.38
<b>Total</b>			<b>96.50</b>	<b>@</b>	<b>3443.15</b>	<b>16.00</b>	<b>@</b>	<b>861.00</b>	<b>4304.15</b>	<b>4,017.15</b>	<b>4,304.15</b>	<b>4,304.15</b>		

Labor Fringes  
Laborers Local 309 81.50 @ 25.06 2,042.39

Finishers Local 18	9.00	@	32.79	295.11	
Operators Local 150 D.8	22.00	@	40.50	891.00	
<b>Total</b>	<b>112.50</b>			<b>3,228.50</b>	Labor Fringes

				<b>Sub total Labor</b>	<b>7,532.65</b>	
Plus 12.9 % of labor	7,532.65	@	0.1290	971.71		
Worker's Comp Insurance excludes of premium	4,017.15	@	0.0822	330.21	<b>8,504.36</b>	Sub-Total Labor
Liability Insurance excludes of premium and teamsters	4,017.15	@	0.0201	80.74		
Federal Unemployment	4,304.15	@	0.0060	25.82		
State Unemployment	4,304.15	@	0.0680	292.68		
Federal Social Security	4,304.15	@	0.0765	329.27		
<b>Sub Total Payroll Additives</b>				<b>1,058.73</b>		Total Payroll Additives
Plus 10 % of Payroll Additives	1,058.73	@	0.1000	105.87		Total Payroll Additives Markup
					<b>1,164.60</b>	
					<b>9,668.96</b>	<b>Total Labor</b>

**Equipment:**

	<b>9/9/2025</b>					
Chevrolet Silverado 2500 Custom 4x4 Gas	5.00	@	33.07	165.35		
B&B Trailer - Equipment Mobilization	1.00	@	25.78	25.78		
John Deere 135 P-Tier	3.00	@	127.92	383.76		
John Deere 410L Backhoe	2.00	@	93.00	186.00		
John Deere 410L Backhoe Breaker	1.00	@	10.00	10.00		
	<b>9/12/2025</b>					
Chevrolet Silverado 2500 Custom 4x4 Gas	10.00	@	33.07	330.70		
Ford F550 XL 4x4 Gas	1.00	@	38.62	38.62		
B&B Trailer - Equipment Mobilization	1.00	@	25.77	25.77		
John Deere 50G	10.00	@	34.16	341.60		
John Deere 50G Breaker	1.00	@	10.00	10.00		
	<b>9/15/2025</b>					
Chevrolet Silverado 2500 Custom 4x4 Gas	9.50	@	33.07	314.17		
B&B Trailer - Equipment Mobilization	1.00	@	25.77	25.77		
John Deere 50G	9.50	@	34.16	324.52		
John Deere 50G Breaker	1.00	@	10.00	10.00		
John Deere 50 G Compactor	1.00	@	10.00	10.00		
	<b>9/16/2025</b>					
Chevrolet Silverado 2500 Custom 4x4 Gas	5.00	@	33.07	165.35		
B&B Trailer - Equipment Mobilization	1.00	@	25.77	25.77		
	<b>9/17/2025</b>					
GMCI/Chevy 1500 Sierra	1.00	@	24.10	24.10		
	<b>9/18/2025</b>					
GMCI/Chevy 1500 Sierra	2.00	@	24.10	48.20		
	<b>9/22/2025</b>					
GMCI/Chevy 1500 Sierra	2.00	@	24.10	48.20		
	<b>9/29/2025</b>					
Ford XL F550 4x4 Gas	0.50	@	38.62	19.31		
					<b>2,532.97</b>	<b>Total Equipment</b>

**Material:**

3/4" Corp	1.00	EA	90.30	90.30
3/4" Curb Stop	1.00	EA	151.50	151.50
3/4" Copper	35.00	FT	9.00	315.00
3/4" Q Comp x MIPT Adaptor	2.00	EA	34.30	68.60
Curb Box Less Rod	1.00	EA	98.80	98.80
42" Stationary Rod	1.00	EA	39.40	39.40
6" Fernco Wye Saddle Boot	1.00	EA	123.60	123.60
6" Sch40 10' Pipe	60.00	EA	14.95	897.00
6" Sch40 45 Deg. Bend	1.00	EA	61.35	61.35
6" Sch40 Street 45 Deg. Bend	1.00	EA	45.60	45.60

6" PVC Threaded Plug	1.00	EA	27.70	27.70	
6" SS Fernco Coupling VCP x VCP	2.00	EA	42.45	84.90	
6" SS Fernco SV Bushing	2.00	EA	27.95	55.90	
6" SS Fernco Shear Ring SRC-27	2.00	EA	39.25	78.50	
1" FIPT x Ranger Compression	1.00	EA	87.25	87.25	
6" Sch40 22 1/2 Deg. Bend	1.00	EA	122.63	122.63	
60 lb Sakcrete	10.00	EA	9.19	91.90	
8x16 Blocks	4.00	EA	1.67	6.68	
Shims	10.00	EA	16.97	169.70	
#6x2' A706 EC STR	20.00	EA	0.93	18.60	
1600 STD City White Cure	1.00	EA	60.00	60.00	
CM06 IL State Base	43.90	Ton	11.90	522.41	
CM06 IL State Base	16.63	Ton	11.90	197.90	
Hahn Ready Mix PP-1	1.00	LS	812.52	812.52	
Hahn Ready Mix PP-2	1.00	LS	969.55	969.55	
Hahn Ready Mix 4000 PSI Ternary Air	1.00	LS	576.27	576.27	
Dump Truck Dump Fee	2.00	EA	50.00	100.00	
Material Mark up 6.9%			0.07	405.28	
					<b>6,278.83 Total Material</b>
<b>Subcontractors</b>					
	9/11/2025				
RC Iossi Equipment Haul		5.00	HR	114.00	570.00
	9/12/2025				
RC Iossi Tandem Hauling		8.00	HR	106.00	848.00
	9/17/2025				
RC Iossi Tandem Hauling		9.50	HR	106.00	1,007.00
Bi-State Barricades	9/4/2025 - 9/25/2025	1.00	LS	500.00	500.00
Modern Plumbing	9/9/2025 - 9/15/2025	1.00	LS	1649.52	1,649.52
Subs Mark up 5%					228.73
					<b>4,803.25 Total Sub contractors</b>
<b>Sub Total</b>					<b>23,284.01 Sub Total</b>
<b>Bond Amount</b>		23,284.01	@	0.0144	
					335.29 Bond Amount
					0.10 Bond Markup 10%
					<b>368.82 Total Bond</b>
					<b>23,652.83 Total Invoice Due</b>

# Memorandum



**To:** Rock Island City Council  
**From:** Mike Bartels, Director  
**Subject:** Report from the Public Works Department regarding payment to J.C. Dillon, Peoria, Illinois, for Water Service and Sewer Lateral Repair Program repairs in the amount of \$96,029.15.  
**Date:** June 8, 2026

---

## Introduction and Background Information:

J.C. Dillon, Inc. is due payment for the attached invoices with the 2026 Water Service Repair Program (WSRP) and Sewer Lateral Repair Program (SLRP) at the following locations:

916 11th Avenue Invoice #104 \$4,401.02  
3515 17th Street Invoice #105 \$11,377.64  
517 9th Street Invoice #107 \$16,145.00  
8805 20th Street West Invoice #108 \$8,398.00

Total for the above on Water Service Repairs, Project 2526: \$40,321.66

3515 17th Street Invoice #105 \$20,000.00  
3222 37th Street Invoice #106 \$12,108.93  
4125 26th Street Invoice #109 \$23,598.56

Total for the above on Sewer Lateral Repairs, Project 2564: \$55,707.49

## Previous Council Action (if any):

### Budget Impact:

Vendor: J.C. Dillon, Inc., Peoria, IL  
Payment Amount: \$96,029.15

### Accounts Chargeable:

Fund: 500 Water (\$40,321.66)  
Department: 705 Utilities  
Division: 430 Service Repair Program  
Object: 538025 Infrastructure Maintenance  
Project: 702526 Water Service Repair Program

Fund: 505 Wastewater (\$55,707.49)  
Department: 705 Utilities  
Division: 430 Service Repair Program

Object: 538025 Infrastructure Maintenance  
Project: 702564 Sewer Lateral Repair Program

Requisition Numbers: (26000330 WSRP) and (26000332 SLRP)

**Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

**Council Goal (if applicable):**

**Recommendation:**

The Public Works Department recommends that the City Council approve the payment to J.C. Dillon, Inc., Peoria, Illinois, in the amount of \$96,029.15.

Submitted by: Michelle Martin, Manager

---

Approved by:

# Work Invoice

From: **J.C. Dillon, Inc** To: **City of Rock Island**  
**Rock Island, IL 61201**  
**CORI 2025 WS & San. Lateral Program**

Invoice No. 104  
 Project No. 900-26-697  
 Date: 4/21/2026

Labor:	Date:	ST	Total	OT	Total	Payroll Amount	Insurance Amount (at ST)	Federal Unemployment Futa (7000 max)	State Unemployment Suta(13,590 max)
<b>Laborers 309</b>	3/11/2026	5.50	@ 36.20	199.10	0.00	@ 54.30	0.00	199.10	199.10
			@ 36.20	0.00		@ 54.30	0.00	0.00	0.00
<b>Operators 150 D.8</b>	3/11/2026	4.00	@ 72.00	288.00	0.00	@ 108.00	0.00	288.00	288.00
uperintendent		5.50	@ 42.12	231.66	0.00	@ 63.18	0.00	231.66	231.66
		2.00	@ 41.50	83.00	0.00	@ 62.25	0.00	83.00	83.00
<b>Total</b>		<b>17.00</b>		<b>801.76</b>	<b>0.00</b>		<b>0.00</b>	<b>801.76</b>	<b>801.76</b>

Labor Fringes	Amount
Laborers Local 309	5.50 @ 25.67 = 141.19
Operators Local 150 D.8	11.50 @ 40.50 = 465.75
<b>Total</b>	<b>17.00 @ = 606.94 Labor Fringes</b>

Sub total Labor 1,408.70

Plus 12.9 % of labor	1,408.70 @ 0.1290	181.72	
Worker's Comp Insurance excludes ot premium	801.76 @ 0.0822	65.90	
Liability Insurance excludes ot premium and teamsters	801.76 @ 0.0201	16.12	
Federal Unemployment	801.76 @ 0.0060	4.81	
State Unemployment	801.76 @ 0.0680	54.52	
Federal Social Security	801.76 @ 0.0765	61.33	
<b>Sub Total Payroll Additives</b>		<b>202.68</b>	
Plus 10 % of Payroll Additives	202.68 @ 0.1000	20.27	
		<b>222.95</b>	
		<b>1,813.37</b>	<b>Total Labor</b>

Equipment:	Date:	ST	Total	OT	Total	Payroll Amount
Chevrolet Silverado 2500HD 4x4 Gas	3/11/2026	5.50	@ 32.76			180.18
GMC/Chevy C2500 HD		1.00	@ 30.78			30.78
Mack DM690SX - JCD 10.5 Tandem		2.00	@ 56.85			113.70
B&B Trailer - Equipment/Tool Mob.		1.00	@ 25.77			25.77
John Deere 50G		5.50	@ 34.07			187.39
<b>Total</b>						<b>537.82 Total Equipment</b>

Material:	Quantity	Unit	Rate	Total
3/4" Copper	2.00	FT	12.10	24.20
3/4 Union	1.00	EA	38.50	38.50
3/4" Curb Stop	1.00	EA	153.50	153.50
Box	1.00	EA	98.58	98.58
Rod	1.00	FT	39.40	39.40

4/27/2026

J.C. Dillon, Inc.

Project Number: 90026697

Permits - Excavation & Plumbing	1.00	LS	110.00	110.00		
Material Mark up 6.9%			0.07	32.03		
					<b>496.21</b>	<b>Total Material</b>
<hr/>						
<u>Subcontractors</u>						
			3/11/2026			
Bi-State Barricades	1.00	LS	1385.00	1,385.00		
Subs Mark up 5% or \$100.00				100.00		
					<b>1,485.00</b>	<b>Total Sub contractors</b>
<b>Sub Total</b>					<b>4,332.39</b>	<b>Sub Total</b>
Bond Amount	4,332.39	@	0.0144		62.39	Bond Amount
					0.10	Bond Markup 10%
					68.63	Total Bond
					<b>4,401.02</b>	<b>Total Invoice Due</b>

Rock Island Account #		
500-705-430-538025-000-	WSRP 702526	\$4,401.02

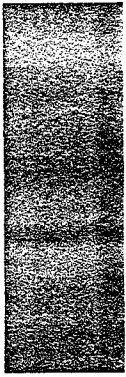

# Work Invoice

From: J.C. Dillon, Inc  


To: City of Rock Island  
 Rock Island, IL 61201

CORI 2025 WS & San. Lateral Program

Invoice No. 105  
 Project No. 900-26-707  
 Date: 4/22/2026

Labor:	Date:	ST	Total	OT	Total	Payroll Amount	Insurance Amount (at ST)	Federal Unemployment Futa (7000 max)	State Unemployment Suta(13,590 max)	
<b>Laborers 309</b>										
	Foreman	3/25/2026	0.00 @ 36.20	0.00	9.00 @ 54.30	488.70	488.70	325.80	488.70	488.70
			8.00 @ 36.20	289.60	0.50 @ 54.30	27.15	316.75	307.70	316.75	316.75
			8.00 @ 36.20	289.60	7.50 @ 54.30	407.25	696.85	561.10	696.85	696.85
	Foreman	3/26/2026	0.00 @ 36.20	0.00	8.00 @ 54.30	434.40	434.40	289.60	434.40	434.40
			8.00 @ 36.20	289.60	0.00 @ 54.30	0.00	289.60	289.60	289.60	289.60
			8.00 @ 36.20	289.60	0.50 @ 54.30	27.15	316.75	307.70	316.75	316.75
	Foreman	4/29/2026	2.00 @ 36.20	72.40	0.00 @ 54.30	0.00	72.40	72.40	72.40	72.40
			4.00 @ 36.20	144.80	0.00 @ 54.30	0.00	144.80	144.80	144.80	144.80
			4.00 @ 36.20	144.80	0.00 @ 54.30	0.00	144.80	144.80	144.80	144.80
			4.00 @ 36.20	144.80	0.00 @ 54.30	0.00	144.80	144.80	144.80	144.80
			4.00 @ 36.20	144.80	0.00 @ 54.30	0.00	144.80	144.80	144.80	144.80
			4.00 @ 36.20	144.80	0.00 @ 54.30	0.00	144.80	144.80	144.80	144.80
	4/30/2026	7.00 @ 36.20	253.40	0.00 @ 54.30	0.00	253.40	253.40	253.40	253.40	
<b>Operators 150 D.8</b>										
	Superintendent	3/25/2026	8.00 @ 72.00	576.00	10.00 @ 108.00	1080.00	1,656.00	1,296.00	1,656.00	1,656.00
			8.00 @ 41.50	332.00	10.00 @ 62.25	622.50	954.50	747.00	954.50	954.50
			8.00 @ 41.50	332.00	9.50 @ 62.25	591.38	923.38	726.25	923.38	923.38
	Superintendent	3/26/2026	0.00 @ 41.50	0.00	6.00 @ 62.25	373.50	373.50	249.00	373.50	373.50
			5.00 @ 41.50	207.50	0.00 @ 62.25	0.00	207.50	207.50	207.50	207.50
			8.00 @ 41.50	332.00	0.00 @ 62.25	0.00	332.00	332.00	332.00	332.00
			0.00 @ 41.50	0.00	8.50 @ 62.25	529.13	529.13	352.75	529.13	529.13
	Superintendent	4/29/2026	2.00 @ 72.00	144.00	0.00 @ 108.00	0.00	144.00	144.00	144.00	144.00
			4.00 @ 41.50	166.00	0.00 @ 62.25	0.00	166.00	166.00	166.00	166.00
<b>Total</b>		<b>104.00</b>	<b>4297.70</b>	<b>69.50</b>	<b>4581.15</b>	<b>8878.85</b>	<b>7,351.80</b>	<b>8,878.85</b>	<b>8,878.85</b>	

<b>Labor Fringes</b>									
Laborers Local 309	86.50	@	25.67			2,220.46			
Operators Local 150 D.8	87.00	@	40.50			3,523.50			
<b>Total</b>	<b>173.50</b>					<b>5,743.96</b>		<b>Labor Fringes</b>	

Sub total Labor 14,622.81

Plus 12.9 % of labor 14,622.81 @ 0.1290 1,886.34

CRI#2564-2026  
 CRI#2526-2026

5/8/2026

J.C. Dillon, Inc.

