

**CITY OF ROCK ISLAND
CITY COUNCIL MEETING**

**January 4, 2016
MINUTES**

Rock Island City Council met in regular session at 6:45 pm in Council Chambers of Rock Island City Hall. Present were Mayor Pro Tem Ivory D. Clark presiding, and Aldermen Kate Hotle, Joshua Schipp, Charles O. Austin III, Virgil J. Mayberry and P.J. Foley. Also present were City Manager Thomas Thomas and City Attorney Dave Morrison. Mayor Dennis E. Pauley and Alderman Stephen L. Tollenaer were absent.

Introductory Proceedings

Mayor Pro Tem Clark called the meeting to order and led in the Pledge of Allegiance. Alderman Schipp gave the Invocation.

Agenda Item #5

Minutes of the meeting of December 14, 2015.

A motion was made by Alderman Austin and seconded by Alderman Foley to approve the Minutes of the meeting of December 14, 2015 as printed. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry and Alderman Foley; those voting No, none.

Agenda Item #6

Update Rock Island by Mayor Pro Tem Clark.

Mayor Pro Tem Clark advised that the 33rd Annual Dr. King Jr. Memorial Service and Award celebration honoring the late Dr. Martin Luther King, Jr. will be held on Monday, January 18, 2016, from 10:30 am to 12:00 pm at the Martin Luther King, Jr. Community Center, 630 9th Street. Mayor Pro Tem Clark stated that the theme for this year's program is "There Comes a Time When Silence is Betrayal." The purpose of the award is to acknowledge the enormous contributions made to our community by youth and adult Rock Island citizens.

Mayor Pro Tem Clark stated that the City of Rock Island will offer free Christmas tree collection through January 8, 2016. Christmas trees should be placed at the normal garbage setout point on the citizen's garbage collection day. Mayor Pro Tem Clark added that Christmas ornaments, lights, and stands must be removed from the tree. Trees must be placed at least three feet away from garbage carts to guarantee collection of both the Christmas trees and the garbage carts. Separate trucks will pickup Christmas trees.

Join thousands of residents and visitors as they turn out for Bald Eagle Days at the Quad City Expo Center, Friday, January 8, 4:00 pm to 8:00 pm, Saturday, January 9, 10:00 am to 8:00 pm and Sunday, January 10, 10:00 am to 5:00 pm. Mayor Pro Tem Clark stated that tickets are \$6 for adults, \$1 for kids and kids under 6 are free. Great fun and value for the whole family.

Agenda Item #7

Public Hearing on a request from Sheila Parker for a Special Use Permit to operate a non-perishable food store (candy, beverages, chips and packaged frozen items) out of the former residence at 1215 6th Street.

Mayor Pro Tem Clark stated that Item #7 has been removed from the Agenda.

Agenda Item #8

A Duplicate Special Ordinance authorizing acquisition of eight tax auction properties in the City of Rock Island in the amount of \$274,779.00.

It was moved by Alderman Hotle and seconded by Alderman Schipp to consider, suspend the rules and pass the ordinance.

Discussion followed. Alderman Austin advised that one of the acquisitions would be the former Service Rubber building for \$265,000.00 with no intended use. Alderman Austin added that the original project had a lot of promise to it; this one does not. Alderman Austin advised that the estimate for demolition right now is in the neighborhood of \$500,000.00 and in two or three years, it is likely to be higher than it is now. Alderman Austin stated that this is a project of speculation tying up one million dollars of taxpayer money. Alderman Austin stated that he didn't see it as a wise maneuver. Alderman Austin commented that if the private sector wants to step in and take the risk on this then fine. Alderman Austin added that the City's last effort of speculation with Jumer's Crossing did not pan out. Alderman Austin further discussed this item. Alderman Austin stated that he would not be supporting this item at this time.

