

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

7/10/2023 - Minutes

1. Call to Order

Mayor Thoms called the meeting to order at 5:15 p.m. and welcomed everyone.

2. Roll Call

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

Present: Alderpersons Randy Hurt, Judith Gilbert, Dylan Parker, Mark Poulos, and Mayor Mike Thoms.

Absent: Alderpersons Moses Robinson, Jenni Swanson, and Bill Healy.

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

3. Public Comment

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

4. Presentations

a. Streamline Architects Presentation

Andrew Dasso, the Principal Architect with Streamline Architects introduced himself and Project Manager Emily Storm, and discussed an update of the proposed renovation of City Hall. He said the conceptual design phase is completed, and summarized the steps taken thus far to accommodate suggestions from Council and other staff members. He said the current estimated costs are based on data from their experiences, and are not exact. The next phase in the scope of work will be to develop construction documents and bid out the project. He directed Council to view basic blueprints of the redesign on the projector screens.

Ms. Storm elaborated on the floor plans for the first and second floors, noting the design for the first floor incorporates the needs for signage and security. Mr. Dasso discussed the proposed budget for the first floor renovations. He then detailed the plans for second floor renovations. Ms. Storm said part of the design for the second floor is to extend the historic look from the first floor to the second floor. Mr. Dasso discussed the proposed budget for the second floor. He noted staff concerns regarding customers standing to wait, and recommended a waiting area.

Mr. Dasso discussed the renovation plans for the third floor, which includes floor tile replacement and technology upgrades. He said the intention is to modernize the space, including a ceiling that hangs lower and carpeting on the floor, which will help with sound. Ms. Storm discussed other aspects of the third floor plan, including restroom modifications and the installation of a conference room behind the existing Council table. Included in the plan would be a slightly raised platform for the Council and an additional door for security purposes. She showed a rendering of what the design would look like after completion. She noted a provision that would allow for Council members to utilize built-in computers at each seat at the front desk. Mr. Dasso discussed the proposed budget for the third floor project, and then the overall budget for the full City Hall project.

Mr. Dasso said the current status is the wrap-up of the conceptual design phase, and the next phase would be the development of the design and bidding out construction documents. He estimated that the construction would take place over four to five months. He noted the best time to bid would be late fall in order to capture the conditions of the winter for a full interior project.

Mr. Dasso entertained questions from Council. Alderperson Gilbert said Streamline has done a great job with the design concepts. She asked what the funding sources would be for the project. City Manager Thompson said more detail would be provided on the proposed funding sources, but it would come from a combination of American Rescue Plan Act (ARPA) funds and surplus general funds. He noted that approximately \$7 million would be available in surplus, which is generally reserved for capital projects, and the City Hall renovation would fall under that category. Alderperson Gilbert noted she has received unfavorable responses from residents regarding the remodel. She said it is essential that the Council obtains a financial report that shows surplus funds and what has already been spent or allocated. She asked if any surplus funds would be saved for emergency projects, and expressed concern that 90 days of reserve funds was not enough. Mr. Thompson said the next phase would be to award a contract with Streamline Architects, and the bidding process and awarding the bid would fit with the budget process.

Alderperson Parker said the project is easy to criticize, and would likely never gather public support, but is badly needed. He noted the project should be prioritized, and the time is now due to the availability of ARPA funds. Alderperson Poulos said there were parts of the proposal that concerned him, but he would speak about those at a later time. He concurred with Alderperson Parker that the project should take place, but funds should be spent wisely. Alderperson Hurt said the City should invest in itself, but be cautious with spending. Mayor Thoms said the project is overdue, and the City should proceed with the project.

Alderperson Gilbert commented that she noted that the project cost has been different with each estimate she has learned of, and it has doubled since she first heard of it. Mr. Dasso said the bidding climate is an important consideration. Alderperson Gilbert asked if the proposed reception area would be handled by an incoming executive assistant. City Manager Thompson said that would be worked out whether there was one person dedicated to reception or otherwise.

b. American Rescue Plan Act (ARPA) Presentation

ARPA Program Manager Samantha Gange provided an update on the ARPA process. She gave an overview of what ARPA was and what had taken place thus far with the City's allotment of funds, noting that Council goals helped drive the decision-making process, along with a public survey. She provided the budget and detailed

the allocations for restricted ARPA funds, and then the budget and detailed allocations for unrestricted ARPA funds. She noted there was \$1 million dedicated to roads out of the unrestricted fund balance.

Ms. Gange said all of the ARPA funds totaling approximately \$26.3 million were currently allocated for projects, and the City has spent \$7.5 million of the funds as of July 1, 2023. She discussed the top five priorities from Rock Island stakeholders, which includes infrastructure as the main concern with \$14 million allocated. Additional priorities include parks, recreation, greenspace, and neighborhoods under one category, assistance to businesses, public safety and law enforcement technology, and mental health. She noted that the homelessness priority was closely linked to mental health, and therefore is combined in the same category. She discussed the projects and amounts currently under each priority category.

Ms. Gange detailed the Grow Rock Island Together (GRIT) and Property Enhancement Program (PEP) programs that are listed under the assistance to businesses category. She also discussed the projects underway for public safety. These projects represent approximately \$5 million of investment in the City. She discussed the focus group activities that have taken place since the fall of 2022, and what to expect going forward. She detailed completed ARPA projects, including the demolition of the downtown parking garage and the new parking lot, which was funded in part with unrestricted ARPA dollars. Additional completed projects include the Hauberg Estate Carriage House, new snow plows, Denkmann Park, and Highland Springs clubhouse, all funded with restricted ARPA dollars.

Ms. Gange discussed the leveraging of ARPA funds to maximize the impact of relief within the City. Public-private partnerships for projects such as the Watts/Midtown Library, Douglas Park, and the aforementioned Carriage House were completed with leveraged ARPA funds. Other projects completed with ARPA funds in conjunction with grants and donations include Denkmann Park, the downtown area, the Augustana College lead project, and backup generators for the Water Treatment Plant.

Aldersperson Hurt asked if the three ambulances had been ordered. Ms. Gange confirmed they had been purchased. Fire Chief Bob Graff said he double checked with the manufacturer, and there have been delays with the chassis so far. He discussed how the current ambulances are being rotated and used to maximize their longevity before new ones arrive.

5. Adjourn

a. Motion to Adjourn.

Motion:	Motion whether or not to adjourn.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Poulos moved to adjourn; Aldersperson Hurt seconded.

VOTE:

Motion passed on a 4-0-3 roll call vote. Aye: Hurt, Gilbert, Parker, and Poulos. Nay: None. Absent: Robinson, Swanson, and Healy.

The meeting ended at 6:11 p.m.

Josh Adams, Deputy City Clerk