Project Number: 90026707

					<b>16,509.15</b>	<b>Sub-Total Labor</b>
Worker's Comp Insurance excludes of premium	7,351.80	@	0.0822	604.32		
Liability Insurance excludes of premium and teamsters	7,351.80	@	0.0201	147.77		
Federal Unemployment	8,878.85	@	0.0060	53.27		
State Unemployment	8,878.85	@	0.0680	603.76		
Federal Social Security	8,878.85	@	0.0765	679.23		
<b>Sub Total Payroll Additives</b>				<u>2,088.36</u>		<b>Total Payroll Additives</b>
Plus 10 % of Payroll Additives	2,088.36	@	0.1000	208.84		<b>Total Payroll Additives Markup</b>
					<b>2,297.19</b>	
					<u>18,806.34</u>	<b>Total Labor</b>

Equipment:

	3/25/2026					
GM/Chevy C2500 HD	18.00	@	30.78	554.04		
Chevrolet Silverado 3500HD 4x4 Diesel	1.00	@	42.28	42.28		
B&B Trailer - Equipment/Tool Mob.	1.00	@	25.77	25.77		
DM690SX - JCD 10.5 Tandem	17.50	@	56.85	994.88		
John Deere 85G	18.00	@	75.02	1,350.36		
	3/26/2026					
Chevrolet Silverado C2500 HD	8.00	@	42.28	338.24		
GM/Chevy C2500 HD	1.00	@	30.78	30.78		
B&B Trailer - Equipment/Tool Mob.	1.00	@	25.77	25.77		
DM690SX - JCD 10.5 T Tandem	5.00	@	56.85	284.25		
John Deere 85G	8.50	@	75.02	637.67		
	4/29/2026					
Ford F550 XI 4x4 Diesel	2.00	@	58.22	116.44		
GM/Chevy C2500 HD	1.00	@	31.37	31.37		
Mack DM690SX - JCD 10.5 T Tandem	4.00	@	66.74	266.96		
B&B Trailer - Equipment/Tool Mob.	1.00	@	25.50	25.50		
John Deere 50G	4.00	@	35.04	140.16		
	4/30/2026					
Ford F250 Super Duty F250 XL 4x4 Gas	7.00	@	28.18	197.26		
Core Drill	2.00	@	30.00	60.00		
					<b>5,121.73</b>	<b>Total Equipment</b>

Material:

3/4" Copper	40.00	FT	12.10	484.00		
3/4" Union	1.00	EA	38.50	38.50		
Curb Box	1.00	EA	98.80	98.80		
Rod	1.00	EA	39.40	39.40		
1"x12" Black Nipple	1.00	EA	25.50	25.50		
1" Black Threaded Coupling	1.00	EA	6.95	6.95		
4" ADS Internal Snap Coupling	2.00	EA	8.20	16.40		
4"x10' DR21 Certa-Lok Green Line Restrain Joint PVC 4.50 OD	90.00	FT	7.95	715.50		
4"x4" DWV SCH40 Wye	1.00	EA	27.95	27.95		
4" DWV SCH40 45 ELL SxH	1.00	EA	15.23	15.23		
4" DWV Threaded Plug	1.00	EA	6.95	6.95		
4" DWV FIP ADPT	1.00	EA	13.92	13.92		
4"x10' Belled End SCH40	30.00	FT	2.10	63.00		
4" CI/PVC x 4" CI/PVC Flex CPLG W/Shear Ring	2.00	EA	28.80	57.60		
1" Clean Comm	3.87	Ton	19.65	76.05		
Hahn Ready Mix	1.00	LS	647.91	647.91		
Top Soil	14.46	Ton	40.00	578.40		
Permits - Excavation & Plumbing	1.00	LS	110.00	110.00		
Material Mark up 6.9%			0.07	208.52		
					<b>3,230.58</b>	<b>Total Material</b>

Subcontractors


	3/25/2026					
RC Iossi Equipment Haul	2.00	HR	153.50	307.00		
J.L. Brady, Co.	1.00	LS	2578.50	2,578.50		
Bi-State Barricades	1.00	LS	400.00	400.00		

3515 17th St. Rock Island, IL, 61201

	4/29/2026						
RC loss Tandem Hauling		2.25	HR	118.50		266.63	
Subs Mark up 5% or \$100.00						<u>177.61</u>	
							3,729.73 Total Sub contractors
<b>Sub Total</b>							<b>30,888.37 Sub Total</b>
Bond Amount		30,888.37	@	0.0144			444.79 Bond Amount
							0.10 Bond Markup 10%
							489.27 Total Bond
							<b>31,377.64 Total Invoice Due</b>

Rock Island Account #		
500-705-430-538025-000-	WSRP 702526	\$11,377.64
505-705-430-538025-000-	SLRP 702564	\$20,000.00

# Work Invoice

From: **J.C. Dillon, Inc**  
  
 To: **City of Rock Island**  
**Rock Island, IL 61201**

## CORI 2025 WS & San. Lateral Program

Invoice No. 107  
 Project No. 900-26-712  
 Date: 4/27/2026

Labor:	Date:	ST	Total	OT	Total	Payroll Amount	Insurance Amount (at ST)	Federal Unemployment Futa (7000 max)	State Unemployment Suta(13,590 max)		
<b>Laborers 309</b>											
Foreman	3/27/2026	8.00	@ 36.20	289.60	1.50	@ 54.30	81.45	371.05	343.90	371.05	371.05
Foreman	3/30/2026	4.00	@ 36.20	144.80	0.00	@ 54.30	0.00	144.80	144.80	144.80	144.80
		4.00	@ 36.20	144.80	0.00	@ 54.30	0.00	144.80	144.80	144.80	144.80
		4.00	@ 36.20	144.80	0.00	@ 54.30	0.00	144.80	144.80	144.80	144.80
		2.00	@ 36.20	72.40	0.00	@ 54.30	0.00	72.40	72.40	72.40	72.40
	4/29/2026	1.00	@ 36.20	36.20	0.00	@ 54.30	0.00	36.20	36.20	36.20	36.20
		1.00	@ 36.20	36.20	0.00	@ 54.30	0.00	36.20	36.20	36.20	36.20
		1.00	@ 36.20	36.20	0.00	@ 54.30	0.00	36.20	36.20	36.20	36.20
<b>Operators 150 D.8</b>											
Superintendent	3/27/2026	2.00	@ 72.00	144.00	0.00	@ 108.00	0.00	144.00	144.00	144.00	144.00
		8.00	@ 41.50	332.00	2.50	@ 62.25	155.63	487.63	435.75	487.63	487.63
		4.00	@ 41.50	166.00	1.00	@ 62.25	62.25	228.25	207.50	228.25	228.25
		4.00	@ 41.50	166.00	0.00	@ 62.25	0.00	166.00	166.00	166.00	166.00
	3/30/2026	2.00	@ 41.50	83.00	0.00	@ 62.25	0.00	83.00	83.00	83.00	83.00
	3/31/2026	1.00	@ 41.50	41.50	0.00	@ 62.25	0.00	41.50	41.50	41.50	41.50
	4/29/2026	1.00	@ 41.50	41.50	0.00	@ 62.25	0.00	41.50	41.50	41.50	41.50
<b>Total</b>		<b>47.00</b>		<b>1879.00</b>	<b>5.00</b>		<b>299.33</b>	<b>2178.33</b>	<b>2,078.55</b>	<b>2,178.33</b>	<b>2,178.33</b>
<b>Labor Fringes</b>											
Laborers Local 309		26.50	@ 25.67					680.26			
Operators Local 150 D.8		25.50	@ 40.50					1,032.75			
<b>Total</b>		<b>52.00</b>						<b>1,713.01</b>	<b>Labor Fringes</b>		

Sub total Labor 3,891.33

Plus 12.9 % of labor	3,891.33	@	0.1290	501.98							
Worker's Comp Insurance excludes of premium	2,078.55	@	0.0822	170.86							
Liability Insurance excludes of premium and teamsters	2,078.55	@	0.0201	41.78							
Federal Unemployment	2,178.33	@	0.0060	13.07							
State Unemployment	2,178.33	@	0.0680	148.13							
Federal Social Security	2,178.33	@	0.0765	166.64							
<b>Sub Total Payroll Additives</b>				<b>540.47</b>							<b>Total Payroll Additives</b>
Plus 10 % of Payroll Additives	540.47	@	0.1000	54.05							<b>Total Payroll Additives Markup</b>
											<b>4,393.31</b>
											<b>Sub-Total Labor</b>

					594.52		
					4,987.83	Total Labor	
<b>Equipment:</b>							
	3/27/2026						
Ford F550 XL 4x4 Gas		9.50	@	38.40		364.80	
GMC/Chevy C2500 HD		1.00	@	30.78		30.78	
B&B Trailer - Equipment/Tool Mob.		1.00	@	25.77		25.77	
John Deere 85G		10.50	@	34.07		357.74	
Vermeer D10x15 Directional Drill		5.00	@	91.92		459.60	
2024 Vactor 2100 Combination Jet/Vac		4.00	@	299.73		1,198.92	
	3/30/2026						
Ford F550 XL 4x4 Diesel		4.00	@	64.55		258.20	
GMC/Chevy 1500 Sierra 4x2 Gas		1.00	@	24.12		24.12	
B&B Trailer- Equipment/Tool Mob.		1.00	@	25.77		25.77	
John Deere 50G		2.00	@	34.07		68.14	
	3/31/2026						
Mack DM690SX - JCD 10.5 Tandem		1.00	@	56.85		56.85	
	4/29/2026						
Ford F250 Super Duty F-250 XL 4x4 Gas		1.00	@	28.18		28.18	
GMC/Chevy 2500 Savana Gas		1.00	@	23.68		23.68	
Mack DM690SX - JCD 10.5 T Tandem		1.00	@	66.74		66.74	
B&B Trailer- Equipment/Tool Mob.		1.00	@	25.50		25.50	
John Deere 50G		1.00	@	35.04		35.04	
					<b>3,049.83</b>	<b>Total Equipment</b>	
<b>Material:</b>							
1" Copper		5.00	FT	17.02		85.10	
1" Corp		1.00	EA	145.50		145.50	
3/4" Copper		50.00	FT	12.85		642.50	
3/4" Curb Stop		1.00	EA	151.50		151.50	
Curb Box		1.00	FT	98.80		98.80	
Rod		1.00	EA	39.40		39.40	
Water Service Tap		1.00	EA	350.00		350.00	
Fast Setting Hydraulic		1.00	EA	69.62		69.62	
FA06 IL State Fill Sand		15.00	Ton	8.50		127.50	
Topsoil		10.00	Ton	40.00		400.00	
Hahn Ready Mix PP-2		1.00	LS	1303.08		1,303.08	
Dump Truck Dump Fee		2.00	EA	50.00		100.00	
Vac Truck Dump Fee		1.00	EA	200.00		200.00	
Permits - Excavation & Plumbing		1.00	LS	110.00		110.00	
Material Mark up 6.9%				0.07		263.79	
					<b>4,086.79</b>	<b>Total Material</b>	
<b>Subcontractors</b>							
	3/27/2026						
RC Iossi Quad-Axle Dump		10.25	HR	132.50		1,358.13	
J.L. Brady, Co.		1.00	LS	1255.50		1,255.50	
	3/30/2026						
K&D Cutting		1.00	LS	350.00		350.00	
Bi-State Barricades		1.00	LS	400.00		400.00	
	4/29/2026						
Subs Mark up 5% or \$100.00				118.50		237.00	
						168.18	
					<b>3,768.81</b>	<b>Total Sub contractors</b>	
<b>Sub Total</b>					<b>15,893.25</b>	<b>Sub Total</b>	
<b>Bond Amount</b>		15,893.25	@	0.0144		228.86	Bond Amount
						0.10	Bond Markup 10%
						251.75	Total Bond

16,145.00 Total Invoice Due

Rock Island Account #		
500-705-430-538025-000-	WSRP 702526	\$16,145.00

# Work Invoice

From: **J.C. Dillon, Inc**  
 To: **City of Rock Island**  
 Rock Island, IL 61201

## CORI 2025 WS & San. Lateral Program

Invoice No. 108  
 Project No. 900-26-717  
 Date: 4/30/2026

Labor:	Date:	ST	Total	OT	Total	Payroll Amount	Insurance Amount (at ST)	Federal Unemployment Futa (7000 max)	State Unemployment Suta(13,590 max)
Laborers 309	3/30/2026	8.00	36.20	0.00	54.30	289.60	289.60	289.60	289.60
Operators 150 D.8	3/30/2026	8.00	41.50	0.00	62.25	332.00	332.00	332.00	332.00
		4.00	41.50	0.00	62.25	166.00	166.00	166.00	166.00
		2.00	41.50	0.00	62.25	83.00	83.00	83.00	83.00
<b>Total</b>		<b>22.00</b>	<b>870.60</b>	<b>0.00</b>	<b>0.00</b>	<b>870.60</b>	<b>870.60</b>	<b>870.60</b>	<b>870.60</b>

Labor Fringes	Total	Labor Fringes
Laborers Local 309	8.00 @ 25.67	205.36
Operators Local 150 D.8	14.00 @ 40.50	567.00
<b>Total</b>	<b>22.00</b>	<b>772.36</b>

Sub total Labor 1,642.96

Plus 12.9 % of labor	1,642.96 @ 0.1290	211.94	
Worker's Comp Insurance excludes of premium	870.60 @ 0.0822	71.56	
Liability Insurance excludes of premium and teamsters	870.60 @ 0.0201	17.50	
Federal Unemployment	870.60 @ 0.0060	5.22	
State Unemployment	870.60 @ 0.0680	59.20	
Federal Social Security	870.60 @ 0.0765	66.60	
<b>Sub Total Payroll Additives</b>		<b>220.09</b>	<b>Total Payroll Additives</b>
Plus 10 % of Payroll Additives	220.09 @ 0.1000	22.01	<b>Total Payroll Additives Markup</b>
		<b>242.10</b>	
		<b>2,097.00</b>	<b>Total Labor</b>

**Equipment:**

Equipment	Date	ST	Total	OT	Total	Payroll Amount
Chevy/GMC C2500 HD	3/30/2026	8.00	30.78		30.78	246.24
DM690SX - JCD 10.5 T Tandem		4.00	56.85		56.85	227.40
B&B Trailer - Equipment/Tool Mob.		1.00	25.77		25.77	25.77
John Deere 50G		8.00	34.07		34.07	272.56
2024 Vactor 2100 Combination Jet/Vac		2.00	299.73		299.73	599.46
<b>Total</b>						<b>1,371.43</b>

**Material:**

3/4" Copper	60.00	FT	12.85	771.00
3/4" Curb Stop	1.00	EA	151.50	151.50
Curb Box	1.00	EA	98.80	98.80
Rod	1.00	EA	39.40	39.40
1" Clean	5.00	Tons	19.65	98.25
CM06 IL State Base	14.00	Tons	16.50	231.00

5/7/2026

J.C. Dillon, Inc.

Project Number: 90026717

Black Dirt	3.00	Tons	30.00	90.00	
Dump Truck Dump Fee	1.00	EA	50.00	50.00	
Vac Truck Dump Fee	1.00	EA	200.00	200.00	
Permits - Excavation & Plumbing	1.00	LS	110.00	110.00	
Material Mark up 6.9%			0.07	126.96	
				<b>1,966.91</b>	<b>Total Material</b>

<b>Subcontractors</b>					
	3/30/2026				
RC Iossi Tandem Hauling	6.75	HR	118.50	799.88	
J.L. Brady, Co.	1.00	LS	1497.00	1,497.00	
Bi-State Barricades	1.00	LS	400.00	400.00	
Subs Mark up 5% or \$100.00				134.84	
				<b>2,831.72</b>	<b>Total Sub contractors</b>

<b>Sub Total</b>				<b>8,267.05</b>	<b>Sub Total</b>
Bond Amount	8,267.05	@	0.0144	119.05	Bond Amount
				0.10	Bond Markup 10%
				130.95	<b>Total Bond</b>

**8,398.00 Total Invoice Due**

<b>Rock Island Account #</b>		
500-705-430-538025-000-	WSRP 702526	\$8,398.00

# Work Invoice

From: **J.C. Dillon, Inc** To: **City of Rock Island**  
**Rock Island, IL 61201**  
**CORI 2025 WS & San. Lateral Program**  
 Invoice No. 106  
 Project No. 900-26-709  
 Date: 4/22/2026

Labor:	Date:	ST		Total	OT		Total	Payroll Amount	Insurance Amount (at ST)	Federal Unemployment Futa (7000 max)	State Unemployment Suta(13,590 max)	
<b>Laborers 309</b>												
	3/23/2026	8.00	@	36.20	289.60	1.00	@	54.30	54.30	343.90	343.90	
	3/24/2026	8.00	@	36.20	289.60	0.00	@	54.30	0.00	289.60	289.60	
<b>Operators 150 D.8</b>												
	3/23/2026	8.00	@	41.50	332.00	1.00	@	62.25	62.25	394.25	394.25	
	3/24/2026	8.00	@	41.50	332.00	1.00	@	62.25	62.25	394.25	394.25	
	3/24/2026	8.00	@	41.50	332.00	0.00	@	62.25	0.00	332.00	332.00	
	3/24/2026	8.00	@	41.50	332.00	0.00	@	62.25	0.00	332.00	332.00	
<b>Total</b>		<b>48.00</b>			<b>1907.20</b>	<b>3.00</b>		<b>178.80</b>		<b>2086.00</b>	<b>2,026.40</b>	<b>2,086.00</b>

Labor Fringes				
Laborers Local 309	17.00	@	25.67	436.39
Operators Local 150 D.8	34.00	@	40.50	1,377.00
<b>Total</b>	<b>51.00</b>			<b>1,813.39</b>

**Sub total Labor 3,899.39**

Plus 12.9 % of labor	3,899.39	@	0.1290	503.02	
Worker's Comp Insurance excludes of premium	2,026.40	@	0.0822	166.57	4,402.41
Liability Insurance excludes of premium and teamsters	2,026.40	@	0.0201	40.73	Sub-Total Labor
Federal Unemployment	2,086.00	@	0.0060	12.52	
State Unemployment	2,086.00	@	0.0680	141.85	
Federal Social Security	2,086.00	@	0.0765	159.58	
<b>Sub Total Payroll Additives</b>				<b>521.24</b>	<b>Total Payroll Additives</b>
Plus 10 % of Payroll Additives	521.24	@	0.1000	52.12	<b>Total Payroll Additives Markup</b>
				<b>573.37</b>	
				<b>4,975.78</b>	<b>Total Labor</b>

**Equipment:**

<b>3/23/2026</b>												
GMCChevy 2500 Savana Gas	9.00	@	23.13	208.17								
DM690SX - JCD 10.5 Tandem	9.00	@	56.85	511.65								
B&B Trailer - Equipment/Tool Mob.	1.00	@	25.77	25.77								
John Deere 85G	9.00	@	75.02	675.18								
<b>3/24/2026</b>												
GMCChevy 2500 Savana Gas	8.00	@	23.13	185.04								
DM690SX - JCD 10.5 Tandem	8.00	@	56.85	454.80								
B&B Trailer - Equipment/Tool Mob.	1.00	@	25.77	25.77								

5/14/2026

J.C. Dillon, Inc.

