

**CITY OF ROCK ISLAND  
CITY COUNCIL STUDY SESSION  
December 19, 2022 - 5:00 p.m.**

**City Council Chambers, City Hall, 3rd Floor  
1528 Third Avenue, Rock Island, IL**

12/19/2022 - Minutes

**CALL TO ORDER**

Mayor Thoms called the meeting to order at 5:01 p.m. and welcomed everyone.

**THIS MEETING WILL BE CONDUCTED BY AUDIO AND VIDEO CONFERENCE WITHOUT A PHYSICALLY PRESENT QUORUM OF THE ROCK ISLAND CITY COUNCIL DUE TO THE DISASTER DECLARATION ISSUED BY GOVERNOR PRITZKER.**

**ROLL CALL**

Mayor Thoms asked City Clerk Samantha Gange to call the roll.

Present: Alderpersons Moses Robinson, Randy Hurt, Judith Gilbert, Jenni Swanson, Mark Poulos, Bill Healy, and Mayor Mike Thoms.

Aldersperson Dylan Parker joined the meeting at 6:00 p.m.

Absent: None.

Staff: City Manager Todd Thompson, City Attorney Dave Morrison, City Clerk Samantha Gange, and other City staff.

**PUBLIC COMMENT**

Mayor Thoms asked if anyone in the public or virtually wished to speak. No residents volunteered in person or virtually.

## **CLOSED SESSION**

### **MOTION:**

Aldersperson Poulos moved to go into Closed Session for the exception cited; Aldersperson seconded.

### **VOTE:**

Motion passed on a 6-0-1 roll call vote. Aye: Hurt, Gilbert, Swanson, Poulos, Healy, and Robinson.  
Nay: None. Absent: Parker.

The Closed Session ended at 5:30 p.m.

Roll call was taken upon reestablishment of the Regular Meeting.

Present: Robinson, Hurt, Gilbert, Swanson, Poulos, Healy, and Robinson.

Absent: Parker.

## **WATER PLANT POTABLE WATER DOMES AND PUMP STATION EVALUATION AND RECOMMENDATIONS**

Public Works Director Mike Bartels said CDM Smith would be providing an update on their findings from the City water dome and pump station inspections. He summarized the history of the evaluation contract between CDM Smith and the City, and added that CDM had a good knowledge of the City's water infrastructure based on previous projects. He noted that Public Works requested \$1.3 million of American Rescue Plan Act (ARPA) funds for the project. He introduced CDM Smith consultants Brandon Diffenderfer and Amarou Atassi to review the presentation.

Mr. Atassi gave a background on the scope of services provided and the facilities affected, including all four water storage domes, the high service pump station, and the wet well. He said the purpose of the presentation is to provide information on the assessment of current conditions, alternatives and recommendations, and what the proposed next steps and timeline would be. He noted that the Illinois Environmental Protection Agency (IEPA) sent the City a letter regarding a failed membrane liner on Dome 4, requesting that it be addressed, which was why CDM Smith was retained to conduct the assessment. He discussed the process of how the water comes to the storage domes and is distributed to a low pressure zone, where the pump station sends it to a high pressure zone.

Mr. Atassi discussed the firm's assessment of the domes. He noted their original construction date of 1938, and they are near the end of their use. He said they are not baffled, which is a requirement for any modern storage design, which allows serpentine flow. Mr. Diffenderfer further discussed the dome assessment, stating that the sides as well as the domes had issues, not unlike a home. The perimeter roof drains are clogged, and standing water on the roof could contaminate the finished

water supply. The tank access hatches have deteriorating concrete and corrosion at the welds, ensuring that they do not seal, allowing for water or insect intrusion. There are also issues with the tank vents, as they are in poor condition and do not conform to modern standards.

Mr. Diffenderfer reviewed the condition of the #4 tank liner, which was the original intent of the project. It is the only tank with a liner, and there are multiple tears, and the deficiencies extend below the water line. The last documentation of when the liner was installed was 1971, and the purpose for it is unknown. He then reviewed the history and conditions of the tank piping. Overflow piping is non-existent, which is a requirement by the IEPA and American Water Works Association (AWWA).

Mr. Diffenderfer reviewed the wet well and high service pump station conditions. The current condition does not meet IEPA or AWWA standards, and the drain lines from each dome have a cross-contamination risk with potable water. There are several openings without curbs on the wet well, which allows for potential contamination. There is a lack of ventilation for both the wet well and drain sump. The pump station pumps are showing corrosion and coating system failure, the suction and discharge header does not meet standards, and the pump meters are below water level, which increases the potential for flooding and failure. Mr. Diffenderfer noted the conditions of the HVAC and electrical system for the pump station.

Mr. Atassi discussed options for mitigation. The first is to rehabilitate the existing domes, which would be difficult to meet current design standards, and would require significant modifications. The second option is to construct new water storage domes, which would meet current design standards and provide isolation. New domes could be seamlessly constructed adjacent to the existing structures. He said the pump station and wet well conditions were more of a concern due to the potential for failure. Rehabilitating the pump station while keeping it in operation is not feasible, and the only way to address it is to build new.

Mr. Atassi discussed the estimated high-level cost for such projects. Rehabilitating all four existing domes would range between \$23 and \$29 million. Building new would cost \$20-\$32 million. Rehabilitating the high service pump station and wet well is not feasible, and building new would cost \$5 to \$8 million. The cost includes a 30% contingency due to undeveloped design details an engineering or contract administration. Mr. Atassi said there are funds within the CDM Smith engineering agreement to refine the concept of new storage facility and pump station. He added that a contingency plan should be developed for the pump station in the event of a failure.