Alderman Schipp inquired upon Community and Economic Development Director Jeff Eder or City Manager Thomas to remind the public why Council feels that this project is important in terms of this issue of this property being dilapidated and that the City is purchasing it from the County to take ownership so that it doesn't fall into the wrong hands. Alderman Schipp commented that this is an economic opportunity that generally fits the role of the public sector making the first move to find the private partner to move in later.

Community and Economic Development Director Jeff Eder advised that this is a property that is in a historic industrial use area. Mr. Eder indicated that a special TIF district was created; this is where the funding will be coming from to fund it so that it is not general dollars that is funding it. Mr. Eder explained that once the property is sold and there is a new building, the taxes will be paid back. Mr. Eder and Alderman Schipp further discussed this item. Mr. Eder commented that they put in a brownfield grant application to do the Phase I and Phase II assessment on the environmental end. After more discussion, Alderman Schipp stated that he will be supporting this item.

Alderman Hotle advised that none of these decisions are easily made. Alderman Hotle stated that she sees this as an investment in the future of Rock Island because this is a key employment sector area of the City. Alderman Hotle added that a goal in 2016 and beyond is to bring back good paying jobs to Rock Island and this is an area with real potential to do that. Alderman Hotle stated that she will be supporting this item.

Mayor Pro Tem Clark advised that when we go on IL 92 that is the picture that people have of the community; it is that building and a huge junkyard. Mayor Pro Tem Clark stated that the City has to improve that and the City has to step in sometime and have leadership there. Mayor Pro Tem Clark stated that he will be supporting this item.

City Manager Thomas advised that the intent with the purchase of this property is to do a RFQ to look for potential developers. City Manager Thomas further discussed this item.

Alderman Foley stated that staff had the opportunity to get this done once and they failed to do that. Alderman Foley added that he will be voting against this item because his trust in getting this done is not there.

After discussion, the motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Clark and Alderman Mayberry; those voting No, Alderman Austin and Alderman Foley.

Agenda Item #9

A Special Ordinance amending a zoning district and zoning map at 921 27th Avenue and 925 27th Avenue.

Alderman Mayberry moved and Alderman Foley seconded to consider, suspend the rules and pass the ordinance. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry and Alderman Foley; those voting No, none.

Agenda Item #10

CLAIMS

It was moved by Alderman Austin and seconded by Alderman Foley to accept the following reports and authorize payments as recommended. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry and Alderman Foley; those voting No, none.

- a. Report from the Human Resources Department regarding payment in the amount of \$22,504.70 to Dave Morrison for legal services rendered for the month of December.
- b. Report from the Public Works Department regarding payment #1 in the amount of \$131,242.74 to Tri City Blacktop Co., Inc. for services provided for the 2015 Asphalt Street Milling and Patching Program project.
- c. Report from the Public Works Department regarding payment #2 in the amount of \$783,047.70 to Civil Constructors, Inc. for services provided for the Farmall Storage Tank project.
- d. Report from the Public Works Department regarding payment #2 in the amount of \$216,662.84 to Centennial Contractors of the Quad Cities for services provided for the Shadybrook Phase II Resurfacing project.
- e. Report from the Public Works Department regarding payment #3 in the amount of \$37,642.00 to Greenspace Associates for services provided for the 2015 Sod Replacement Program project.

- f. Report from the Public Works Department regarding payment #10 in the amount of \$1,092,230.52 to Brandt Construction for services provided for the 6th Avenue Relief Sewer project.
- g. Report from the Public Works Department regarding payment #4 in the amount of \$249,338.28 to Valley Construction for services provided for the 11th Street Improvements at 47th Avenue project.
- h. Report from the Public Works Department regarding payment #2 and Final in the amount of \$64,225.75 to Walter D. Laud, Inc. for services provided for the Sanitary Sewer Replacement: 19th Street, 9th to 10th Avenue project.
- i. Report from the Public Works Department regarding payment #1 in the amount of \$252,377.29 to Walter D. Laud, Inc. for services provided for the 26th Street Reconstruction, North of 13th Avenue project.
- j. Report from the Public Works Department regarding payment #3 and Final in the amount of \$57,955.19 to Centennial Contractors of the Quad Cities for services provided for the 20th Avenue Resurfacing: 27th Street to 30th Street project.
- k. Report from the Public Works Department regarding payment #11 in the amount of \$1,352,144.79 to Brandt Construction for services provided for the 6th Avenue Relief Sewer project.
- l. Report from the Public Works Department regarding payment #2 and Final in the amount of \$27,478.70 to Walter D. Laud, Inc. for services provided for the 22 ½ Avenue Reconstruction, East of 29th Street project.