Project Number: 90026709

John Deere 85G	8.00	@	75.02	600.16		
					<b>2,686.54</b>	<b>Total Equipment</b>
<b>Material:</b>						
1" Clean Comm	9.00	Ton	19.65	176.85		
Permits - Excavation & Plumbing	1.00	LS	110.00	110.00		
Material Mark up 6.9%			0.07	19.79		
					<b>306.64</b>	<b>Total Material</b>
<b>Subcontractors</b>						
	3/23/2026					
RC Iossi Equipment Haul	2.00	HR	153.50	307.00		
J.L. Brady, Co.	1.00	LS	3056.00	3,056.00		
Bi-State Barricades	1.00	LS	400.00	400.00		
Subs Mark up 5% or \$100.00				188.15		
					<b>3,951.15</b>	<b>Total Sub contractors</b>
<b>Sub Total</b>					<b>11,920.11</b>	<b>Sub Total</b>
Bond Amount	11,920.11	@	0.0144		171.65	Bond Amount
					0.10	Bond Markup 10%
					<b>188.81</b>	<b>Total Bond</b>
					<b>12,108.93</b>	<b>Total Invoice Due</b>

<b>Rock Island Account #</b>		
505-705-430-538025-000-	SLRP 702564	\$12,108.93

# Work Invoice

From: J.C. Dillon, Inc

To: City of Rock Island

CORI 2025 WS & San. Lateral Program

Rock Island, IL 61201

Invoice No. 109  
 Project No. 900-26-719  
 Date: 5/1/2026

Labor:

Date:

	ST	Total	OT	Total	Payroll Amount	Insurance Amount (at ST)	Federal Unemployment Futa (7000 max)	State Unemployment Suta(13,590 max)
<b>Laborers 309</b>								
Reman	8.00 @	36.20	289.60	2.50 @	54.30	135.75	425.35	425.35
	8.00 @	36.20	289.60	3.00 @	54.30	162.90	452.50	452.50
	8.00 @	36.20	289.60	1.00 @	54.30	54.30	343.90	343.90
	8.00 @	36.20	289.60	1.00 @	54.30	54.30	343.90	343.90
	8.00 @	36.20	289.60	0.00 @	54.30	0.00	289.60	289.60
	8.00 @	36.00	288.00	0.00 @	54.00	0.00	288.00	288.00
	4.00 @	36.20	144.80	0.00 @	54.30	0.00	144.80	144.80
	4.00 @	36.20	144.80	0.00 @	54.30	0.00	144.80	144.80
	1.00 @	36.20	36.20	0.00 @	54.30	0.00	36.20	36.20
	1.00 @	36.20	36.20	0.00 @	54.30	0.00	36.20	36.20
	1.00 @	36.20	36.20	0.00 @	54.30	0.00	36.20	36.20
<b>Operators 150 D.8</b>								
	8.00 @	42.12	336.96	2.50 @	63.18	157.95	494.91	494.91
Superintendent	3.00 @	72.00	216.00	0.00 @	108.00	0.00	216.00	216.00
	8.00 @	41.50	332.00	1.00 @	62.25	62.25	394.25	394.25
	8.00 @	41.50	332.00	0.00 @	62.25	0.00	332.00	332.00
	5.00 @	41.50	207.50	0.00 @	62.25	0.00	207.50	207.50
	4.00 @	41.50	166.00	0.00 @	62.25	0.00	166.00	166.00
Superintendent	2.00 @	72.00	144.00	0.00 @	108.00	0.00	144.00	144.00
	4.00 @	41.50	166.00	0.00 @	62.25	0.00	166.00	166.00
	1.00 @	41.50	41.50	0.00 @	62.25	0.00	41.50	41.50
<b>Total</b>	<b>102.00</b>	<b>4076.16</b>	<b>11.00</b>	<b>627.45</b>	<b>4703.61</b>	<b>4,494.46</b>	<b>4,703.61</b>	<b>4,703.61</b>
<b>Labor Fringes</b>								
Laborers Local 309	66.50 @	25.67				1,707.06		
Operators Local 150 D.8	46.50 @	40.50				1,883.25		
<b>Total</b>	<b>113.00</b>					<b>3,590.31</b>	<b>Labor Fringes</b>	
					<b>Sub total Labor</b>	<b>8,293.92</b>		

Plus 12.9 % of labor	8,293.92	@	0.1290	1,069.92		
Worker's Comp Insurance excludes of premium	4,494.46	@	0.0822	369.44	9,363.83	Sub-Total Labor
Liability Insurance excludes of premium and teamsters	4,494.46	@	0.0201	90.34		
Federal Unemployment	4,703.61	@	0.0060	28.22		
State Unemployment	4,703.61	@	0.0680	319.85		
Federal Social Security	4,703.61	@	0.0765	359.83		
Sub Total Payroll Additives				1,167.68		Total Payroll Additives
Plus 10 % of Payroll Additives	1,167.68	@	0.1000	116.77		Total Payroll Additives Markup
					1,284.44	
					10,648.27	Total Labor

**Equipment:**

	4/1/2026					
Chevrolet Silverado 3500HD 4x4 Diesel	10.50	@	44.61	468.41		
Chevrolet Silverado 2500HD 4x4 Gas	1.00	@	33.26	33.26		
B&B Trailer - Equipment/Tool Mob.	1.00	@	25.50	25.50		
John Deere 85G	10.50	@	81.94	860.37		
	4/7/2026					
GMC/Chevy C2500 HD	9.00	@	31.37	282.33		
GMC/Chevy C2500 HD	1.00	@	31.37	31.37		
B&B Trailer - Equipment/Tool Mob.	1.00	@	25.50	25.50		
John Deere 50G	9.00	@	35.04	315.36		
John Deere 50G Bucket (Rental)	1.00	@	685.58	685.58		
	4/8/2026					
GMC/Chevy C2500 HD	8.00	@	31.37	250.96		
GMC/Chevy C2500 HD	1.00	@	31.37	31.37		
DM690SX - JCD 10.5 T Tandem	5.00	@	66.74	333.70		
B&B Trailer - Equipment/Tool Mob.	1.00	@	25.50	25.50		
John Deere 50G	8.00	@	35.04	280.32		
	4/9/2026					
Chevrolet Silverado 2500HD 4x4 Gas	4.00	@	33.26	133.04		
Chevy C2500 HD	1.00	@	31.37	31.37		
B&B Trailer - Equipment/Tool Mob.	1.00	@	25.50	25.50		
John Deere 50G	4.00	@	35.04	140.16		
	4/21/2026					
GMC/Chevy C2500 HD	2.00	@	31.37	62.74		
Mack DM690SX - JCD 10.5 T Tandem	4.00	@	66.74	266.96		
	4/29/2026					
Ford F250 Super Duty F-250 XL 4x4 Gas	1.00	@	28.18	28.18		
GMC/Chevy C2500 HD	1.00	@	31.37	31.37		
Mack DM690SX - JCD 10.5 T Tandem	1.00	@	66.74	66.74		
B&B Trailer - Equipment/Tool Mob.	1.00	@	25.50	25.50		
John Deere 50G	1.00	@	35.04	35.04		
					4,496.13	Total Equipment

**Material:**

4" PxP Fernco	1.00	EA	53.65	53.65		
6" CxP Fernco	1.00	EA	116.65	116.65		
4"x6" Reducer	1.00	EA	29.95	29.95		
4"x4" Wye	1.00	EA	55.00	55.00		
4" Sch40 Pipe	50.00	FT	5.00	250.00		
6" SDR 26 Pipe	3.00	FT	11.70	35.10		
6" Clean Out Cap	1.00	EA	70.55	70.55		
Sackrete	4.00	EA	4.48	17.92		
Blocks	1.00	EA	2.12	2.12		
1" Clean Comm	7.99	Ton	19.65	157.00		
10# 1-5/8" T25 Torx Screw	1.00	EA	57.80	57.80		
5Gal Citrus Form Release	1.00	EA	70.68	70.68		
4'x8' - 3/4" CDX Plywood	4.00	EA	38.50	154.00		
5gal Stage 1	1.00	EA	99.35	99.35		

5/8/2026

J.C. Dillon, Inc.

Project Number: 90026719

Alum Bull Crete W/ 60" ALU	1.00	EA	29.00	29.00
Rubber FLT, Coarse Cell	1.00	EA	16.49	16.49
#2x20' Pencil Rod, 60GR 2 PCS	7.00	EA	0.86	6.02
1/4"x2-1/4" CONC Screws	1.00	EA	24.35	24.35
1/2"x8"-5' Nomaflex	10.00	EA	4.72	47.20
Hahn Ready Mix PP-2	1.00	LS	670.65	670.65
Hahn Ready Mix PP-2	1.00	LS	821.70	821.70
Hahn Ready Mix PP-2	1.00	LS	479.60	479.60
Topsoil	1.00	EA	40.00	40.00
Dump Truck Dump Fee	2.00	EA	50.00	100.00
Permits - Excavation & Plumbing	1.00	LS	110.00	110.00
Material Mark up 6.9%			0.07	242.52
				<b>3,757.30</b>
				<b>Total Material</b>

Subcontractors

	4/1/2026			
RC Iossi Equipment Haul	10.75	HR	153.50	1,650.13
J.L. Brady, Co.	1.00	LS	1806.00	1,806.00
Bi-State Barricades	1.00	LS	400.00	400.00
	4/29/2026			
RC Iossi Tandem Hauling	2.25	HR	118.50	266.63
Subs Mark up 5% or \$100.00				206.14
				<b>4,328.89</b>
				<b>Total Sub contractors</b>

Sub Total

**23,230.59** Sub Total

Bond Amount

23,230.59	@	0.0144	<b>334.52</b>	Bond Amount
			<b>0.10</b>	Bond Markup 10%
			<b>367.97</b>	<b>Total Bond</b>

**23,598.56** Total Invoice Due

Rock Island Account #		
505-705-430-538025-000-	SLRP 702564	\$23,598.56

# Memorandum



**To:** Rock Island City Council  
**From:** Mike Bartels, Director  
**Subject:** Report from the Public Works Department regarding payment #4 to Langman Construction, Rock Island, Illinois, for the Sidewalk and Pavement Patching Program in the amount of \$87,976.80.  
**Date:** June 8, 2026

---

## Introduction and Background Information:

Langman Construction Inc., Rock Island, IL, is due Payment #4 for the 2025/2026 Sidewalk and Pavement Patching Program (Project Numbers 2140 and 2411) for work performed from December 12, 2025 to May 18, 2026. The payment amount is \$87,976.80.

A detailed list of patch locations is attached.

## Previous Council Action (if any):

## Budget Impact:

Vendor: Langman Construction Inc., Rock Island, IL  
Payment Amount: \$87,976.80

### Accounts Chargeable:

Fund:	303	Capital Improvement-Street Impr	\$25,274.20
Department:	700	Municipal Services	
Division:	420	Street Maintenance & Repair	
Object:	538020	Street/Lot S/C	
Project:	702140	Street Repair Program	

Fund:	500	Water Operations Maintenance	\$53,423.10
Department:	705	Utilities	
Division:	428	WSTWTR Coll - Maintenance	
Object:	538020	Street/Lot S/C	
Project:	702140	Street Repair Program	

Fund:	505	Wastewater Operations Maintenance	\$3,875.00
Department:	705	Utilities	
Division:	428	WSTWTR Coll Maintenance	
Object:	538020	Street/Lot S/C	
Project:	702140	Street Repair Program	

Fund:	500	Water Operations Maintenance	\$5,404.50
Department:	705	Utilities	
Division:	430	Service Program	

Object: 538025 Infrastructure Maintenance  
Project: 702526 WSRP Water Service Repair Program

**Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

**Council Goal (if applicable):**

**Recommendation:**

The Public Works Department recommends that the City Council approve Payment #4 to Langman Construction Inc., Rock Island, Illinois, in the amount of \$87,976.80.

Submitted by: Michelle Martin, Manager

---

Approved by:



## Public Works Department / Engineering Division

PAY ESTIMATE NUMBER 2140 - 04  
FOR THE PERIOD FROM 12-12-25 to 05/18/26

Contractor: Langman Construction Inc.

May 19, 2026

**Project: 2025 / 2026 Sidewalk and Pavement Patching Program**

**Job Numbers: 2140; 2411**

Engineer: Robert Horton, P.E.

Inspector: John Pearson

	Contract Date	Contract Amount	Completion Date
ORIGINAL	4/14/2025	\$ 465,097.00	12/31/2025
REVISED	Extended 2026		12/31/2026

Item No.	Description	2026 Plan Quantity	Units	Unit Price	Scheduled Total	Completed To Date	Total
1	PCC Pavement Replacement, Type 1	10.0	Sq Yd	\$141.00	\$ 1,410.00	22.30	\$ 3,144.30
2	PCC Pavement Replacement, Type 2	20.0	Sq Yd	\$141.00	\$ 2,820.00	291.80	\$ 41,143.80
3	PCC Pavement Replacement, Type 3	20.0	Sq Yd	\$141.00	\$ 2,820.00	570.50	\$ 80,440.50
4	PCC Pavement Replacement, Type 4	1730.0	Sq Yd	\$141.00	\$ 243,930.00	5983.10	\$ 843,617.10
5	ACC Surface and PCC Base Course Replacement, Type 1	10.0	Sq Yd	\$174.00	\$ 1,740.00	0.00	\$ -
6	ACC Surface and PCC Base Course Replacement, Type 2	20.0	Sq Yd	\$174.00	\$ 3,480.00	26.00	\$ 4,524.00
7	ACC Surface and PCC Base Course Replacement, Type 3	20.0	Sq Yd	\$174.00	\$ 3,480.00	0.00	\$ -
8	ACC Surface and PCC Base Course Replacement, Type 4	40.0	Sq Yd	\$174.00	\$ 6,960.00	66.60	\$ 11,588.40
9	ACC Surface and Aggregate Base Course Replacement, Type 1	10.0	Sq Yd	\$75.00	\$ 750.00	0.00	\$ -
10	ACC Surface and Aggregate Base Course Replacement, Type 2	20.0	Sq Yd	\$75.00	\$ 1,500.00	0.00	\$ -
11	ACC Surface and Aggregate Base Course Replacement, Type 3	20.0	Sq Yd	\$75.00	\$ 1,500.00	0.00	\$ -
12	ACC Surface and Aggregate Base Course Replacement, Type 4	40.0	Sq Yd	\$75.00	\$ 3,000.00	49.00	\$ 3,675.00
13	Brick Pavement Replacement, Type 1	60.0	Sq Yd	\$155.00	\$ 9,300.00	0.00	\$ -
14	Brick Pavement Replacement, Type 2	85.0	Sq Yd	\$155.00	\$ 13,175.00	0.00	\$ -
15	Brick Pavement Replacement, Type 3	90.0	Sq Yd	\$155.00	\$ 13,950.00	0.00	\$ -
16	Brick Pavement Replacement, Type 4	360.0	Sq Yd	\$145.00	\$ 52,200.00	0.00	\$ -
17	PCC Curb and Gutter Replacement	400.0	LF	\$40.00	\$ 16,000.00	103.50	\$ 4,140.00
18	PCC Driveway Replacement	200.0	Sq Yd	\$100.00	\$ 20,000.00	322.70	\$ 32,270.00
19	PCC Pedestrian Curb Ramp Replacement	800.0	Sq Ft	\$20.00	\$ 16,000.00	584.20	\$ 11,684.00
20	PCC Sidewalk Replacement, 5"	1000.0	Sq Ft	\$14.00	\$ 14,000.00	9408.50	\$ 131,719.00
21	PCC Sidewalk Replacement (Special)	100.0	Sq Ft	\$15.00	\$ 1,500.00	0.00	\$ -
22	PCC Pavement Replacement, Textured, Colored	10.0	Sq Yd	\$200.00	\$ 2,000.00	0.00	\$ -
23	Castings, to be Adjusted	10	Each	\$500.00	\$ 5,000.00	15	\$ 7,500.00
24	Valve Box, to be Adjusted	10	Each	\$200.00	\$ 2,000.00	40	\$ 8,000.00
25	Domestic Water Service Box Operating Stem, With New Sleeve to be Adjusted	5	Each	\$150.00	\$ 750.00	5	\$ 750.00
26	Raceway	300.0	LF	\$5.00	\$ 1,500.00	0.00	\$ -
27	Tie Bars (3/4" Diameter)	1000	Each	\$2.00	\$ 2,000.00	2951	\$ 5,902.00
28	Dowel Bars (1-1/4" Diameter)	700	Each	\$0.01	\$ 7.00	0	\$ -
29	Geotechnical Fabric for Ground Stabilization	2700.0	Sq Yd	\$0.50	\$ 1,350.00	1234.42	\$ 617.21
30	Aggregate Base Course, Type A	820.0	Ton	\$15.00	\$ 12,300.00	624.12	\$ 9,361.80
31	Epoxy Pavement Marking - Line 4" and 6" (White or Yellow)	1050.0	LF	\$1.50	\$ 1,575.00	0.00	\$ -
32	Epoxy Pavement Marking - Letters and Symbols, (White or Yellow)	300.0	Sq Ft	\$7.00	\$ 2,100.00	0.00	\$ -
33	Traffic Detector Loop	200.0	Ft	\$25.00	\$ 5,000.00	0.00	\$ -
Total Cost of Construction					\$ 465,097.00		\$ 1,200,077.11

CHANGE ORDERS						
No.	Description	Quantity	Unit	Price	Amount	
1						
Total: \$						-



**Public Works Department / Engineering Division**

PAY ESTIMATE NUMBER 2140 - 04  
FOR THE PERIOD FROM 12-12-25 to 05/18/26

Contractor: Langman Construction Inc.

May 19, 2026

**Project: 2025 / 2026 Sidewalk and Pavement Patching Program**  
**Job Numbers: 2140; 2411**  
Engineer: Robert Horton, P.E.  
Inspector: John Pearson

	Contract Date	Contract Amount	Completion Date
ORIGINAL	4/14/2025	\$ 465,097.00	12/31/2025
REVISED	Extended 2026		12/31/2026

PREVIOUS PAYMENTS		
	Payment	Amount
	1	\$ 153,836.40
	2	\$ 435,153.06
	3	\$ 523,110.85
	4	
	5	
	6	
	7	
<b>Total:</b>		<b>\$ 1,112,100.31</b>

PAYMENT SUMMARY	
Total Amount of Work Completed to Date =	\$ 1,200,077.11
+ Change Orders =	\$ -
Total Amount Earned to Date =	\$ 1,200,077.11
Retained Percentage (0%) =	\$ -
Total amount Earned Less Retained Percentage =	\$ 1,200,077.11
- Total Previous Payments =	\$ 1,112,100.31
<b>TOTAL AMOUNT THIS PAYMENT =</b>	<b>\$ 87,976.80</b>

DIVISION OR PROGRAM	Account	Total Per Account
Utility Patching Program (MSD)	303-700-420-538020-702140	\$ 25,274.20
Utility Patching Program (Water)	500-705-428-538020-702140	\$ 53,423.10
Utility Patching Program (Sanitary)	505-705-428-538020-702140	\$ 3,875.00
Utility Patching Program (Storm)	510-705-429-538020-702140	\$ -
Brick Street Program	303-700-420-538020-702411	\$ -
SLRP	505-705-430-538025-702564	\$ -
WSRP	500-705-430-538025-702526	\$ 5,404.50
<b>TOTAL--&gt;</b>		<b>\$ 87,976.80</b>

The undersigned Contractor certifies that to the best of their knowledge, information and belief the Work Covered by this Payment Application has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous payments were issued and received from the City and that current payment shown herein is now due.