Mr. Atassi discussed the next steps in their recommended process. This includes a design process for the pump hydraulics, initiating a design of the pump station and storage facilities, and a contingency plan for pump station failure. He said they plan to discuss potential funding sources with the IEPA by completing a project nomination form, and there is a possibility for grants. The liner in tank #4 would need to be replaced in the interim during the design process for new facilities, and the remaining engineering dollars under the contract would be utilized. He added CDM Smith plans to address Council in the spring of 2023 regarding the concept for new facilities. The proposed timeline for the project would include design services from 2023 through spring of 2024, and construction from the summer of 2024 to the summer of 2026.

Mr. Atassi fielded questions from Council. Alderperson Hurt asked where the information came from regarding the failing of the other domes, as they were retained to inspect dome #4. Mr. Atassi said they were to inspect that dome, but also perform a comprehensive assessment of all domes and the pump station. He added that inspections of the other domes were done from the outside, but internal inspections could not be done, as they were not drained. Alderperson Gilbert asked Mr. Bartels if the current water rate increase ends in 2025. Mr. Bartels said yes.

Alderperson Robinson said with the current conditions, the timeline is one-to-two years out for any mitigation, and asked what would be done for any situation until then. Mr. Atassi said because there

is redundancy in the domes, one line could be taken out and others utilized if there was a failure. He noted his main concern is the pump station. Alderperson Robinson asked if there would be a backup to the initial proposed plan. Mr. Atassi replied there is no backup, and in an emergency, water could not be obtained from a nearby community. Mr. Bartels confirmed that although Moline is interconnected, there is not enough volume to supply Rock Island. He added that Public Works looked into mitigation for dome #4 to address the EPA notification, but the cost outweighed the reasoning, and thus CDM Smith was retained.

Alderperson Hurt asked what possible funding opportunities existed. Mr. Atassi said the largest source would be the IEPA or federal EPA funds, but also State Revolving Funds (SRF) groups to determine opportunities to receive some principal forgiveness or grants. Alderperson Gilbert asked if a consensus from Council was needed. Mr. Thompson said if there were no objections, a more detailed project scope would be presented at a later time. Mr. Atassi added they would do engineering analysis to optimize volume needed for storage, which would bring cost savings.

## **DEVELOPMENT ASSOCIATION OF ROCK ISLAND (DARI) 4TH QUARTER UPDATE**

Development Association of Rock Island (DARI) Vice President Liz Tallman provided a 4<sup>th</sup> quarter report. She noted the end of the three-year agreement with the City for services, which was extended through Council approval at the previous meeting. She aimed to highlight what has been done in the 8 workplan component areas.

Ms. Tallman reviewed completed tasks within the first workplan area for the 4<sup>th</sup> quarter, business resources. This includes the FORWARD platform for businesses in the City to apply for grants and obtain resources. Business engagements included connecting with 68 businesses throughout the City. She discussed 2022 program grants provided to businesses and a breakdown of assistance to potential businesses. She noted the new businesses that came to the City during the three-year agreement period with DARI.

Ms. Tallman reviewed completed tasks within the second workplan area for the 4<sup>th</sup> quarter, business development. She said there were 89 economic development projects identified and managed in 2022, with \$65 million in capital investments underway. She discussed financial assistance that was facilitated to City businesses in 2022, including funding for the facade program.

Ms. Tallman reviewed completed tasks within the third workplan area for the 4<sup>th</sup> quarter, product development. She said DARI staff has worked to study and identify priority areas in the City for potential developers. She noted that site analyses are underway for Sunset Park and the former Norcross site, as well as some of the City-owned major properties.

Ms. Tallman reviewed completed tasks within the fourth workplan area for the 4<sup>th</sup> quarter, housing. She noted continued progress with the Live-Work Rock Island program, of which there were 14 transactions during 2022. She said implementation of the Round 11 grant is underway to provide an additional \$2.3 million in down payment assistance, and the program is very successful.

Ms. Tallman reviewed completed tasks within the fifth workplan area for the 4<sup>th</sup> quarter, marketing and communication. She noted the Why Rock Island campaign, which focuses on why the City is a good place to live, work, and do business. This included contributions from high school students, and two scholarships were created for winners of an essay contest for the program. There were also community marketing campaigns, and noted both the Brick and Motor Boutique program previously

presented to Council and the Holiday Shop Up Series, which was designed to attract businesses to move into storefronts and identify home-based businesses. Alderperson Gilbert thanked Ms. Tallman for starting the Holiday Shop Up.

### **AMERICAN RESCUE PLAN ACT (ARPA) UPDATE ON FOCUS GROUPS**

American Rescue Plan Act (ARPA) Program Manager Samantha Gange said a January 23, 2023 Council meeting would be devoted specifically for Council to review specific funding recommendations.

### **MOTION TO ADJOURN.**

MOTION:

Alderperson Healy moved to adjourn; Alderperson Hurt seconded.

VOTE:

Motion passed on a 6-0-1 roll call vote. Aye: Hurt, Gilbert, Swanson, Parker, Healy, and Robinson. Nay: None. Absent: Poulos.

The meeting adjourned at 6:28 p.m.



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Josh Adams, Deputy City Clerk