Agenda Item #11

Claims for the week of December 11 through December 17 in the amount of \$1,196,500.17 and payroll for the weeks of December 7 through December 20 in the amount of \$1,396,451.72.

Alderman Schipp moved and Alderman Mayberry seconded to allow the claims and payroll. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry and Alderman Foley; those voting No, none.

Agenda Item #12

Report from the Public Works Department regarding the NJPA contract purchase of a 2016 Freightliner/Vactor sewer cleaning machine from Coe Equipment, Inc. in the amount of \$216,936.00.

It was moved by Alderman Schipp and seconded by Alderman Foley to approve the purchase as recommended and refer to the City Attorney for an ordinance declaring the current 2003 sewer cleaning machine as surplus and allow for trade-in. The motion carried by the following Aye and

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No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry and Alderman Foley; those voting No, none.

Agenda Item #13

Report from the Public Works Department regarding the purchase of a 2016 Pierce Arrow Pumper truck from Global Emergency Products, Inc. in the amount of \$513,584.00 along with a 100% pay option.

Alderman Hotle moved and Alderman Schipp seconded to approve the purchase and pay option as recommended and refer to the City Attorney for an ordinance declaring the current 1997 HME Aerial Pumper truck as surplus and allow for disposal.

Discussion followed. Alderman Hotle advised that this is an important purchase; it is a large price tag, but it is replacing one of the fire trucks that is about 18 years old. Alderman Hotle added that it is important that these trucks are kept up to date and functional for the City's public safety.

Alderman Mayberry inquired about what happens to the vehicles when the City surpluses them.

City Manager Thomas stated that on some occasions, smaller departments have gotten the vehicles. Public Works Director Randy Tweet advised that smaller departments may be interested in them, or they would be sold at the auction when the City auctions off all of the surplus vehicles.

After discussion, the motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry and Alderman Foley; those voting No, none.

Agenda Item #14

Report from the Community and Economic Development Department regarding bids for the emergency demolition and site clearance of 1023 10th Avenue, recommending the bid be awarded to Valley Construction Company in the amount of \$12,116.00.

It was moved by Alderman Foley and seconded by Alderman Hotle to award the bid as recommended and authorize the City Manager to execute the contract documents. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry and Alderman Foley; those voting No, none.

Agenda Item #15

Report from the Community and Economic Development Department regarding a proposal from EnviroNet for Phase II environmental site assessment and cleanup for 2101 and 2117 11th Street in an amount not to exceed \$51,600.00.

Alderman Foley moved and Alderman Schipp seconded to approve the proposal as recommended and authorize the City Manager to execute the contract documents.

Discussion followed. Alderman Hotle inquired upon Community and Economic Development Director Jeff Eder to explain this item.

Mr. Eder advised that this is for Phase II testing; they will do the soil borings to see if there are any contaminants on the site. Mr. Eder stated that this was the site of a former gas station that the City bought at the County tax sale and the buildings were previously demolished. Mr. Eder added that in order to do anything with this site, you have to go through the process. Mr. Eder advised that the goal is to get a no further remediation letter from the State of Illinois; this testing will help to outline the exact method to use to get that letter.

Alderman Foley commented that this site is in his ward. Alderman Foley added that it is a very strategic piece of property on 11th Street by Friendship Manor.

After discussion, the motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry and Alderman Foley; those voting No, none.