Contractor: **Langman Construction Inc.**

Noah Livermore 5/20/18  
Signature Date

Recommended for payment:  
Michael Kane 05/22/2026  
City Engineer Date

## Patch Location List

### Pay Estimate #4

<u>Loc.</u>	<u>Patch</u>	<u>Address</u>
<u>No.</u>	<u>No.</u>	
1	3	42nd St. @ 29th Ave.
2	53	1324 95th Ave. West
3	54	6th St. @ 12th Ave.
4	Added	3500 5th ave
5	Added	9th St / 24th Ave
6	Added	11th St / 51st Ave
7	Added	1313 14th St
8	Added	1327 14th St
9	4	1529 12th St.
10	6	524 6th St.
11	45	1500 9th St.
12	7	913 22 1/2 Ave.
13	13	1532 28th St.
14	14	3519 15th Ave.
15	15	2535 21st Ave.
16	21	4542 25th Ave.
17	22	3228 16th Ave.
18	23	2017 16th St.
19	39	2306 20th Ave.
20	40	2048 45th St.
21	41	9422 11th St. West
22	42	9417 11th St. West

## Memorandum



**To:** Rock Island City Council  
**From:** Mike Bartels, Director  
**Subject:** Report from the Public Works Department regarding payment to McClintock Trucking and Excavating, Silvis, Illinois, for an emergency sewer main repair at 4505 28th Avenue in the amount of \$35,683.85.

Motion: Motion to allow claims a through d.

RC Roll Call vote is needed.

**Date:** June 8, 2026

---

### Introduction and Background Information:

McClintock Trucking and Excavating, Inc is entitled to payment in the amount of \$35,683.85 for an emergency sewer main repair at 4505 28<sup>th</sup> Avenue. The work was completed between January 12 and January 16, 2026.

A larger excavator was required to do the work and subsequently a contractor with the proper equipment was hired. McClintock Trucking and Excavating, Inc. was selected on a rotational basis with other contractors.

### Previous Council Action (if any):

### Budget Impact:

Vendor: McClintock Trucking and Excavating, Inc., Silvis, IL  
Payment Amount: \$35,683.85

### Account Chargeable:

Fund: 505 Wastewater Operation & Maintenance  
Division: 705 Utilities Maintenance  
Cost Center: 438 Wastewater Collection Maintenance  
Object Code: 538025 Infrastructure Maintenance  
Project Code: 702158 Emergency Sanitary Sewer Repair

Requisition Number: 26000296

**Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

**Council Goal (if applicable):**

**Recommendation:**

The Public Works Department recommends that the City Council approve the payment to McClintock Trucking and Excavating, Inc., Silvis, IL in the amount of \$35,683.85.

Submitted by: Michelle Martin, Manager

---

Approved by:

**McClintock Trucking and Excavating, Inc.**



**Invoice**

Invoice Number	2415
Invoice Date	3/17/2026

Bill To: City of Rock Island  
1309 Mill St.

Re: 4505 28th Ave Rock Island  
Sewer Repair

Rock Island, IL 61201

Job No	Customer Job No	Customer PO	Payment Terms	Due Date
26-04			Net 30 Days	4/16/2026
Quantity	Description	U/M	Rate/Unit	Price

January 12-16, 2026- Labor, equipment and material used to repair sewer at 4505 28th Ave. Dug up and uncovered the leaking joint and the broken bell then replaced it with 8" pipe and ferncos. Poured concrete.

1.00 Labor Charges	LS	20,094.48	20,094.48
1.00 Equipment Charges	LS	7,747.78	7,747.78
1.00 Material Charges	LS	5,735.88	5,735.88
1.00 Subcontractor	LS	2,105.71	2,105.71

Subtotal	\$	35,683.85
Sales Tax (if applicable)	\$	0.00
<b>Total Due</b>	<b>\$</b>	<b>35,683.85</b>

*Thank you for your business!*

McClintock Trucking & Excavating, Inc.  
 Forced Account Bill for:  
 January 12-16, 2025

4505 28th Ave Rock Island (26-04)

	Total Hours	O.T.	Payroll Rate	OT Payroll Rate	Amount
	S.T.				
Operator	20		\$ 41.50	\$ 62.25	\$ 830.00
Driver	8		\$ 38.81	\$ 58.22	\$ 310.48
Operator Foreman	24	1	\$ 46.50	\$ 69.75	\$ 1,185.75
Operator	29.5	0.5	\$ 43.50	\$ 65.25	\$ 1,315.88
Laborer	24	0.5	\$ 36.81	\$ 55.22	\$ 911.05
Laborer	29.5	1	\$ 37.81	\$ 56.72	\$ 1,172.11
Operator *	8	0.5	\$ 43.50	\$ 65.25	\$ 380.63
Operator*	24	2	\$ 41.50	\$ 62.25	\$ 1,120.50
					<u>\$ 7,226.39</u>
<b>Frinze Benefits</b>					
Operator	20	hours @	\$ 42.35		\$ 847.00
Driver	8	hours @	\$ 25.67		\$ 205.36
Operator Foreman	25	hours @	\$ 25.67		\$ 641.75
Operator	30	hours @	\$ 42.35		\$ 1,270.50
Laborer	24.5	hours @	\$ 25.67		\$ 628.92
Laborer	30.5	hours @	\$ 25.67		\$ 782.94
Operator *	8.5	hours @	\$ 42.35		\$ 359.98
Operator	26	hours @	\$ 42.35		\$ 1,101.10
					<u>\$ 5,837.54</u>

			<b>Subtotals Labor</b>	<b>\$ 13,063.92</b>
35% of				<u>\$ 4,572.37</u>
			<b>Subtotals Labor</b>	<b>\$ 17,636.30</b>
Plus Workman's Compensation Ins.	0.06600	\$	7,226.39	\$ 476.94
Public & Property Damage Liability Ins. (Exclude Driver) *	0.06450	\$	5,685.10	\$ 366.69
Federal Unemployment Tax	0.06000	\$	7,226.39	\$ 433.58
State Unemployment Tax	0.07050	\$	7,226.39	\$ 509.46
Federal Social Security Tax	0.06200	\$	7,226.39	\$ 448.04
Total Payroll Additives				<u>\$ 2,234.71</u>
10% of				<u>\$ 223.47</u>
<b>Total Labor</b>				<u><b>\$ 20,094.48</b></u>

I hereby certify that the above statement is a copy of that portion that the rates shown for taxes and insurance are actual costs.

Signed \_\_\_\_\_ and \_\_\_\_\_

Equipment Expense	Total Hours	Rate	Amount
F350 Foreman	25	\$ 27.33	\$ 683.25
Tool Trailer	24	\$ 7.68	\$ 184.32
JD 135	24	\$ 133.51	\$ 3,204.24
T800 (Red)	25	\$ 63.25	\$ 1,581.25
Tag Trailer	7	\$ 11.69	\$ 81.83
Chop Saw	1	\$ 3.59	\$ 3.59
8x8 Ditch Box	11	\$ 8.67	\$ 95.37
135 Breaker	1	\$ 34.63	\$ 34.63
T800 (Grey)	8.5	\$ 63.25	\$ 537.63
Plate Compactor	2	\$ 6.54	\$ 13.08
2200 Generator	2	\$ 2.18	\$ 4.36
2" Pump	1	\$ 2.78	\$ 2.78
F450	8	\$ 45.45	\$ 363.60
F550	5.5	\$ 44.08	\$ 242.44
Skid Loader Trailer	2	\$ 8.16	\$ 16.32
50G	4	\$ 34.44	\$ 137.76
JD 310	9	\$ 62.37	\$ 561.33
<b>Total Equipment Expense</b>			<u><b>\$ 7,747.78</b></u>

Material Used	Qty	Unit	Unit Price	Amount
4" Concrete Block	4	EA	\$ 5.20	\$ 20.80
Shim	12	EA	\$ 2.50	\$ 30.00
Bag of Secrete	4	EA	\$ 14.13	\$ 56.52
1" Clean (Shop)	13	TN	\$ 37.00	\$ 481.00
Spoils	5	LDS	\$ 200.00	\$ 1,000.00
8" A2000	25	FT	\$ 12.79	\$ 319.75
8" Clay x 8" PVC Ferenco	4	EA	\$ 33.35	\$ 133.40
FA6	85.74	TN	\$ 8.50	\$ 728.79
CAG	26.93	TN	\$ 11.40	\$ 307.00
1" Clean	7.37	TN	\$ 19.65	\$ 144.82
18" x 3/4" Deformed Bar	26	EA	\$ 0.89	\$ 23.14
Concrete Blanket	4	EA	\$ 5.00	\$ 20.00
PV Redi-Mix	9.5	CY	\$ 181.37	\$ 1,722.50
<b>Subtotal Material</b>				<u><b>\$ 4,987.72</b></u>

Plus 15% \$ 748.16  
**Total Material** **\$ 5,735.88**

Subcontractor	Amount
K&D Cutting & Coring, Inc.	\$ 350.00
Selco	\$ 1,059.50
McClintock Plumbing	\$ 595.95
Subtotal Subcontractors	<u>\$ 2,005.45</u>

Plus 5% or \$100, Whichever is greater	\$ 100.27
Total Subcontractors	<u>\$ 2,105.72</u>

Affidavit

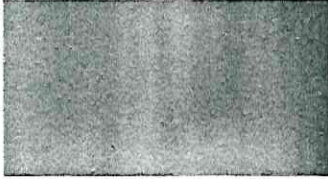
This is to certify the material entered on this force account bill:

Permit

Total Labor	\$ 20,094.48
Total Equipment Expense	\$ 7,747.78
Total Materials	\$ 5,735.88
Total Subcontractor	<u>\$ 2,105.72</u>
	\$ 35,683.85

By

By



## Memorandum



**To:** Rock Island City Council  
**From:** Mike Bartels, Director  
**Subject:** Report from the Public Works Department regarding payment to Brandt Construction, Milan, Illinois, for an emergency storm sewer repair at 3336 26th Street in the amount of \$28,253.83.

Motion: Motion to allow the claim.

RC Roll Call vote is needed.

**Date:** June 8, 2026

---

### Introduction and Background Information:

Brandt Construction Co. is entitled to payment in the amount of \$28,253.83 for an emergency storm sewer repair at 3336 26<sup>th</sup> Street. The work was performed March 9 through March 13, 2026.

A larger excavator was required to do the work and subsequently a contractor with the proper equipment was hired. Brandt Construction Co. was selected on a rotational basis with other contractors.

### Previous Council Action (if any):

### Budget Impact:

Vendor: Brandt Construction Co, Milan, IL

Payment Amount: \$28,253.83

### Account Chargeable:

Fund:	510	Stormwater Utility
Division:	705	Utilities Maintenance
Cost Center:	429	Storm Water Collection Maintenance
Object Code:	538025	Infrastructure Maintenance

Purchase Order Number: 20260233

**Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

**Council Goal (if applicable):**

**Recommendation:**

The Public Works Department recommends that the City Council approve the payment to Brandt Construction Co., Milan, Illinois, in the amount of \$28,253.83.

Submitted by: Michelle Martin, Manager

---

Approved by:





Brandt Construction Co.  
 700 W 4th Street  
 Millan, IL 61264  
 (815) 787-4644

28007 W.E. 03.14.26

Equipment Expense	SUN	MON	TUES	WED	THUR	FRI	SAT	Total Hours	Rate	Amount
2015 Ford F450 (65)	-	8:00	9:50	5:00	8:00	5:00	-	38.50	36.53	1,295.82
Spin Acs (718)	-	8:00	9:50	5:00	8:00	-	-	30.50	120.81	3,694.71
2011 Ford F450 (92)	-	5:00	9:50	5:00	8:00	-	-	27.50	35.92	971.50
Car Trailer (147)	-	-	9:50	5:00	-	-	-	14.50	3.14	45.53
Dump Trailer (266)	-	-	-	-	8:00	-	-	8.00	13.25	106.08
2000 Ford F450 (42)	-	-	-	-	2:00	-	-	2.00	38.53	73.10
Leopoldo Trailer (194)	-	-	-	-	5:00	-	-	7.00	5.42	37.94
CAT 289 Trak Loader (670)	-	-	-	-	8:00	-	-	13.00	50.19	652.53
CB18 Compressor (137)	-	-	-	-	-	1:00	-	1.00	41.16	41.16
2012 Kenworth (57)	-	2:00	-	-	-	-	-	3.00	97.99	278.97
Lending Lowboy (382)	-	2:00	-	-	1:00	-	-	3.00	25.89	77.67
Trench Box	-	-	5:50	5:00	-	-	-	11.50	20.00	230.00
<b>Total Equipment</b>								<b>144.50</b>		<b>\$1,075.75</b>

Material Used	5:00	6:15	7:30	8:45	10:00	11:15	12:30	13:45	15:00	16:15	17:30	18:45	19:00	20:15	21:30	22:45	24:00	Amount
Flammable Fill #2 (Hahn Reedy, Vhs)	5:00	6:15	7:30	8:45	10:00	11:15	12:30	13:45	15:00	16:15	17:30	18:45	19:00	20:15	21:30	22:45	24:00	773.55
CA7 (Mill Creek Mining)	5:15	6:30	7:45	9:00	10:15	11:30	12:45	14:00	15:15	16:30	17:45	19:00	20:15	21:30	22:45	24:00	164.70	
Subtotal, material	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	938.25
Plus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	140.74
<b>Total Material</b>																		<b>\$ 1,078.99</b>

Other Expenses	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	24:00	Amount
Lowwell Fence	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	24:00	920.00
A & B Hardware	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	24:00	62.96
Utility Equipment	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	24:00	972.54
White Cap	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	24:00	75.92
Traffic Control	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	24:00	500.00
Dump Fee	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	24:00	150.00
Subtotal, other expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,681.42
Plus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	402.21
<b>Total Other Expense</b>																									<b>\$ 3,083.63</b>

SUMMARY

Total Labor	\$	15,930.95
Total Equipment	\$	8,075.75
Total Materials	\$	1,078.99
Total Other Expense	\$	3,083.63
Bond 0.30%	\$	84.51
<b>Total Bill</b>	<b>\$</b>	<b>28,253.83</b>

Approved: \_\_\_\_\_ Resident  
 Approved: \_\_\_\_\_ District Engineer

# Memorandum



**To:** Rock Island City Council  
**From:** Mike Bartels, Director  
**Subject:** Report from the Public Works Department regarding authorization for an emergency purchase from Martin Equipment, Rock Island, Illinois, for a 2026 John Deere 320G backhoe in the amount of \$165,370.00.  
**Date:** June 8, 2026

---

## Introduction and Background Information:

The Public Works Department/Fleet Services Division is requesting approval for the emergency purchase of a 2026 John Deere 320G backhoe, including the jack hammer attachment, to replace the Department's existing 2005 John Deere 710G.

The current 2005 unit has reached the end of its useful service life and has experienced increasing mechanical issues, resulting in higher maintenance costs, reduced reliability, and increased downtime. Due to the age and condition of the equipment, repairs have become more frequent and costly, while replacement parts are becoming more difficult to obtain. The continued operation of this unit creates concerns regarding operational efficiency, employee productivity, and the Department's ability to respond promptly to emergency utility repairs, street maintenance, and other critical public works functions.

The replacement backhoe is considered essential equipment for daily operations and emergency response activities. The new 2026 John Deere 320G will provide improved reliability, enhanced operator safety features, greater fuel efficiency, and reduced maintenance expenses. The included jack hammer attachment is necessary for concrete and pavement removal associated with water main breaks, sewer repairs, street repairs, and other infrastructure maintenance projects performed by Public Works staff.

Pricing for the new Backhoe was obtained through the cooperative purchase contract Sourcewell ID 011723-JDC. The Backhoe will be purchased from Martin Equipment, Rock Island, IL in the amount of \$165,370.00.

## Previous Council Action (if any):

### Budget Impact:

Vendor: Martin Equipment, Rock Island, Illinois  
Payment Amount: \$165,370.00

### Account Chargeable:

Fund: 605 Fleet Amortization  
Division: 710 Fleet Services

Cost Center: 433 Fleet Replacement  
Object Code: 564015 Motor Vehicles

Requisition Number: 26000342

**Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

**Council Goal (if applicable):**

**Recommendation:**

The Public Works Department recommends the City Council authorize the purchase of the 2026 John Deere 320G Backhoe from Martin Equipment, Rock Island, IL in the amount of \$165,370.00.

Submitted by: Michelle Martin, Manager

---

Approved by:



3720 85th Avenue West  
 Rock Island, IL 61201  
 T: (309) 787-6108  
 F: (309) 787-1983

Quote Issued To: CITY OF ROCK ISLAND  
 PARTS / GARAGE  
 ROCK ISLAND IL 61201  
 3097322000  
 Quote Issued By: Brad Franks

**QUOTATION**

Quote #: 1016609  
 Issue Date: 5/11/2026  
 Expire Date: 6/10/2026

**ITEMS LISTED FOR SALE**

Item #	Year	Make	Model	Serial #	Hours	Quoted Sale Price
	2026	John Deere	320 P-Tier Backhoe Loader			
			WB 30" TOOTH BUCKET W FRT			
			3 YR / 2K HR PT& H			

**Description**

WB 30" TOOTH BUCKET  
 JDLink™  
 John Deere 4.5L - FT4/Stage IV  
 Level 2 Cab (cab w heat &ac, led work lights and air suspension seat)  
 Level 1 Performance Package ( 4x4, boom protection plate and stabilizer guards)  
 Autoshift Transmission - Mechanical Front Wheel Drive (MFWD) with Limited Slip Differential  
 Two-Function Loader Hydraulics, Single Lever  
 JD 92" GP BUCKET 1.39 YARDS  
 Deere Standard Quick Coupler - Less Thumb  
 24 in. (611 mm.) Heavy-Duty Bucket, 6.9 cu. ft. (0.20 cu. m.)  
 LED 4-Corner Beacon Lights  
 Diagnostic Oil Sampling Ports  
 Premium Package Radio  
 Dual Batteries with Disconnect and Jump Post  
 Engine Coolant Heater  
 Auto Ride Control  
 Pilot Controls, Two Lever, with Pattern Selection  
 Galaxy 21L-24 12PR Rear & 12.5/80-18 10PR Front





3720 85th Avenue West  
 Rock Island, IL 61201  
 T: (309) 787-6108  
 F: (309) 787-1983

**Description**

Extendible Dipperstick  
 Auxiliary Hydraulics with One & Two Way Flow (Hammer & Thumb/Swinger)  
 1250 lb. (567 kg.) Front Counterweight

**NOTES**

---

**QUOTE SUMMARY**

---

<b>Total Sale price:</b>	\$142,570.00
<b>Total Trade Allowance:</b>	\$0.00
<hr/>	
<b>Subtotal:</b>	\$142,570.00
<b>Sales Tax:</b>	\$0.00
<b>Rent Applied:</b>	\$0.00
<b>Cash with Order:</b>	\$0.00
<b>Document Fee:</b>	\$0.00
<hr/>	
<b>TOTAL:</b>	\$142,570.00

**Acceptance Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

*All quotations contingent upon strikes, delays, and conditions beyond our control. Prices subject to change with or without notice.  
 All prices are subject to expiration of any current sales programs and incentives.*





3720 85th Avenue West  
 Rock Island, IL 61201  
 T: (309) 787-6108  
 F: (309) 787-1983

Quote Issued To: CITY OF ROCK ISLAND  
 RENTALS: WATER / STREETS  
 ROCK ISLAND IL 61201  
 3097322261  
 Quote Issued By: Brad Franks

**QUOTATION**

Quote #: 1016317  
 Issue Date: 5/11/2026  
 Expire Date: 5/24/2026

**ITEMS LISTED FOR SALE**

Item #	Year	Make	Model	Serial #	Hours	Quoted Sale Price
	2026	NPK	PH4			
<b>Description</b>						
NPK PH4 HAMMER						
BRACKET TO FIT PH4 AND MOUNT TO JOHN DEERE 320 P						

**NOTES**

**QUOTE SUMMARY**

Total Sale price:	\$22,800.00
Total Trade Allowance:	\$0.00
<hr/>	
Subtotal:	\$22,800.00
Sales Tax:	\$0.00
Rent Applied:	\$0.00
Cash with Order:	\$0.00
Document Fee:	\$0.00
<hr/>	
<b>TOTAL:</b>	<b>\$22,800.00</b>

Acceptance Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*All quotations contingent upon strikes, delays, and conditions beyond our control. Prices subject to change with or without notice.  
 All prices are subject to expiration of any current sales programs and incentives.*



## Memorandum



**To:** Rock Island City Council  
**From:** Mike Bartels, Director  
**Subject:** Report from the Public Works Department requesting authorization to outfit four 2026 Ford F-350 Super Duty Cab and Chassis pickups with dump boxes from Monroe Truck Equipment, Monroe, Wisconsin, in the amount of \$72,064.00.  
**Date:** June 8, 2026

---

### Introduction and Background Information:

The Public Works Department/Fleet Services Division purchased four (4) 2026 Ford F-350 Super Duty Cab & Chassis pickups from [Sexton Ford](#). The vehicles were not equipped with dump boxes at the time of purchase. Pricing was obtained through the cooperative purchasing contract, Sourcewell Contract #062222-AEB-1.

The dump box outfitting will be completed by [Monroe Truck Equipment](#), located in Monroe, Wisconsin, at a total cost of \$72,064.00.

### Previous Council Action (if any):

#### Budget Impact:

Vendor: Monroe Truck Equipment, Monroe, WI  
Vendor Number: 00658  
Payment Amount: \$72,064.00

#### Account Chargeable:

Fund: 605 Fleet Amortization  
Division: 710 Fleet Services  
Cost Center: 433 Fleet Replacement  
Object Code: 64015 Motor Vehicles

Requisition Number: 26000341

**Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

**Council Goal (if applicable):**

**Recommendation:**

The Public Works Department requests City Council authorization to approve Monroe Truck Equipment, through Sourcewell Contract #062222-AEB-1, to outfit four (4) 2026 Ford F-350 Super Duty Cab and Chassis vehicles in the amount of \$72,064.00.

Submitted by: Michelle Martin, Manager

---

Approved by:



1051 W 7th Street  
 Monroe, WI 53566  
 Sales Rep: Rick Nafzger  
 Ph: (608) 558-0285  
 www.MonroeTruck.com

J.O. #

Quotation ID: 9KB2000537  
 Date: 5/19/2026  
 Valid thru: 6/18/2026  
 Terms: NET 30  
 Quoted by: Kevin Book  
 Ph/Fax: 608-329-8158 /

**Quoted to:**  
 ROCK ISLAND,CITY OF (ATTN: RYAN VIDMAR)  
 1528 3RD AVE  
 ROCK ISLAND, IL 61201  
 Ph: 309-732-2119 / Fax: 309-732-2055  
 Email:



**Chassis Information**

<b>Year:</b> 2024	<b>Make:</b> FORD	<b>Model:</b> F-350	<b>Chassis Color:</b>	<b>Cab Type:</b> REGULAR
<b>Single/Dual:</b> DRW	<b>CA:</b> 60.0	<b>CT:</b> -1.0	<b>Wheelbase:</b> 145.0	<b>Engine:</b> GAS
			<b>F.O. Number #:</b>	<b>Vin:</b>

Monroe Truck Equipment, Inc. is pleased to offer the following quote for your review:

Description	Amount
-------------	--------

**9', MTE D-SERIES, STAINLESS STEEL, 3-4 YD CAPACITY, RIGID SIDE, DUMP BODY**  
 - 10 GA. FLOOR, 10 GA. SIDES & ENDS, 16" H DOUBLE WALL SIDES, 22" H TAILGATE  
 - 45,000 PSI YIELD STRENGTH STAINLESS STEEL FLOOR, SIDES & ENDS  
 - HEAVY DUTY FRONT BULKHEAD WITH TAPERED LASER CUT WINDOW & INTEGRAL 12" TAPERED CAB SHIELD  
 - INTERNAL DIRT SHEDDING TOP RAILS & TAILGATE  
 - WESTERN-STYLE UNDERSTRUCTURE WITH 10 GAUGE LONG-MEMBERS  
 - SINGLE-LEVER RELEASE, QUICK DROP TAILGATE  
 - INSTALL FACTORY BACKUP CAMERA - GREATER THAN 10,000 GVW (MUST COME FROM FACTORY LOOSE - DOES NOT COVER CAMERA THAT WAS REMOVED BY CUSTOMER & SENT LOOSE)  
 - L.E.D. FMVSS108 LIGHTS & REFLECTORS  
 - BACKUP ALARM  
 - RUBBER REAR FLAPS  
 - UNDERCOATED

**HOIST**  
 - ELECTRIC SUB-FRAME HOIST  
 - DOUBLE ACTING  
 - BODY PROP

**TOWING**  
 - 2-1/2" RECEIVER IN 1/2" PLATE  
 - 1800 TONGUE CAPACITY / 18,000 TOWING CAPACITY  
 - 7-WAY RV STYLE TRAILER PLUG

**LIGHTS AND ELECTRICAL**  
 - (2) VTX609A STROBES IN FRONT GRILLE  
 - (2) VTX609A STROBES ON REAR CORNER POST ABOVE STOP/TAIL/TURN LIGHTS  
 - WHELEN R1LPPA MINI LIGHT BAR ON SELF LEVELING BRACKET

Quote Total: \$18,016.00

**\*\* NOTICE: We are closely monitoring the tariff situation very carefully. Aebi Schmidt North America and its Monroe brand manufacture products in the United States, so the direct impact of current tariffs will be moderate. Although we make significant efforts to source components domestically, this is not always feasible. At this time, we cannot predict the potential cost increases that may arise through our supply chain or from further tariffs. We understand that this may raise concerns, and we want to assure you that we are working hard to minimize any impact on our customers and if cost increases need to be applied to existing or future orders, we will discuss these changes with our customers upfront.**

**Terms & Conditions**

- Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.
- State and Federal taxes will be added where applicable. **Out-of-state municipal entities may be subject to Wisconsin sales tax.**
- Restocking fees may be applicable for cancelled orders.
- MTE is not responsible or liable for equipment that does not meet local/state regulations if those laws are not made known at time of order.

By signing and accepting this quote, the customer agrees to the terms listed above and has confirmed that all chassis information listed above is accurate to chassis specs.

<b>Re-Assign (Required for all pool units):</b> <input type="checkbox"/> Fleet <input type="checkbox"/> Retail	<b>MSO/MCO (ONLY check if legally required):</b> <input type="checkbox"/> MCO <input type="checkbox"/> MSO
<b>Customer Signature:</b>	<b>Customer P.O. Number:</b> <span style="float: right;"><b>Date of Acceptance:</b></span>



# Memorandum



**To:** Rock Island City Council  
**From:** Mike Bartels, Director  
**Subject:** Report from the Public Works Department regarding the purchase of water distribution supplies from various vendors in the amount of \$110,310.00.  
**Date:** June 8, 2026

---

## Introduction and Background Information:

The Public Works Department, Utilities Maintenance Division, opened bids on May 6, 2026 for the yearly purchase of their primary water distribution system parts and appurtenances. There were five parts categories open for bid with the winner of each category listed below. The bid tabulations for all bidders in each category is also attached. The low bids as described below have been reviewed and determined to be in compliance with the specifications and requirements of the City.

Category 1	5 ¼" Dry Barrel Fire Hydrants	Schulte Supply, Inc. Edwardsville, IL	\$110,310.00
Category 2	Cut-In Gate Valves (RSGVs)	Utility Equipment Co. Bettendorf, IA	\$100,070.00
Category 3	Two-Bolt Wide Range Couplings	Ferguson Waterworks DeKalb, IL	\$49,739.03
Category 4	Stainless Steel Water Main Repair Clamps	Zimmer & Francescon, Inc. Moline, IL	\$12,266.56
Category 5	Mechanical Joint Restraining Glands	QC WinWater Eldridge, IA	\$20,358.00

## Previous Council Action (if any):

### Budget Impact:

Vendor: Schulte Supply, Inc., Edwardsville, IL  
Payment Amount: \$110,310.00  
Account Chargeable:  
Fund: 500 Water  
Division: 705 Utilities  
Cost Center: 428 Water Distribution Maintenance  
Object Code: 523010 Plumbing Supplies  
Requisition Number: 26000324

Vendor: Utility Equipment Co., Bettendorf, IA  
Payment Amount: \$100,070.00  
Account Chargeable:  
Fund: 500 Water  
Division: 705 Utilities  
Cost Center: 428 Water Distribution Maintenance  
Object Code: 523010 Plumbing Supplies  
Requisition Number: 26000325

Vendor: Ferguson Waterworks, DeKalb, IL  
Payment Amount: \$49,739.03  
Account Chargeable:  
Fund: 500 Water  
Division: 705 Utilities  
Cost Center: 428 Water Distribution Maintenance  
Object Code: 523010 Plumbing Supplies  
Requisition Number: 26000326

Vendor: Zimmer & Francescon, Inc., Moline, IL  
Payment Amount: \$12,266.56  
Account Chargeable:  
Fund: 500 Water  
Division: 705 Utilities  
Cost Center: 428 Water Distribution Maintenance  
Object Code: 523010 Plumbing Supplies  
Requisition Number: 26000327

Vendor: QC WinWater, Eldridge, IA  
Payment Amount: \$20,358.00  
Account Chargeable:  
Fund: 500 Water  
Division: 705 Utilities  
Cost Center: 428 Water Distribution Maintenance  
Object Code: 523010 Plumbing Supplies  
Requisition Number: 26000328

**Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

**Council Goal (if applicable):**

**Recommendation:**

The Public Works Department recommends that the City Council approve the low bids for

utility supplies and authorize the purchases.

Submitted by: Michelle Martin, Manager

---

Approved by:

## CY 2026 Bid Tabulation for Cut-In Resilient Seated Gate Valves (RSGVs)

City of Rock Island Public Works Department  
 Utilities Maintenance Division  
 1309 Mill ST  
 Rock Island, IL 61201  
 Bid Date: May 6<sup>th</sup>, 2026

SIZE	ITEM DESCRIPTION	QTY	Utility Equipment Co. Bettendorf, IA		Ferguson Waterworks DeKalb, IL		Zimmer & Francescon, Inc. Moline, IL		QC WinWater Eldridge, IA	
			PRICE PER UNIT	TOTAL	PRICE PER UNIT	TOTAL	PRICE PER UNIT	TOTAL	PRICE PER UNIT	TOTAL
4"	MJ O/L Cut-In RSGV w/Accessories	4	\$1,140.00	\$4,560.00	\$916.48	\$3,665.92	\$1,177.25	\$4,709.00	\$1,692.00	\$6,768.00
6"	MJ O/L Cut-In RSGV w/Accessories	24	\$1,550.00	\$37,200.00	\$1,174.06	\$28,177.44	\$1,601.88	\$38,445.12	\$2,248.00	\$53,952.00
8"	MJ O/L Cut-In RSGV w/Accessories	4	\$2,400.00	\$9,600.00	\$1,785.38	\$7,141.52	\$2,483.73	\$9,934.92	\$3,463.00	\$13,852.00
10"	MJ O/L Cut-In RSGV w/Accessories	2	\$3,560.00	\$7,120.00	\$2,766.64	\$5,533.28	\$3,676.19	\$7,352.38	\$5,116.00	\$10,232.00
16"	MJ O/L RSGV w/Accessories	2	\$8,995.00	\$17,990.00	\$10,796.32	\$21,592.64	\$9,623.60	\$19,247.20	\$10,427.00	\$20,854.00
20"	MJ O/L Butterfly Valve	2	\$4,900.00	\$9,800.00	\$7,631.46	\$15,262.92	\$7,919.74	\$15,839.48	\$13,954.00	\$27,908.00
24"	MJ O/L Butterfly Valve	2	\$6,900.00	\$13,800.00	\$10,706.89	\$21,413.78	\$11,274.05	\$22,548.10	\$23,785.00	\$47,570.00
<b>TOTAL BASE BID</b>				\$100,070.00		\$102,787.50		\$118,076.20		\$181,136.00
<b>FREIGHT/SHIPPING</b>				\$0.00		\$0.00		\$0.00		\$0.00
<b>TOTAL BID AMOUNT</b>				\$100,070.00		\$102,787.50		\$118,076.20		\$181,136.00
<b>WATER VALVE MAKE &amp; MODEL</b>				Kennedy 7571 and 7576		American Flow Control and M&H Valve		Clow F6111 and GA Industries 800 Series		Clow F6100 & F6111

SIZE	ITEM DESCRIPTION	QTY	USA BlueBook Waukegan, IL	
			PRICE PER UNIT	TOTAL
4"	MJ O/L Cut-In RSGV w/Accessories	4	\$650.70	\$2,602.80
6"	MJ O/L Cut-In RSGV w/Accessories	24	\$1,017.40	\$24,417.60
8"	MJ O/L Cut-In RSGV w/Accessories	4	\$1,683.35	\$6,733.40
10"	MJ O/L Cut-In RSGV w/Accessories	2	\$2,289.45	\$4,578.90
16"	MJ O/L RSGV w/Accessories	2	\$10,312.12	\$20,624.24
20"	MJ O/L Butterfly Valve	2	\$17,099.33	\$34,198.66
24"	MJ O/L Butterfly Valve	2	\$26,576.43	\$53,152.86
<b>TOTAL BASE BID</b>				\$146,308.46
<b>FREIGHT/SHIPPING</b>				\$0.00
<b>TOTAL BID AMOUNT</b>				\$146,308.46
<b>WATER VALVE MAKE &amp; MODEL</b>				Unclear/not specified in the received bid document.