Agenda Item #16

Report from the Information Technology Department regarding a non-disclosure agreement between the City of Rock Island, RACOM and AT&T as it relates to wireless communication signals in the new Police station in reference to a booster for both public safety radios and cellular.

It was moved by Alderman Schipp and seconded by Alderman Mayberry to approve the agreement as recommended and authorize the City Manager to execute the contract documents.

Discussion followed. Alderman Austin inquired upon Information Technology Director Tim Bain to explain this item.

Mr. Bain advised that this is for putting a booster in the police station to cover both the public safety radio system and the cellular. Mr. Bain added that in the case of the cellular, you are accessing licensed frequencies that are provided by the specific carriers, and they are considered proprietary and somewhat secret so the non-disclosure agreement needs to be put in place to provide secure access to these frequencies.

Sean Smith from RACOM indicated that it is basically stating that the City of Rock Island and RACOM are not allowed to disclose the information that AT&T provides to us in order to make the cellular booster work at the new police station.

After discussion, the motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry and Alderman Foley; those voting No, none.

Agenda Item #17

Report from the Police Department regarding a General Usage Rental Vehicles contract with Wags Auto Center, recommending a one year renewal expiring March 31, 2017 at the prices quoted in the existing contract.

Mayor Pro Tem Clark stated that Item #17 has been pulled from the Agenda.

Agenda Item #18

Report from the Human Resources Department regarding a 2.00% General Wage Increase to non-affiliated employees effective January 4, 2016.

It was moved by Alderman Austin and seconded by Alderman Schipp to approve the general wage increase as recommended. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry and Alderman Foley; those voting No, none.

Agenda Item #19

Report from the Traffic Engineering Committee regarding a request from Alderman Chuck Austin to change the yield signs at Denkmann School to stop signs.

Alderman Austin moved and Alderman Foley seconded to approve changing the yield signs at 42nd Street and 22nd Avenue to stop signs and refer to the City Attorney for an ordinance.

Discussion followed. Alderman Austin stated that his name is attached to this item, but it is Denkmann School's request. Alderman Austin advised that a few years ago, he was approached by the neighbors about signage near Denkmann School. Alderman Austin stated that he talked with the Principal at that time and the Principal thought what they had was adequate. Alderman Austin stated that at his ward meeting, the subject was brought up again that the school may now feel differently about it. Alderman Austin advised that currently there are stop signs at the intersection on the northwest corner where the 40th Avenue one-way meets 20th Avenue; there is another one on the east side where 42nd Street meets 22nd Avenue. Alderman Austin stated this will allow 22nd Avenue to be a through Avenue. Alderman Austin added that at the school's request, there will be stop signs on 42nd Street where it intersects 22nd Avenue.

Alderman Mayberry inquired about the reasons for the stop signs. Alderman Austin stated that it is due to safety concerns. Alderman Austin further discussed this item.

After discussion, the motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry and Alderman Foley; those voting No, none.

Agenda Item #20

Other Business.

Alderman Mayberry discussed pay raises for the Council. Alderman Mayberry requested that this item be put on the next Agenda. Alderman Mayberry stated that it has been about 21 years

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since the City Council has had a raise; it is not for the current Council; it would be for the next Council that gets elected.

City Attorney Morrison stated that is correct; if the Council were to vote for a raise, it would not be for anyone sitting during their current term now. City Attorney Morrison added that it could only become effective in stages as the elections progress.

City Manager Thomas advised that it may not be on next week's Agenda; it will have to be looked at to see how to propose it. City Attorney Morrison advised that he will start working on it and it could be ready for the January 18th meeting.

Alderman Foley stated that the day before New Year's Eve and as Deputy Liquor Commissioner, he signed a new liquor license for a new establishment in The District of Rock Island called Red Rodeo. Alderman Foley added that they were able to get their State license on New Year's Eve morning and opened at 7:00 pm on New Year's Eve. Alderman Foley stated that he went down and welcomed them. Alderman Foley noted that they had a country band and about 300 people were there. Alderman Foley stated that it is a nice establishment to have in The District of Rock Island.