## CY 2026 BID TABULATION for 5<sup>1/4</sup>" Dry Barrel Fire Hydrants

City of Rock Island Public Works Department

Utilities Maintenance Division

1309 Mill ST

Rock Island, IL 61201

Bid Date: May 6<sup>th</sup>, 2026

HYDRANT BURY	ITEM DESCRIPTION	QTY	Schulte Supply, Inc. Edwardsville, IL		QC WinWater, Inc. Eldridge, IA		Ferguson Waterworks, Inc. DeKalb, IL		Zimmer & Francescon, Inc. Moline, IL	
			PRICE PER UNIT	TOTAL	PRICE PER UNIT	TOTAL	PRICE PER UNIT	TOTAL	PRICE PER UNIT	TOTAL
4'6"	6" MJ 5 1/4" Dry Barrel Fire Hydrant	1	\$3,120.00	\$3,120.00	\$3,405.00	\$3,405.00	\$3,398.66	\$3,398.66	\$3,441.26	\$3,441.26
5'	6" MJ 5 1/4" Dry Barrel Fire Hydrant	5	\$3,190.00	\$15,950.00	\$3,481.00	\$17,405.00	\$3,475.87	\$17,379.35	\$3,519.31	\$17,596.55
5'6"	6" MJ 5 1/4" Dry Barrel Fire Hydrant	7	\$3,260.00	\$22,820.00	\$3,558.00	\$24,906.00	\$3,563.92	\$24,947.44	\$3,597.95	\$25,185.65
6'	6" MJ 5 1/4" Dry Barrel Fire Hydrant	9	\$3,330.00	\$29,970.00	\$3,635.00	\$32,715.00	\$3,641.36	\$32,772.24	\$3,676.00	\$33,084.00
6'6"	6" MJ 5 1/4" Dry Barrel Fire Hydrant	4	\$3,400.00	\$13,600.00	\$3,712.00	\$14,848.00	\$3,707.47	\$14,829.88	\$3,754.05	\$15,016.20
7'	6" MJ 5 1/4" Dry Barrel Fire Hydrant	2	\$3,470.00	\$6,940.00	\$3,788.00	\$7,576.00	\$3,784.68	\$7,569.36	\$3,832.11	\$7,664.22
7'6"	6" MJ 5 1/4" Dry Barrel Fire Hydrant	4	\$3,540.00	\$14,160.00	\$3,865.00	\$15,460.00	\$3,861.88	\$15,447.52	\$3,910.15	\$15,640.60
9'	6" MJ 5 1/4" Dry Barrel Fire Hydrant	1	\$3,750.00	\$3,750.00	\$4,094.00	\$4,094.00	\$4,093.49	\$4,093.49	\$4,144.31	\$4,144.31
<b>TOTAL BASE BID</b>			\$110,310.00		\$120,409.00		\$120,437.94		\$121,772.79	
<b>FREIGHT/SHIPPING</b>			\$0.00		\$0.00		\$0.00		\$0.00	
<b>TOTAL BID AMOUNT</b>			<b>\$110,310.00</b>		<b>\$120,409.00</b>		<b>\$120,437.94</b>		<b>\$121,772.79</b>	
<b>FIRE HYDRANT MAKE &amp; MODEL</b>			<b>Kennedy K-81D</b>		<b>Clow Medallion F2545</b>		<b>Waterous Pacer WB67</b>		<b>Clow Medallion F2545</b>	

HYDRANT BURY	ITEM DESCRIPTION	QTY	Utility Equipment Co. Bettendorf, IA		Core & Main, Inc. Washington, IL		USA BlueBook Waukegan, IL	
			PRICE PER UNIT	TOTAL	PRICE PER UNIT	TOTAL	PRICE PER UNIT	TOTAL
4'6"	6" MJ 5 1/4" Dry Barrel Fire Hydrant	1	\$3,453.00	\$3,453.00	\$3,430.00	\$3,430.00	\$3,676.45	\$3,676.45
5'	6" MJ 5 1/4" Dry Barrel Fire Hydrant	5	\$3,530.00	\$17,650.00	\$3,500.00	\$17,500.00	\$3,695.45	\$18,477.25
5'6"	6" MJ 5 1/4" Dry Barrel Fire Hydrant	7	\$3,608.00	\$25,256.00	\$3,585.00	\$25,095.00	\$3,714.45	\$26,001.15
6'	6" MJ 5 1/4" Dry Barrel Fire Hydrant	9	\$3,685.00	\$33,165.00	\$3,663.00	\$32,967.00	\$3,828.45	\$34,456.05
6'6"	6" MJ 5 1/4" Dry Barrel Fire Hydrant	4	\$3,763.00	\$15,052.00	\$3,808.00	\$15,232.00	\$4,046.93	\$16,187.72
7'	6" MJ 5 1/4" Dry Barrel Fire Hydrant	2	\$3,840.00	\$7,680.00	\$3,955.00	\$7,910.00	\$4,596.51	\$9,193.02
7'6"	6" MJ 5 1/4" Dry Barrel Fire Hydrant	4	\$3,918.00	\$15,672.00	\$4,099.00	\$16,396.00	\$4,952.06	\$19,808.24
9'	6" MJ 5 1/4" Dry Barrel Fire Hydrant	1	\$4,150.00	\$4,150.00	\$4,711.00	\$4,711.00	\$5,955.48	\$5,955.48
<b>TOTAL BASE BID</b>			\$122,078.00		\$123,241.00		\$133,755.36	
<b>FREIGHT/SHIPPING</b>			\$0.00		\$0.00		\$0.00	
<b>TOTAL BID AMOUNT</b>			<b>\$122,078.00</b>		<b>\$123,241.00</b>		<b>\$133,755.36</b>	
<b>FIRE HYDRANT MAKE &amp; MODEL</b>			<b>Kennedy K-81D</b>		<b>Mueller Super Centurion</b>		<b>United FireFlo F-06</b>	

## CY 2026 Bid Tabulation for Mechanical Joint Restraining Glands

City of Rock Island Public Works Department  
 Utilities Maintenance Division  
 1309 Mill ST  
 Rock Island, IL 61201  
 Bid Date: May 6<sup>th</sup>, 2026

SIZE	ITEM DESCRIPTION	QTY	QC WinWater Eldridge, IA		Ferguson Waterworks DeKalb, IL		Utility Equipment Co. Bettendorf, IA		Zimmer & Francescon, Inc. Moline, IL	
			PRICE PER UNIT	TOTAL	PRICE PER UNIT	TOTAL	PRICE PER UNIT	TOTAL	PRICE PER UNIT	TOTAL
3"	MJ Restraining Gland w/Accessories	6	\$37.00	\$222.00	\$46.03	\$276.18	\$51.00	\$306.00	\$56.23	\$337.38
4"	MJ Restraining Gland w/Accessories	10	\$39.00	\$390.00	\$50.11	\$501.10	\$56.00	\$560.00	\$61.08	\$610.80
6"	MJ Restraining Gland w/Accessories	75	\$48.00	\$3,600.00	\$63.71	\$4,778.25	\$64.00	\$4,800.00	\$72.66	\$5,449.50
8"	MJ Restraining Gland w/Accessories	30	\$64.00	\$1,920.00	\$83.74	\$2,512.20	\$87.00	\$2,610.00	\$98.75	\$2,962.50
10"	MJ Restraining Gland w/Accessories	14	\$90.00	\$1,260.00	\$121.58	\$1,702.12	\$123.00	\$1,722.00	\$140.18	\$1,962.52
12"	MJ Restraining Gland w/Accessories	20	\$121.00	\$2,420.00	\$158.94	\$3,178.80	\$161.00	\$3,220.00	\$184.67	\$3,693.40
20"	MJ Restraining Gland w/Accessories	6	\$397.00	\$2,382.00	\$409.47	\$2,456.82	\$475.00	\$2,850.00	\$604.62	\$3,627.72
20"	MJ Restraining Gland for Steel Pipe	6	\$576.00	\$3,456.00	\$433.57	\$2,601.42	\$687.00	\$4,122.00	\$940.62	\$5,643.72
24"	MJ Restraining Gland for Steel Pipe	6	\$718.00	\$4,308.00	\$542.28	\$3,253.68	\$864.00	\$5,184.00	\$1,027.29	\$6,163.74
<b>TOTAL BASE BID</b>			\$19,958.00		\$21,260.57		\$25,374.00		\$30,451.28	
<b>FREIGHT/SHIPPING</b>			\$400.00		\$0.00		\$0.00		\$0.00	
<b>TOTAL BID AMOUNT</b>			\$20,358.00		\$21,260.57		\$25,374.00		\$30,451.28	
<b>RESTRAINING GLAND MAKE &amp; MODEL</b>			Romac RomaGrip & EBAA Iron		EBAA Iron Series 1100		StarGrip Series 3000		Sigma Domestic	

SIZE	ITEM DESCRIPTION	QTY	USA BlueBook Waukegan, IL	
			PRICE PER UNIT	TOTAL
3"	MJ Restraining Gland w/Accessories	6	\$60.75	\$364.50
4"	MJ Restraining Gland w/Accessories	10	\$75.00	\$750.00
6"	MJ Restraining Gland w/Accessories	75	\$104.45	\$7,833.75
8"	MJ Restraining Gland w/Accessories	30	\$114.90	\$3,447.00
10"	MJ Restraining Gland w/Accessories	14	\$166.20	\$2,326.80
12"	MJ Restraining Gland w/Accessories	20	\$170.95	\$3,419.00
20"	MJ Restraining Gland w/Accessories	6	\$247.04	\$1,482.24
20"	MJ Restraining Gland for Steel Pipe	6	\$0.00	\$0.00
24"	MJ Restraining Gland for Steel Pipe	6	\$0.00	\$0.00
<b>TOTAL BASE BID</b>			\$19,623.29	
<b>FREIGHT/SHIPPING</b>			\$400.00	
<b>TOTAL BID AMOUNT</b>			\$20,023.29	
<b>RESTRAINING GLAND MAKE &amp; MODEL</b>			Incomplete bid: no manufacturer provided and glands for 20" and 24" pipe do not meet specifications	

## CY 2026 Bid Tabulation for Stainless Steel Water Main Repair Clamps

Utilities Maintenance Division  
 1309 Mill ST  
 Rock Island, IL 61201  
 Bid Date: May 8<sup>th</sup>, 2026

		<b>Zimmer &amp; Francescon Moline, IL</b>	<b>Core &amp; Main, Inc. Washington, IL</b>	<b>Utility Equipment Co. Bettendorf, IA</b>	<b>Ferguson Waterworks DeKalb, IL</b>	<b>Schulte Supply, Inc. Edwardsville, IL</b>	<b>QC WinWater Eldridge, IA</b>	<b>USA BlueBook Waukegan, IL</b>
<b>ITEM DESCRIPTION</b>	<b>QUANTITY ORDERED</b>	<b>AMOUNT BID FOR FULL QUANTITY</b>	<b>AMOUNT BID FOR FULL QUANTITY</b>	<b>AMOUNT BID FOR FULL QUANTITY</b>	<b>AMOUNT BID FOR FULL QUANTITY</b>	<b>AMOUNT BID FOR FULL QUANTITY</b>	<b>AMOUNT BID FOR FULL QUANTITY</b>	<b>AMOUNT BID FOR FULL QUANTITY</b>
<b>Stainless Steel Single Band and Multi-Band Water Main Repair Clamps</b>	<b>122 Clamps of various sizes.</b>	122 repair clamps	122 repair clamps	122 repair clamps	122 repair clamps	122 repair clamps	122 repair clamps	122 repair clamps
<b>TOTAL BASE BID</b>		\$ 12,266.56	\$ 13,020.00	\$ 13,288.00	\$ 13,394.77	\$ 14,184.00	\$ 15,729.00	\$ 31,448.86
<b>FREIGHT/SHIPPING</b>		\$ -	\$ -	.	\$ -	\$ -	\$ -	\$ -
<b>TOTAL BID AMOUNT</b>		\$ 12,266.56	\$ 13,020.00	\$ 13,288.00	\$ 13,394.77	\$ 14,184.00	\$ 15,729.00	\$ 31,448.86
<b>REPAIR CLAMP BRAND</b>		<b>Powerseal</b>	<b>Smith-Blair</b>	<b>Smith-Blair</b>	<b>Smith-Blair</b>	<b>Ford Meter Box</b>	<b>JCM Industries</b>	<b>Powerseal</b>

**CY 2026 BID TABULATION for Two-Bolt Wide Range Couplings**

City of Rock Island Public Works Department  
 Utilities Maintenance Division  
 1309 Mill ST  
 Rock Island, IL 61201  
 Bid Date: May 6<sup>th</sup>, 2026

COUPLING SIZE	ITEM DESCRIPTION	QTY	Ferguson Waterworks Dekalb, IL		Zimmer & Francescon, Inc. Moline, IL		Utility Equipment Co. Bettendorf, IA		Core & Main, Inc. Washington, IL	
			PRICE PER UNIT	TOTAL	PRICE PER UNIT	TOTAL	PRICE PER UNIT	TOTAL	PRICE PER UNIT	TOTAL
2"	Two-Bolt Wide Range Pipe Coupling	6	\$118.55	\$711.30	\$150.74	\$904.44	\$175.00	\$1,050.00	\$170.00	\$1,020.00
3"	Two-Bolt Wide Range Pipe Coupling	4	\$156.40	\$625.60	\$176.06	\$704.24	\$230.00	\$920.00	\$224.00	\$896.00
4"	Two-Bolt Wide Range Pipe Coupling	15	\$196.25	\$2,943.75	\$189.84	\$2,847.60	\$284.00	\$4,260.00	\$287.00	\$4,305.00
6"	Two-Bolt Wide Range Pipe Coupling	75	\$258.31	\$19,373.25	\$248.26	\$18,619.50	\$374.00	\$28,050.00	\$370.00	\$27,750.00
6"	Two-Bolt Restrained Pipe Coupling	25	\$412.57	\$10,314.25	\$487.15	\$12,178.75	\$570.00	\$14,250.00	\$505.00	\$12,625.00
8"	Two-Bolt Wide Range Pipe Coupling	27	\$292.84	\$7,906.68	\$277.92	\$7,503.84	\$424.00	\$11,448.00	\$415.00	\$11,205.00
10"	Two-Bolt Wide Range Pipe Coupling	10	\$406.32	\$4,063.20	\$400.84	\$4,008.40	\$548.00	\$5,480.00	\$550.00	\$5,500.00
12"	Two-Bolt Wide Range Pipe Coupling	7	\$543.00	\$3,801.00	\$488.87	\$3,422.09	\$645.00	\$4,515.00	\$650.00	\$4,550.00
<b>TOTAL BASE BID</b>				\$49,739.03		\$50,188.86		\$69,973.00		\$67,851.00
<b>FREIGHT/SHIPPING</b>				\$0.00		\$0.00		\$0.00		\$0.00
<b>TOTAL BID AMOUNT</b>				\$49,739.03		\$50,188.86		\$69,973.00		\$67,851.00
<b>PIPE COUPLING MAKE &amp; MODEL</b>				Smith-Blair 421/431 Couplings		Dresser TX3 Couplings		Romac Macro/Alpha Couplings		Hymax Couplings

COUPLING SIZE	ITEM DESCRIPTION	QTY	USA BlueBook Waukegan, IL		QC WinWater Eldridge, IA	
			PRICE PER UNIT	TOTAL	PRICE PER UNIT	TOTAL
2"	Two-Bolt Wide Range Pipe Coupling	6	\$379.95	\$2,279.70	\$117.00	\$702.00
3"	Two-Bolt Wide Range Pipe Coupling	4	\$446.45	\$1,785.80	\$154.00	\$616.00
4"	Two-Bolt Wide Range Pipe Coupling	15	\$493.95	\$7,409.25	\$193.00	\$2,895.00
6"	Two-Bolt Wide Range Pipe Coupling	75	\$679.20	\$50,940.00	\$254.00	\$19,050.00
6"	Two-Bolt Restrained Pipe Coupling	25	\$679.20	\$16,980.00	\$410.00	\$10,250.00
8"	Two-Bolt Wide Range Pipe Coupling	27	\$869.20	\$23,468.40	\$288.00	\$7,776.00
10"	Two-Bolt Wide Range Pipe Coupling	10	\$1,111.45	\$11,114.50	\$399.00	\$3,990.00
12"	Two-Bolt Wide Range Pipe Coupling	7	\$1,310.95	\$9,176.65	\$535.00	\$3,745.00
<b>TOTAL BASE BID</b>				\$123,154.30		\$49,024.00
<b>FREIGHT/SHIPPING</b>				\$0.00		\$0.00
<b>TOTAL BID AMOUNT</b>				\$123,154.30		\$49,024.00
<b>PIPE COUPLING MAKE &amp; MODEL</b>				Hymax Couplings		The total price received from the bidder (\$41,289) does not match the actual total when added up.

## Memorandum

**To:** Rock Island City Council  
**From:** Bob Graff, Fire Chief  
**Subject:** Report from the Fire Department regarding the purchase of 70 Proper 3-in-1 hard shell winter coats from Panther Uniforms, Rock Island, IL, in the amount of \$12,390.00.  
**Date:** June 8, 2026



---

### Introduction and Background Information:

#### Previous Council Action (if any):

#### Budget Impact:

Vendor: Panther Uniform, Rock Island, IL  
Payment Amount: \$12,390.00  
Account Chargeable: 467-500-020-514005-000- (Foreign Fire Tax)

#### Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

#### Council Goal (if applicable):

#### Recommendation:

The Fire Department recommends that the City Council approve the purchase of 70 winter coats from Panther Uniform, Rock Island, IL, for \$12,390.00.

Submitted by: Isabel Pena, Office Assistant III

---

Approved by:

**Memorandum**

**To:** Rock Island City Council

**From:** Bob Graff, Fire Chief

**Subject:** Report from the Fire Department regarding the purchase of 70 Propper 3 in 1 hard shell winter coats from Panther Uniforms, Rock Island, IL in the amount of \$12,390.00.

**Date:** June 8, 2026

---

**Introduction and Background Information:**

The Foreign Fire Tax Board is a governing body composed of sworn members of a municipal fire department. The board typically consists of seven trustees, including the fire chief and six members elected at large by the department's sworn personnel. Its primary responsibility is to exclusively manage and authorize the expenditure of foreign fire insurance tax funds. The board ensures these funds are spent strictly for the maintenance, use, and benefit of the fire department. This includes allocating funds for fire stations, training facilities, and emergency response vehicles, while preventing the municipality from using the money for general purposes.

The Board approved a purchase for winter coats due to the replacement of multiple personnel due to attrition. They are ensuring that our personnel have protection from the weather during the winter months.

**Previous Council Action (if any):**

NA

**Budget Impact:**

Vendor: Panther Uniform, Rock Island, IL

Payment Amount: \$12,390.00

Account Chargeable: 467-500-020-514005-000- (Foreign Fire Tax)

**Additional Information as applicable:**

NA

**Council Goal (if applicable):**

NA

**Recommendation:**

The Fire Department recommends that the City Council approve the purchase of 70 winter coats from Panther Uniform, Rock Island, IL for \$12,390.00.

---

**Submitted by:**

**Approved by:**



Quote 1

Adam DeBroeck

May 6, 2026

Rock Island Fire Department:

Quote for 70 Propper 3 in 1 Hardshell coats, style F5436, LAPD navy:

\$177.00 each. \$12390.00 extended

All sizes are included. Quote does not include identifiers as this is to be determined.

The quote is valid through November 30, 2026 unless Propper increases pricing beforehand.  
Price increases would be disclosed at time of occurrence.

A handwritten signature in cursive script that reads "Cindy Colmer".

Cindy Colmer

President

Panther Uniforms, Inc.

309-793-4164

cindy@pantheruniform.com

1609 2nd Avenue

Rock Island

Illinois

61201

## Memorandum



**To:** Rock Island City Council  
**From:** Bob Graff, Fire Chief  
**Subject:** Report from the Fire Department regarding the purchase of 21 structural firefighter gear lockers from Schoollockers.com in the amount of \$17,209.90.

Motion: Motion to approve purchases f through j.  
RC Roll Call vote is needed.

**Date:** June 8, 2026

---

### Introduction and Background Information:

### Previous Council Action (if any):

### Budget Impact:

Vendor: Schoollockers.com  
Payment Amount: \$17,290.90.  
Account Chargeable: 467-500-020-514005-000- (Foreign Fire Tax)

### Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

### Council Goal (if applicable):

### Recommendation:

The Fire Department recommends that the City Council approve the purchase of 21 structural firefighting gear lockers from Schoollockers.com for \$17,209,90.

Submitted by: Isabel Pena, Office Assistant III

---

Approved by:



Payments: 2895 South 300 West, Salt Lake City, UT 84115  
 Warehouse: 101 Johnston Cir Palmetto, GA 30268  
 Jeff Stoker: 801-214-7327  
 Sales: 801-214-7333 | 877-952-0151

**Bill To:**

Rock Island Fire Department  
 Anthony Schooley  
 ROCK ISLAND, IL 61201  
 P: +1 309-732-2800

**QUOTE # SQ106842**

\*Quote is good for 14 days      **Date: 03/20/2026**

**Your One Stop Shop for All Your Locker Needs  
 New and Used Lockers Worldwide**

**Ship To:**

Rock Island Fire Department  
 Anthony Schooley  
 Station 2  
 9010 Ridgewood Rd  
 ROCK ISLAND, IL 61201  
 P: +1 309-732-2800

Customer ID	PO#	Shipping Method	Prepared By	Terms
ROCK ISLAND FIR	STA 2 ATHLETIC	ACME	JEFF	NET 30 O.A.C.

**FOB:** Origin, Freight Prepaid & Add      **Delivery Estimate:** Will Ship within 9-12 business weeks

QTY	UOM	Item #	Description	Unit Price	Ext Price
6	EACH	100221346	Athletic, 1T, 24" W, 24" D, 24" H, 24" TH, 1W, Diamond Perf, No Legs, Jet Black <i>Modular Unit - Field Install to top of Gladiator Lockers</i>	219.95	1,319.70
6	EACH	1H ASSEMBLY	WAREHOUSE ASSEMBLY	25.00	150.00

Does not include unloading or inside delivery	Subtotal	\$1,469.70
	Tax	\$0.00
	Adjustments	-\$0.00
	Freight	1,200.00
	<b>Total</b>	<b>\$2,669.70</b>



Payments: 2895 South 300 West, Salt Lake City, UT 84115  
 Warehouse: 101 Johnston Cir Palmetto, GA 30268  
 Jeff Stoker: 801-214-7327  
 Sales: 801-214-7333 | 877-952-0151

**Bill To:**

Rock Island Fire Department  
 Anthony Schooley  
 ROCK ISLAND, IL 61201  
 P: +1 309-732-2800

**QUOTE # SQ106841**

\*Quote is good for 14 days      **Date: 03/20/2026**

**Your One Stop Shop for All Your Locker Needs  
 New and Used Lockers Worldwide**

**Ship To:**

Rock Island Fire Department  
 Anthony Schooley  
 Station 2  
 9010 Ridgewood Rd  
 ROCK ISLAND, IL 61201  
 P: +1 309-732-2800

Customer ID	PO#	Shipping Method	Prepared By	Terms
ROCK ISLAND FIR	STA 2 OPEN	ACME	JEFF	NET 30 O.A.C.

**FOB:** Origin, Freight Prepaid & Add      **Delivery Estimate:** Will Ship within 9-12 business weeks

QTY	UOM	Item #	Description	Unit Price	Ext Price
6	EACH	100218918	Gladiator, With Shelf, 24" W, 24" D, 72" H, 72" TH, Single, Jet Black <i>Modular Unit - Includes Shelf, Coat Rod and Coat Hooks</i>	320.95	1,925.70
6	EACH	IH ASSEMBLY	WAREHOUSE ASSEMBLY	25.00	150.00

Does not include unloading or inside delivery	Subtotal	\$2,075.70
	Tax	\$0.00
	Adjustments	-\$0.00
	Freight	1,200.00
	<b>Total</b>	<b>\$3,275.70</b>



Payments: 2895 South 300 West, Salt Lake City, UT 84115  
 Warehouse: 101 Johnston Cir Palmetto, GA 30268  
 Jeff Stoker: 801-214-7327  
 Sales: 801-214-7333 | 877-952-0151

**Bill To:**

Rock Island Fire Department  
 Anthony Schooley  
 ROCK ISLAND, IL 61201  
 P: +1 309-732-2800

**QUOTE # SQ106840**

\*Quote is good for 14 days Date: 03/20/2026

**Your One Stop Shop for All Your Locker Needs  
 New and Used Lockers Worldwide**

**Ship To:**

Rock Island Fire Department  
 Anthony Schooley  
 Station 3  
 1601 30th St  
 ROCK ISLAND, IL 61201  
 P: +1 309-732-2800

Customer ID	PO#	Shipping Method	Prepared By	Terms
ROCK ISLAND FIR	STA 3 ATHLETIC	ACME	JEFF	NET 30 O.A.C.

**FOB:** Origin, Freight Prepaid & Add **Delivery Estimate:** Will Ship within 9-12 business weeks

QTY	UOM	Item #	Description	Unit Price	Ext Price
15	EACH	100221346	Athletic, 1T, 24" W, 24" D, 24" H, 24" TH, 1W, Diamond Perf, No Legs, Jet Black <i>Modular Unit - Field Install to top of Gladiator Lockers</i>	219.95	3,299.25
15	EACH	IH ASSEMBLY	WAREHOUSE ASSEMBLY	25.00	375.00

Does not include unloading or inside delivery

Subtotal	\$3,674.25
Tax	\$0.00
Adjustments	-\$0.00
Freight	1,200.00
<b>Total</b>	<b>\$4,874.25</b>



Payments: 2895 South 300 West, Salt Lake City, UT 84115  
 Warehouse: 101 Johnston Cir Palmetto, GA 30268  
 Jeff Stoker: 801-214-7327  
 Sales: 801-214-7333 | 877-952-0151

**Bill To:**

Rock Island Fire Department  
 Isabel Pena  
 1313 5th Ave  
 Rock Island, IL 61201  
 P: +1 309-732-2800

**QUOTE # SQ106839**

\*Quote is good for 14 days      Date: 03/20/2026

**Your One Stop Shop for All Your Locker Needs  
 New and Used Lockers Worldwide**

**Ship To:**

Rock Island Fire Department  
 Anthony Schooley  
 Station 3  
 1601 30th St  
 ROCK ISLAND, IL 61201  
 P: +1 309-732-2800

Customer ID	PO#	Shipping Method	Prepared By	Terms
ROCK ISLAND FIR	STA 3 OPEN	ACME	JEFF	NET 30 O.A.C.

**FOB:** Origin, Freight Prepaid & Add      **Delivery Estimate:** Will Ship within 9-12 business weeks

QTY	UOM	Item #	Description	Unit Price	Ext Price
15	EACH	100218918	Gladiator, With Shelf, 24" W, 24" D, 72" H, 72" TH, Single, Jet Black <i>Modular Unit - Includes Shelf, Coat Rod and Coat Hooks</i>	320.95	4,814.25
15	EACH	IH ASSEMBLY	WAREHOUSE ASSEMBLY	25.00	375.00

Does not include unloading or inside delivery	Subtotal	\$5,189.25
	Tax	\$0.00
	Adjustments	-\$0.00
	Freight	1,200.00
	<b>Total</b>	<b>\$6,389.25</b>



**Memorandum**

**To:** Rock Island City Council

**From:** Bob Graff, Fire Chief

**Subject:** Report from the Fire Department regarding the purchase of 21 structural firefighter gear lockers from Schoollockers.com for \$17,209.90.

**Date:** June 8, 2026

---

**Introduction and Background Information:**

The Foreign Fire Tax Board is a governing body composed of sworn members of a municipal fire department. The board typically consists of seven trustees, including the fire chief and six members elected at large by the department's sworn personnel. Its primary responsibility is to exclusively manage and authorize the expenditure of foreign fire insurance tax funds. The board ensures these funds are spent strictly for the maintenance, use, and benefit of the fire department. This includes allocating funds for fire stations, training facilities, and emergency response vehicles, while preventing the municipality from using the money for general purposes.

The Board approved a purchase lockers for structural firefighter gear at Station #2, 9010 Ridgewood Road, and Station #3, 1601 30<sup>th</sup> Street. The lockers are a combination of an area with a shelf, coat rod, and coat hooks for the structural firefighting gear, and a top portion for the storage of helmets and other smaller protective gear.

**Previous Council Action (if any):**

NA

**Budget Impact:**

Vendor: Schoollockers.com

Payment Amount: \$17,290.90.

Account Chargeable: 467-500-020-514005-000- (Foreign Fire Tax)

**Additional Information as applicable:**

NA

**Council Goal (if applicable):**

NA

**Recommendation:**

The Fire Department recommends that the City Council approve the purchase of 21 structural firefighting gear lockers from Schoollockers.com for \$17,209,90.

---

**Submitted by:**

**Approved by:**

## Memorandum



**To:** Rock Island City Council  
**From:** Mike Bartels, Director  
**Subject:** Report from the Public Works Department requesting authorization to award a bid to Langman Construction, Rock Island, Illinois, for the 20th Street 7th to 18th Avenue Utilities project in the amount of \$3,418,087.16.  
**Date:** June 8, 2026

---

### Introduction and Background Information:

The Engineering Division opened bids for the 20th Street 7th to 18th Avenue Utilities Project on Tuesday, May 26, 2026. A copy of the bid tabulation is attached.

The invitation for bids was advertised in the Rock Island Argus on May 12, 2026 and May 13, 2026 and was also posted on the City website. The following contractors were contacted:

Langman Construction      Valley Construction      Brandt Construction  
Miller Trucking & Excavating      J.C. Dillon, Inc.      Centennial Constructors  
McClintock Trucking & Excavating

The low bid is from Langman Construction, Inc., Rock Island, IL, in the amount of \$3,418,087.16, which is 12.4% lower than the Engineer's estimate of \$3,900,020.66.

Langman Construction, Inc. does have a Responsible Bidder Application on file, and this contract requires IMPACT Agreements with the general contractor and its subcontractors as part of the contract execution.

This project will be completed under a single contract in two phases. Phase 1 includes all required work between 12th Avenue and 18th Avenue with an estimated cost of \$1,688,883.58. This phase will be completed in 2026 as reflected in the accounts below.

Phase 2 includes all required work between 7th Avenue and 12th Avenue with an estimated cost of \$1,729,203.58. This phase will be completed in 2027.

### Previous Council Action (if any):

### Budget Impact:

Vendor: Langman Construction, Inc., Rock Island, IL  
Contract Amount: \$3,418,087.16

Fund: 303 Capital Improvement-Street Impr (\$888,883.58)  
Department: 715 Municipal Services  
Cost Center: 420 Street Maintenance & Repair  
Object Code: 538020 Street/Lot S/C

Project: 702789 Sidewalk and Pavement (2026 Phase 1)

Fund: 500 Water Operation & Maintenance (\$650,000.00)

Department: 705 Utilities

Cost Center: 428 Water Distribution Maintenance

Object Code: 563025 Water System Improvements

Project: 702789 Water Distribution (2026 Phase 1)

Fund: 505 Wastewater Operation & Maintenance (\$150,000.00)

Department: 705 Utilities

Cost Center: 428 Wastewater Collection Maintenance

Object Code: 538025 Infrastructure Maintenance

Project: 702789 Sewer (2026 Phase 1)

Requisition Number: 26000339

**Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

**Council Goal (if applicable):**

**Recommendation:**

It is recommended that the City Council award the bid to Langman Construction, Inc., Rock Island, IL, in the amount of \$3,418,087.16 and authorize the City Manager to execute the contract documents and Public Works to execute necessary change orders.

Submitted by: Michelle Martin, Manager

---

Approved by:



## Bid Tabulation

**Job Name: 20th Street Utilities, Between 7th Avenue and 18th Avenue**  
**City of Rock Island Job No. 2789**  
**Bid Date: Tuesday May 26, 2026 at 9:00 a.m.**

*(For complete information covering these pay items, see plans and specifications)*

Engineer's Estimate	Langman Construction, Inc. 220 34th Avenue Rock Island, IL 61201	J.C. Dillon, Inc. 1515 West Luthy Drive Peoria, IL 61615	Valley Construction Company 3610 78th Avenue West Rock Island, IL 61201	Miller Trucking & Excavating 3303 John Deere Road Silvis, IL 61282
---------------------	--	--	---	--

Item No.	Description	Approx. Quantity	Units	Engineer's Estimate		Langman Construction, Inc.		J.C. Dillon, Inc.		Valley Construction Company		Miller Trucking & Excavating	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Pavement Removal	5,118.7	SY	\$12.00	\$61,424.40	\$11.35	\$58,097.25	\$22.00	\$112,611.40	\$22.00	\$112,611.40	\$25.00	\$127,967.50
2	Earth Excavation	853.4	CY	\$35.00	\$29,869.00	\$30.00	\$25,602.00	\$55.00	\$46,937.00	\$45.00	\$38,403.00	\$50.00	\$42,670.00
3	Geotechnical Fabric For Ground Stabilization	5,571.3	SY	\$1.50	\$8,356.95	\$1.00	\$5,571.30	\$9.00	\$50,141.70	\$2.20	\$12,256.86	\$3.00	\$16,713.90
4	Aggregate Base Course, Type A, CA-6	1,903.0	Ton	\$32.00	\$60,896.00	\$20.00	\$38,060.00	\$39.00	\$74,217.00	\$70.00	\$133,210.00	\$35.00	\$66,605.00
5	Portland Cement Concrete Pavement (Jointed), 8" (With Intergral Curb)	5,104.4	SY	\$120.00	\$612,528.00	\$85.00	\$433,874.00	\$100.00	\$510,440.00	\$124.50	\$635,497.80	\$135.00	\$689,094.00
6	Curb and Gutter Removal	1,675.0	LF	\$15.00	\$25,125.00	\$8.00	\$13,400.00	\$7.00	\$11,725.00	\$11.00	\$18,425.00	\$25.00	\$41,875.00
7	Combination Concrete Curb and Gutter, Type M-6.18 (Modified)	1,461.7	LF	\$44.00	\$64,314.80	\$45.00	\$65,776.50	\$50.00	\$73,085.00	\$69.00	\$100,857.30	\$55.00	\$80,393.50
8	Combination Concrete Curb and Gutter, Type M-6.24 (Modified)	213.3	LF	\$44.00	\$9,385.20	\$50.00	\$10,665.00	\$52.00	\$11,091.60	\$71.00	\$15,144.30	\$55.00	\$11,731.50
9	Cold Milling, ACC and PCC Surface Removal, 1.5"	20,243.0	SY	\$6.00	\$121,458.00	\$3.00	\$60,729.00	\$5.00	\$101,215.00	\$4.75	\$96,154.25	\$11.00	\$222,673.00
10	Bituminous Materials (Tack Coat)	9,109.4	LB	\$1.00	\$9,109.40	\$0.01	\$91.09	\$0.25	\$2,277.35	\$0.25	\$2,277.35	\$0.01	\$91.09
11	Hot-Mix Asphalt Binder Course, IL-9.5, N50, 1.5"	1,700.4	Ton	\$118.00	\$200,647.20	\$90.00	\$153,036.00	\$130.00	\$221,052.00	\$120.00	\$204,048.00	\$135.00	\$229,554.00
12	Hot-Mix Asphalt Surface Course, IL-9.5, N50, 1.5"	1,700.4	Ton	\$118.00	\$200,647.20	\$90.00	\$153,036.00	\$130.00	\$221,052.00	\$120.00	\$204,048.00	\$135.00	\$229,554.00
13	Driveway Pavement Removal	1,228.5	SY	\$15.00	\$18,427.50	\$17.30	\$21,253.05	\$17.00	\$20,884.50	\$22.00	\$27,027.00	\$15.00	\$18,427.50
14	Portland Cement Concrete Commercial Driveway, 7"	329.6	SY	\$100.00	\$32,960.00	\$75.00	\$24,720.00	\$100.00	\$32,960.00	\$100.00	\$32,960.00	\$100.00	\$32,960.00
15	Portland Cement Concrete Residential Driveway, 6"	818.5	SY	\$85.00	\$69,572.50	\$70.00	\$57,295.00	\$100.00	\$81,850.00	\$96.00	\$78,576.00	\$95.00	\$77,757.50
16	Sidewal Removal	8,046.7	SF	\$2.50	\$20,116.75	\$2.00	\$16,093.40	\$2.25	\$18,105.08	\$3.50	\$28,163.45	\$3.00	\$24,140.10
17	Portland Cement Concrete Sidewalk, 5"	3,551.1	SF	\$13.75	\$48,827.63	\$10.00	\$35,511.00	\$11.00	\$39,062.10	\$12.50	\$44,388.75	\$12.00	\$42,613.20
18	Portland Cement Concrete Pedestrian Curb Ramp, 6"	5,028.3	SF	\$20.00	\$100,566.00	\$10.50	\$52,797.15	\$13.00	\$65,367.90	\$16.00	\$80,452.80	\$15.00	\$75,424.50
19	Removing Manholes	5	Each	\$745.50	\$3,727.50	\$1,000.00	\$5,000.00	\$500.00	\$2,500.00	\$950.00	\$4,750.00	\$1,500.00	\$7,500.00
20	Manholes To Be Reconstructed With New Frame And Lid (Type A, 4' Diameter)	5	Each	\$8,500.00	\$42,500.00	\$5,000.00	\$25,000.00	\$2,200.00	\$11,000.00	\$7,900.00	\$39,500.00	\$6,500.00	\$32,500.00
21	Manholes To Be Adjusted With New Frame and Lid	17	Each	\$1,850.00	\$31,450.00	\$1,500.00	\$25,500.00	\$1,200.00	\$20,400.00	\$4,650.00	\$79,050.00	\$1,000.00	\$17,000.00
22	Removing Cleanouts	1	Each	\$250.00	\$250.00	\$300.00	\$300.00	\$500.00	\$500.00	\$475.00	\$475.00	\$100.00	\$100.00
23	Cleanouts, To Be Adjusted	1	Each	\$250.00	\$250.00	\$600.00	\$600.00	\$500.00	\$500.00	\$1,650.00	\$1,650.00	\$100.00	\$100.00
24	Removing Catch Basins	23	Each	\$930.50	\$21,401.50	\$500.00	\$11,500.00	\$250.00	\$5,750.00	\$950.00	\$21,850.00	\$1,200.00	\$27,600.00
25	Catch Basin, Single, To Be Reconstructed With New Frame And Type C Grate	2	Each	\$4,000.00	\$8,000.00	\$4,000.00	\$8,000.00	\$3,400.00	\$6,800.00	\$6,750.00	\$13,500.00	\$5,000.00	\$10,000.00
26	Catch Basin, Double, To Be Reconstructed With New Frame And Type C Grate	11	Each	\$7,800.00	\$85,800.00	\$6,000.00	\$66,000.00	\$3,800.00	\$41,800.00	\$9,650.00	\$106,150.00	\$6,500.00	\$71,500.00
27	Catch Basins To Be Adjusted With New Frame & Type C Grate	37	Each	\$1,850.00	\$68,450.00	\$2,000.00	\$74,000.00	\$1,300.00	\$48,100.00	\$2,700.00	\$99,900.00	\$1,500.00	\$55,500.00
28	Sanitary Sewer, To Be Removed	425.4	LF	\$30.00	\$12,762.00	\$5.00	\$2,127.00	\$30.00	\$12,762.00	\$31.00	\$13,187.40	\$30.00	\$12,762.00
29	Sanitary Sewer, 6", PVC, Pressure Class	21.0	LF	\$120.00	\$2,520.00	\$180.00	\$3,780.00	\$115.00	\$2,415.00	\$125.00	\$2,625.00	\$75.00	\$1,575.00
30	Sanitary Sewer, 8", PVC, Pressure Class	321.4	LF	\$130.00	\$41,782.00	\$80.00	\$25,712.00	\$85.00	\$27,319.00	\$130.00	\$41,782.00	\$125.00	\$40,175.00
31	Sanitary Sewer, 10", PVC, Pressure Class	83.0	LF	\$140.00	\$11,620.00	\$200.00	\$16,600.00	\$115.00	\$9,545.00	\$140.00	\$11,620.00	\$150.00	\$12,450.00
32	Sewer Connection To Existing Structure	2	Each	\$1,500.00	\$3,000.00	\$800.00	\$1,600.00	\$1,500.00	\$3,000.00	\$2,650.00	\$5,300.00	\$9,000.00	\$18,000.00
33	Sanitary Service Reconnection, Onto 8" Main or Manhole	4	Each	\$2,500.00	\$10,000.00	\$1,500.00	\$6,000.00	\$1,500.00	\$6,000.00	\$1,550.00	\$6,200.00	\$4,500.00	\$18,000.00
34	Storm Sewer, To Be Removed	573.3	LF	\$30.00	\$17,199.00	\$5.00	\$2,866.50	\$28.00	\$16,052.40	\$29.50	\$16,912.35	\$15.00	\$8,599.50
35	Storm Sewer, 12", PVC, Pressure Class	373.4	LF	\$140.00	\$52,276.00	\$137.00	\$51,155.80	\$85.00	\$31,739.00	\$125.00	\$46,675.00	\$90.00	\$33,606.00