Alderman Hotle thanked Mayor Pauley and the Council members for getting the liquor license pushed through. Alderman Foley thanked the Inspection's staff and Fire Department for helping them pass the code.

Ms. Rita Kirk of 504 12th Avenue stepped forward. Ms. Kirk expressed concerns in regards to the public hearing for Sheila Parker's special use permit not taking place this evening. Ms. Kirk discussed the timeline from the initial point of Ms. Parker coming before Council and asking for permission to apply for the special use permit to operate a non-perishable food store at 1215 6th Street to the second public hearing, which was scheduled for tonight. Ms. Kirk commented that prior to the first public hearing, she had gathered signatures for the petition opposing the special use permit, and gave it to staff, but the public hearing was removed from the Agenda. Ms. Kirk added that she did the same thing for the public hearing tonight, but again, it was removed. Ms. Kirk stated that she did not understand how an item on the Agenda could be dropped without a vote from the Council, especially when it was an advertised public hearing. Ms. Kirk voiced concerns as to why it was withdrawn and not even opened to hear testimony.

City Attorney Morrison stated that if Ms. Parker voluntarily brings the petition forth or if it is of her own doing and if she wishes to voluntarily withdraw it from the Agenda, then the Council is not in the position to prevent her from doing that. City Attorney Morrison added that Ms. Kirk's statements and the process could be considered by the ones that are deciding that matter should it come back up again. Council further discussed this issue as it related to when Ms. Parker called to withdraw it. Council also discussed the cost component and whether this item would come back at another time.

Community and Economic Development Director Jeff Eder advised that the City has an application fee. Mr. Eder was unsure as to whether the fee completely covers all of the cost for the publication and mailings. Mr. Eder stated that the application fee should be collected

especially since the public hearing has been pulled two times. Mr. Eder added that Ms. Parker should have to go through the whole process again as well as to pay the fee. Mr. Eder noted that the special use permit is a two step process in which the permission to apply is the first step and the public hearing is the second step. Council and Mr. Eder further discussed the special use permit process.

Mr. Peter Ruklic of 2128 32nd Street stepped forward. Mr. Ruklic offered suggestions in regards to helping Rock Island be more economically stable, resilient and keep growing besides mega retail projects. Mr. Ruklic offered other approaches that would take modest investments over an extended period of time that could increase retail and property tax revenue, retain local businesses and to nationally attract new businesses and families. Mr. Ruklic stated that Rock Island has a vibrant commercial district that runs through the heart of the City up the hill on 18th Avenue, 30th Street and 14th Avenue. Mr. Ruklic added that this entire district is surrounded by attractive and safe side streets that residents already walk and bike. Mr. Ruklic added that Rock Island has the best bus system in the country for a city of this size. Mr. Ruklic referred to other cities where they have abandoned the mega projects approach that is designed around cars in order to recreate thriving economic activity so that people can walk, bike and take mass transit.

Mr. Ruklic stated that the City's commercial district could be enhanced for people oriented development such as a gradual increase in housing around this commercial district and this could be a template for development for Downtown and the West side. Mr. Ruklic advised that almost two years ago, a resident's initiative was started to help make everyone aware of these things that Rock Island has. Mr. Ruklic added that since then, the projects of this initiative have received help from all types of residents such as retired seniors, college students, architects, engineers, etc. Mr. Ruklic added that if anyone wants more information, they may email him at undependentrockisland@gmail.com or his number is in the phone book.

Alderman Schipp thanked Mr. Ruklic for attending the meeting.

Agenda Item #21

Executive Session on Personnel, Property Acquisition and Litigation.

An Executive Session was not held.

Agenda Item #22

Recess

A motion was made by Alderman Foley and seconded by Alderman Hotle to recess to 5:30 pm, Monday, January 11, 2016. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry and Alderman Foley; those voting No, none. The meeting was recessed at 7:30 pm.

Aleisha L. Patchin, City Clerk