## Bid Tabulation

**Job Name: 20th Street Utilities, Between 7th Avenue and 18th Avenue**  
**City of Rock Island Job No. 2789**  
**Bid Date: Tuesday May 26, 2026 at 9:00 a.m.**

*(For complete information covering these pay items, see plans and specifications)*

Engineer's Estimate	Langman Construction, Inc. 220 34th Avenue Rock Island, IL 61201	J.C. Dillon, Inc. 1515 West Luthy Drive Peoria, IL 61615	Valley Construction Company 3610 78th Avenue West Rock Island, IL 61201	Miller Trucking & Excavating 3303 John Deere Road Silvis, IL 61282
---------------------	--	--	---	--

Item No.	Description	Approx. Quantity	Units	Engineer's Estimate		Langman Construction, Inc.		J.C. Dillon, Inc.		Valley Construction Company		Miller Trucking & Excavating	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
36	Storm Sewer, 15", PVC, Pressure Class	29.0	LF	\$209.50	\$6,075.50	\$152.00	\$4,408.00	\$110.00	\$3,190.00	\$150.00	\$4,350.00	\$120.00	\$3,480.00
37	Storm Sewer, 18", PVC, Pressure Class	21.0	LF	\$310.00	\$6,510.00	\$167.00	\$3,507.00	\$155.00	\$3,255.00	\$190.00	\$3,990.00	\$230.00	\$4,830.00
38	Storm Sewer, 24", PVC, Pressure Class	21.0	LF	\$380.00	\$7,980.00	\$232.00	\$4,872.00	\$220.00	\$4,620.00	\$265.00	\$5,565.00	\$310.00	\$6,510.00
39	Water Main, To Be Removed	152.0	LF	\$30.75	\$4,674.00	\$5.00	\$760.00	\$35.00	\$5,320.00	\$30.00	\$4,560.00	\$20.00	\$3,040.00
40	Water Main, PVC, DR-18, 6"	108.5	LF	\$103.75	\$11,256.88	\$70.00	\$7,595.00	\$105.00	\$11,392.50	\$109.00	\$11,826.50	\$95.00	\$10,307.50
41	Water Main, PVC, DR-18, 8"	3,852.6	LF	\$125.00	\$481,575.00	\$190.00	\$731,994.00	\$103.00	\$396,817.80	\$73.00	\$281,239.80	\$85.00	\$327,471.00
42	Gate Valve & Box, To Be Removed	9	Each	\$779.00	\$7,011.00	\$200.00	\$1,800.00	\$700.00	\$6,300.00	\$605.00	\$5,445.00	\$1,000.00	\$9,000.00
43	Gate Valve & Box, 6"	9	Each	\$1,800.00	\$16,200.00	\$1,500.00	\$13,500.00	\$2,500.00	\$22,500.00	\$1,800.00	\$16,200.00	\$2,700.00	\$24,300.00
44	Gate Valve & Box, 8"	18	Each	\$2,527.50	\$45,495.00	\$2,000.00	\$36,000.00	\$3,200.00	\$57,600.00	\$2,600.00	\$46,800.00	\$3,500.00	\$63,000.00
45	Hot Tap Water Main, With Tapping Sleeve and Valve 16" x 16" x 8"	2	Each	\$6,500.00	\$13,000.00	\$15,000.00	\$30,000.00	\$6,800.00	\$13,600.00	\$8,350.00	\$16,700.00	\$6,500.00	\$13,000.00
46	Tee, Class 350, DIP, MJ, 8" x 8" x 6"	9	Each	\$975.00	\$8,775.00	\$500.00	\$4,500.00	\$1,100.00	\$9,900.00	\$1,400.00	\$12,600.00	\$1,267.00	\$11,403.00
47	Tee, Class 350, DIP, MJ, 8" x 8" x 8"	6	Each	\$1,075.00	\$6,450.00	\$500.00	\$3,000.00	\$1,200.00	\$7,200.00	\$1,550.00	\$9,300.00	\$1,405.00	\$8,430.00
48	Bend, Class 350, DIP, MJ, 90°, 8"	3	Each	\$750.00	\$2,250.00	\$400.00	\$1,200.00	\$775.00	\$2,325.00	\$1,200.00	\$3,600.00	\$775.00	\$2,325.00
49	Bend, Class 350, DIP, MJ, 45°, 8"	13	Each	\$750.00	\$9,750.00	\$350.00	\$4,550.00	\$750.00	\$9,750.00	\$1,150.00	\$14,950.00	\$1,050.00	\$13,650.00
50	Bend, Class 350, DIP, MJ, 22-1/2°, 8"	14	Each	\$750.00	\$10,500.00	\$350.00	\$4,900.00	\$750.00	\$10,500.00	\$1,150.00	\$16,100.00	\$1,000.00	\$14,000.00
51	Bend, Class 350, DIP, MJ, 90°, 6"	2	Each	\$750.00	\$1,500.00	\$300.00	\$600.00	\$800.00	\$1,600.00	\$1,050.00	\$2,100.00	\$750.00	\$1,500.00
52	Bend, Class 350, DIP, MJ, 45°, 6"	6	Each	\$500.00	\$3,000.00	\$250.00	\$1,500.00	\$775.00	\$4,650.00	\$1,025.00	\$6,150.00	\$975.00	\$5,850.00
53	Bend, Class 350, DIP, MJ, 22-1/2°, 6"	6	Each	\$500.00	\$3,000.00	\$250.00	\$1,500.00	\$750.00	\$4,500.00	\$1,025.00	\$6,150.00	\$975.00	\$5,850.00
54	Reducer, Class 350, DIP, MJ, 8" x 6"	7	Each	\$750.00	\$5,250.00	\$300.00	\$2,100.00	\$850.00	\$5,950.00	\$1,100.00	\$7,700.00	\$975.00	\$6,825.00
55	Solid Sleeve, Class 350, MJ, DIP, 8"	1	Each	\$800.00	\$800.00	\$450.00	\$450.00	\$1,350.00	\$1,350.00	\$2,750.00	\$2,750.00	\$1,200.00	\$1,200.00
56	Water Service Connection, With Saddle, 1"	74	Each	\$2,200.00	\$162,800.00	\$800.00	\$59,200.00	\$725.00	\$53,650.00	\$300.00	\$22,200.00	\$1,250.00	\$92,500.00
57	Water Service Line, Copper, 1"	2,224.8	LF	\$60.00	\$133,488.00	\$32.00	\$71,193.60	\$112.00	\$249,177.60	\$70.00	\$155,736.00	\$60.00	\$133,488.00
58	Domestic Water Valve And Box	74	Each	\$1,500.00	\$111,000.00	\$250.00	\$18,500.00	\$650.00	\$48,100.00	\$1,475.00	\$109,150.00	\$350.00	\$25,900.00
59	Private Water Service Line	33	Each	\$9,400.00	\$310,200.00	\$1,500.00	\$49,500.00	\$3,200.00	\$105,600.00	\$5,500.00	\$181,500.00	\$4,500.00	\$148,500.00
60	Fire Hydrant To Be Removed	6	Each	\$1,150.00	\$6,900.00	\$500.00	\$3,000.00	\$900.00	\$5,400.00	\$1,000.00	\$6,000.00	\$1,000.00	\$6,000.00
61	Fire Hydrant	9	Each	\$7,500.00	\$67,500.00	\$7,000.00	\$63,000.00	\$6,200.00	\$55,800.00	\$5,750.00	\$51,750.00	\$6,575.00	\$59,175.00
62	Trench Backfill	2,728.4	CY	\$40.00	\$109,136.00	\$55.00	\$150,062.00	\$70.00	\$190,988.00	\$65.00	\$177,346.00	\$40.00	\$109,136.00
63	Thermoplastic Pavement Markings - Letters and Symbols	1,904.8	SF	\$6.00	\$11,428.80	\$10.00	\$19,048.00	\$11.00	\$20,952.80	\$10.00	\$19,048.00	\$11.50	\$21,905.20
64	Thermoplastic Pavement Markings - Line, 4", Yellow	2,016.7	LF	\$1.50	\$3,025.05	\$1.25	\$2,520.88	\$1.50	\$3,025.05	\$1.25	\$2,520.88	\$1.50	\$3,025.05
65	Thermoplastic Pavement Markings - Line, 4", White	11,446.6	LF	\$1.50	\$17,169.90	\$1.25	\$14,308.25	\$1.50	\$17,169.90	\$1.25	\$14,308.25	\$1.50	\$17,169.90
66	Thermoplastic Pavement Markings - Line, 6", White	6,067.6	LF	\$2.50	\$15,169.00	\$2.00	\$12,135.20	\$2.50	\$15,169.00	\$2.00	\$12,135.20	\$2.50	\$15,169.00
67	Thermoplastic Pavement Markings - Line, 24", White	805.7	LF	\$10.00	\$8,057.00	\$6.00	\$4,834.20	\$8.00	\$6,445.60	\$6.00	\$4,834.20	\$7.00	\$5,639.90
68	Bike Lane Signs (MUTCD: R3-17, R8-3a, and R7-9a)	53	Each	\$625.00	\$33,125.00	\$100.00	\$5,300.00	\$400.00	\$21,200.00	\$400.00	\$21,200.00	\$600.00	\$31,800.00
69	School Crossing Signs (MUTCD S1-1, W16-9P)	2	Each	\$625.00	\$1,250.00	\$250.00	\$500.00	\$350.00	\$700.00	\$400.00	\$800.00	\$500.00	\$1,000.00
70	Sign Removal	2	Each	\$250.00	\$500.00	\$150.00	\$300.00	\$200.00	\$400.00	\$130.00	\$260.00	\$150.00	\$300.00



## Bid Tabulation

**Job Name: 20th Street Utilities, Between 7th Avenue and 18th Avenue**

**City of Rock Island Job No. 2789**

**Bid Date: Tuesday May 26, 2026 at 9:00 a.m.**

*(For complete information covering these pay items, see plans and specifications)*

			Engineer's Estimate		Langman Construction, Inc. 220 34th Avenue Rock Island, IL 61201		J.C. Dillon, Inc. 1515 West Luthy Drive Peoria, IL 61615		Valley Construction Company 3610 78th Avenue West Rock Island, IL 61201		Miller Trucking & Excavating 3303 John Deere Road Silvis, IL 61282		
Item No.	Description	Approx. Quantity	Units	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
71	Solar, Horizontal, Rectangular Rapid Flashing Beacons, With Push Button Activation	4	Each	\$10,000.00	\$40,000.00	\$5,000.00	\$20,000.00	\$2,200.00	\$8,800.00	\$10,000.00	\$40,000.00	\$2,500.00	\$10,000.00
72	Sodding	2,000.0	SY	\$15.00	\$30,000.00	\$7.00	\$14,000.00	\$10.00	\$20,000.00	\$12.00	\$24,000.00	\$11.00	\$22,000.00
73	Project Signs	2	Each	\$500.00	\$1,000.00	\$300.00	\$600.00	\$1,650.00	\$3,300.00	\$1,000.00	\$2,000.00	\$1,750.00	\$3,500.00
74	Traffic Control And Protection	1	LS	\$80,000.00	\$80,000.00	\$500,000.00	\$500,000.00	\$231,000.72	\$231,000.72	\$200,000.00	\$200,000.00	\$308,000.00	\$308,000.00
<b>Bidder's Base Proposal:</b>					\$3,900,020.66	<b>\$3,418,087.17</b>		\$3,579,456.00		\$3,898,492.84		\$3,947,392.34	

# Memorandum



**To:** Rock Island City Council  
**From:** Jessica Sager, Finance Director  
**Subject:** Report from the Finance Department regarding a budget adjustment to the Fleet Amortization Fund (605) in the amount of \$40,370.00.

Motion: Motion to approve the budget adjustment.  
RC Roll Call vote is needed.

**Date:** June 8, 2026

---

## Introduction and Background Information:

The Public Works Department is requesting a budget adjustment to the Fleet Amortization Fund (605) expenditure budget in the amount of \$40,370.00. The department intends to purchase a 2026 John Deere 320G backhoe. The purchase of the backhoe is also on the agenda for City Council approval. The department intends to sell several pieces of worn and obsolete equipment, including a 20 year old 310 backhoe, to assist with offsetting the expenditure. The budget adjustment will impact the expenditure account listed below.

Account Number	Description	Type	Amount
605-710-433-564015-000-	Fleet Amortization Motor Vehicles	Expense	\$40,370.00

## Previous Council Action (if any):

### Budget Impact:

The purchase of equipment and motor vehicles was included in the adopted 2026 budget. Several purchases came in under budget, resulting in a surplus of \$125,000.00. The surplus will be applied toward the purchase of the new backhoe.

### Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

### Council Goal (if applicable):

### Recommendation:

City Council approve the budget adjustment increasing the Fleet Amortization Fund (605)

expenditure budget by \$40,370.00 for CY 2026.

Submitted by: Jessica Sager, Finance Director

---

Approved by:

## Memorandum

**To:** Rock Island City Council  
**From:** Rob Baugous, Director  
**Subject:** Report from the Human Resources Department regarding a grade reclassification for the City Clerk position.  
Motion: Motion to approve the reclassification.  
RC Roll Call vote is needed.



**Date:** June 8, 2026

---

### Introduction and Background Information:

Human Resources and the City Manager completed a job classification review for the City Clerk classification. The City Clerk duties and responsibilities were reevaluated using the City's classification guidelines. The assessment determined the role should be slotted into a higher pay classification grade within the City Compensation plan.

The key areas that necessitated this adjustment were:

- Impact and importance of the City Clerk's duties
- Planning responsibilities required to complete the City Clerk's duties
- Level of interpersonal relations required for the role

The following salary grade adjustment is requested for the City Clerk role.

Previous Grade

Non-Affiliate 10

Proposed Grade

Non-Affiliate 14

### Previous Council Action (if any):

### Budget Impact:

**Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

### Council Goal (if applicable):

**Recommendation:**

The City Council is recommended to approve the adjustment to the City Clerk pay classification grade

Submitted by: Tanner Osing, Planning & Zoning Manager

---

Approved by:

## Memorandum



**To:** Rock Island City Council  
**From:** Rob Baugous, Director  
**Subject:** Report from the Human Resources Department regarding hiring for an unbudgeted Police Customer Services Assistant position.  
Motion: Motion to approve hiring for the position.  
RC Roll Call vote is needed.

**Date:** June 8, 2026

---

### **Introduction and Background Information:**

The Rock Island Police Department requests adding one Police Customer Service Assistant to its budgeted census for the remainder of the 2026 budget cycle.

This role would handle non-emergency calls to the Police Department during off-shift hours. This would help reduce call volume to the 911 dispatch center during those hours.

If approved, the anticipated hire date would be in July. The anticipated additional 2026 expense for this role would be \$25,000. Budget savings from hiring delays for other roles will cover this additional 2026 expense.

### **Previous Council Action (if any):**

### **Budget Impact:**

### **Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):**

### **Council Goal (if applicable):**

### **Recommendation:**

The City Council is recommended to approve the addition of one Police Customer Service Assistant to the 2026 budget

Submitted by: Tanner Osing, Planning & Zoning Manager

---

Approved by: