

The Rock Island City Council met in Study Session at 5:30 pm in City Council Chambers at Rock Island City Hall. Present were Mayor Dennis E. Pauley presiding, and Aldermen Ivory D. Clark, Stephen L. Tollenaer, Kate Hotle, and Charles O. Austin III. Also present were City Manager Thomas Thomas, City Attorney Dave Morrison, Public Works Director Randy Tweet, Economic Development Manager Bret Gardella, Urban Planner Brandy Howe, Parks Director John Gripp and other City staff. Aldermen Virgil J. Mayberry, P.J. Foley and Alderman Schipp were absent.

### **Millennia Companies Presentation on Housing Redevelopment**

Economic Development Manager Bret Gardella spoke of the plan by Millennia Housing Company to redevelopment the Century Woods and Heather Ridge Housing. He advised that Millennia is seeking new Tax Increment Financing districts specifically for each site to make the project feasible. He introduced Millennia representatives Mark Ciepiel, development manager, and Matthew Solomon, director of design and construction, who advised that the two locations would be the first two Illinois housing complexes purchased in Illinois by their company and combined, the two apartment complexes have approximately 400 housing units receiving Section 8 assistance, or rent subsidy assistance, for lower income tenants. Mr. Ciepiel said Millennia would invest \$37 million into the Century Woods apartment complex and the Heather Ridge complex would receive a \$29 million investment. Mr. Solomon said if the deal were closed in December, work could be completed on the two projects by sometime in 2018. Rock Island Mayor Dennis Pauley said the project sounded promising. Ald. Kate Hotle said she wanted some feedback from the Rock Island Milan School District before making any decision on creating new TIFs in the city and Gardella advised that they had already had discussions with Dr. Oberhaus, District Superintendent about the project. Alderman Mayberry asked if they had looked at Maple Ridge apartments to rehabilitate and they advised that they had not, but that they would. Bret Gardella said that Maple Ridge was probably not on their radar because these two complexes are owned by the same parent company and Maple Ridge is owned by someone different. Alderman Mayberry asked if they could look at Maple Ridge as a potential site in the future and the group assured him they would. AldermanAfter further discussion, it was decided to bring the TIF requests and additional information to Council in the next few weeks.

### **Heritage Resources Plan**

Brandy Howe, Interim Planner, advised Council that the City was awarded a grant from the Illinois Historic Preservation Agency (IHPA) in February 2015 to prepare a city-wide preservation plan—a policy document designed towards the preservation and protection of Rock Island’s unique architecture and historic character. The City hired the Lakota Group in July 2016 to prepare the document which has been dubbed the Heritage Resources Plan.

The Nick Kalogeresis with the Lakota Group presented their draft plan based on the steering committee meetings, community workshops, and focus groups and interviews they conducted to gain the opinions of residents. Their key recommendations include: Integrate preservation goals in city-wide planning efforts; conduct surveys and prioritize areas for National Register nomination; update the Historic Preservation Ordinance and design guidelines, create a neighborhood housing rehabilitation incentive and pursue landmark designation of eligible city-owned buildings. They advised the deadline for completion of the *Heritage Resources Plan* based on IHPA’s grant requirement is September 30, 2016.

**Introduction of Park Foundation Members**

Park and Recreation Director John Gripp introduced Chairperson Daryl Empen, who spoke about the newly formed Park Foundation. Mr. Empen advised Ann Austin, Bill Nelson, John Gripp, Fred Dasso, Sarah Thoms, Gary Rowe and Todd Winter serve as members of the foundation.

He stated that the Foundation will help bridge gaps on items that tax dollars just can't cover. Their mission is to identify and support parks and recreation improvements for our community by encouraging and mobilizing the financial support of neighborhood groups, foundations and citizens. Mr. Empen stated that they had their first Wine Tasting Fundraiser in June at Dimitri Wine and Spirits and it was deemed a success. Additional fundraisers will be held in the future.

**ADJOURNMENT**

A motion made by Alderman Hotle and seconded by Alderman Clark to adjourn the meeting. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none.

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Linda K Mohr, Deputy City Clerk

**CITY OF ROCK ISLAND  
CITY COUNCIL MEETING**

**September 12, 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 Dennis E. Pauley presiding, and Aldermen Joshua Schipp, Charles O. Austin III, Ivory D. Clark, Virgil J. Mayberry, P.J. Foley, Stephen L. Tollenaer and Kate Hotle. Also present were City Manager Thomas Thomas, City Attorney Dave Morrison and Deputy City Clerk Linda Mohr. Absent was City Clerk Aleisha Patchin.

**Introductory Proceedings**

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

**Agenda Item #5**

**Minutes of the meeting of August 22, 2016.**

A motion was made by Alderman Foley and seconded by Alderman Hotle to approve the Minutes of the meeting of August 22, 2016 as printed. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none.

**Agenda Item #6**

**Update Rock Island**

Thursday Night Groove Concert Series – In his update, Mayor Pauley stated that the free "Thursday Night Groove" concert series continues at Schwiebert Riverfront Park on Thursday, September 15, 2016. Soul Storm, an 8 piece jazz band will be delivering songs from the 60's to today. Event is open from 6:00 pm to 8:30 pm. Rock Island Happy Joes will have pizza for sale and Bent River beer will be available for purchase.

2016 Harvest Moon Banquet – Mayor Pauley also announced that the QC Botanical Center will hold this year's Harvest Moon Banquet on Thursday, September 15, 2016 at 6:00 pm. Join for an evening under the stars featuring live music, a silent auction, a wonderful guest speaker, gorgeous gardens, a cash bar and a delicious and simple farm to fork dinner. For more information or reservations please call (309) 794-0991 ext. 203.

STEM-Azing After School Events – Mayor Pauley stated that kids can try their hand at all sorts of science and engineering projects with the Rock Island Public Library's monthly STEM-Azing after school events. This month's session will be held on Wednesday, September 14 will feature wind power experiments. The hands-on projects for school-age children ages 6 and up can attend from 4:00 to 5:00 pm at the 30/31 Branch at 3059 30<sup>th</sup> Street.

Evening Campfire and Bluegrass Music – Mayor Pauley also announced that there would be a free campfire and Bluegrass Music featured at the fire circle at Black Hawk State Historic Site in Rock Island at 6:00 p.m. on Thursday, September 15th. Music with Joe Nobling starts at 6:30. Free s'mores will be provided. Those attending are encouraged to bring their own lawn chairs and food to cook over the open fire. The fire pit is east of Singing Bird Center, north of

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Blackhawk Road at 15th Street. In case of rain meet at Singling Bird Center for music and cooking in the indoor fireplace. For more information call (309) 788-9536.

Agenda Item #7

**Presentation of the Tell on Your Neighbor Awards by the Beautification Commission.**

The following people were nominated by one of their neighbors and honored with a certificate from the Beautification Commission:

29 Berkshire Drive - Phyllis M Vroman  
1113 45 St - Phillip W Dennis  
1211 45 St - Kelley W Dunsworth  
2210 30 St - Richard L & Mary L Fislar  
2914 32 St Ct - Daniel L Budelier  
3011 38 Ave - Charles E Colclasure  
3215 30 St - Charles F Arnold Jr  
3435 35 St - Gary B Miner  
3634 35 Ave Ct - Thomas W & Brenda S Neer  
3643 35 Ave Ct - Edmund O McKamey  
3805 44 St - Philip G & Rebecca S Hare  
4005 18 Ave - Sharon L Cramer  
4501 27 Ave - Lynn & Scott Fowler  
4512 24 Ave - Michael C & Jaclyn Hannah  
4606 24 Ave - Phil T Dortch  
1500 31 Ave - Keith M Shaw  
1823 30 St - Dale B Handley  
2506 5 1/2 Ave - Mario Duarte  
2519 5 1/2 Ave - Christine Criddle  
2620 5 1/2 Ave - Suzanne E Griffin  
2838 5 1/2 Ave - Ronald G Trich Jr  
2842 5 1/2 Ave - Rental Property  
2616 5 1/2 Ave - Kristopher & Suzanne Homan  
2524 5 1/2 Ave - Valdez Ramiro Garcia  
809 21 St - Les Ethridge & Ed Horton  
2911 32 St Ct - Eric D Woods

Agenda Item #8

**Proclamation declaring Sunday, September 11<sup>th</sup>, 2016 as Quad Cities Interfaith Day.**

Mayor Pauley read the proclamation and Marcy Doyle accepted on behalf of Quad Cities Interfaith.

Agenda Item #9

**A Special Ordinance authorizing the acquisition of tax auction properties in the City of Rock Island in the amount of \$19,638.68.**

A motion was made by Alderman Austin and seconded by Alderman Foley to consider, suspend

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

Agenda Item #10

**A Special Ordinance declaring certain vehicles and equipment as surplus and allowing for disposal.**

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

Agenda Item #11

**A Special Ordinance establishing a no parking zone on both sides of the street starting on the west side of the driveway at 4501 42nd Avenue to the south edge of the driveway at 4103 46th Street Court.**

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

Agenda Item #12

**CLAIMS**

It was moved by Alderman Austin and seconded by Alderman Tollenaer 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 Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none.

- a. Report from the Human Resources Department regarding payment in the amount of \$13,053.26 to Dave Morrison for legal services rendered for the month of August, 2016.
- b. Report from the General Liability Committee regarding payment in the amount of \$3,591.63 to AT&T for damages to a telephone pole.
- c. Report from the Public Works Department regarding payment #4 in the amount of \$25,430.79 to Peterson Parking Lot Striping, Colona for the 2016 Pavement Marking Program, Project 2749, for services provided August 22 2016 through September 1 2016. (168)
- d Report from the Public Works Department regarding payment #3 in the amount of \$224,187.80 to Tri City Blacktop, Inc., Bettendorf for the 38 Street and 18 Avenue Intersection Resurfacing , Project 2706 for services provided from July 22, 2016 through August 22, 2016. (174)
- e. Report from the Public Works Department regarding payment #11 in the amount of \$175,432.04 to Centennial Contractors of the Quad Cities, Inc., Moline for the 2015/2016

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Sidewalk and Pavement Patching Program, Projects 2140, 2142, and 2377 for services provided from June 22, 2016 through August 18, 2016.(175)

f. Report from the Public Works Department regarding payment #6 in the amount of \$50,524.00 to Greenspace Associates, Davenport for the 2015/2016 Sod Replacement Program, Project 21141 for services provided from June 14, 2016 through August 17, 2016. (176)

Agenda Item #13

**Claims for the weeks of August 19 through August 25 in the amount of \$942,173.81, August 26 through September 1 in the amount of \$655,609.86 and September 2 through September 8 in the amount of \$202,150.15 and payroll for the weeks of August 15 through August 28 in the amount of \$1,421,510.79.**

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

Agenda Item #14

**Purchase Card Claims for the month of August, 2016.**

Alderman Hotle moved and Alderman Schipp seconded to approve the purchase card claims as recommended. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none.

Agenda Item #15

**Report from the Public Works Department regarding bids for the purchase of a valve maintenance trailer, recommending the bid be awarded to E.H. Wachs of Harvard, IL in the amount of \$67,037.83.**

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

Agenda Item #16

**Report from the Public Works Department recommending authorizing the State contract purchase of a 2017 Ford F150 4x4 pickup from Wright Automotive, Hillsboro, Illinois in the amount of \$23,563.00.**

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

Agenda Item #17

**Report from the Public Works Department regarding bids for the GTI Growth Wetland Mitigation, Project 2775 recommending the bid be awarded to Valley Construction Company, Rock Island in the amount of \$101,110.00.**

Alderman Schipp asked Public Works Director Randy Tweet if this project was part of the original plan when the GTI facility was built and Tweet confirmed that it was. After some more discussion, it was moved by Alderman Clark and seconded by Alderman Hotle to approve the bid as recommended. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none.

Agenda Items #18 and #19

**Report from the Public Works Department recommending approving the 18th Avenue Local Agency Agreement for Federal Participation and the Resolution for Improvement by Municipality Under the Illinois Highway Code.**

**Report from the Public Works Department recommending approving the 38 Street Local Agency Agreement for Federal Participation and the Resolution for Improvement by the Municipality Under the Illinois Highway Code.**

Public Works Director, Randy Tweet advised that the 18<sup>th</sup> Avenue project will stretch from 17<sup>th</sup> Street in Rock Island to the Moline border and the 38<sup>th</sup> Street project will stretch from 7<sup>th</sup> Avenue in Rock Island to Blackhawk Road. After more discussion, it was moved by Alderman Foley and seconded by Alderman Hotle to combine Items #18 and #19 and to approve the agreements and resolutions as recommended and authorize the Mayor to execute the contract documents. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none.

Agenda Item #20

**Report from the Public Works Department recommending three additional vehicles be declared surplus.**

It was moved by Alderman Hotle and seconded by Alderman Austin to declare these items as surplus as recommended and authorize their disposal in a manner that will be advantageous to the City of Rock Island. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none.

Agenda Item #21

**Report from the Public Works Department recommending the existing the fence on the right of way at 1209 21 Avenue remains as it stands.**

Alderman Hotle moved and Alderman Tollenaer seconded to allow the fence to remain at its current location providing there is proof of insurance listing the City as an additional insured and a recordable agreement is made. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none.

Agenda Item #22

**Report from the Community and Economic Development Department regarding the proposed changes to the Board of Zoning Appeals Code of Ordinances.**

It was moved by Alderman Schipp and seconded by Alderman Hotle to defer this item until the first meeting in November. After some discussion, the motion to defer carried by the following Aye and No vote; those voting Aye being; Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none.

Agenda Item #23

**Report from the Police Department regarding a contract with Rock Island Housing Authority for police services at the Housing Authority's seven properties, recommending a one year renewal expiring September 30, 2017.**

It was moved by Alderman Foley and seconded by Alderman Tollenaer to approve the contract 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 Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none.

Agenda Item #24

**Report from the Mayor regarding an appointment to the Citizens Advisory Committee.**

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

Agenda Items #25

**Report from the City Clerk regarding a request from Stephen Moller for a Street Closing at 22 1/2 Avenue between 25th Street and 26th Street on Saturday, September 24, 2016 from 4:00 pm to 6:00 pm for a block party.**

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

Agenda Items #26

**Report from the City Clerk regarding a request from Augustana College Fraternity Rho Nu Delta for Sound Amplification for Saturday, September 24th from 6:30 pm to 10:00 pm for a concert fundraising event for the Alzheimer Foundation at the Augustana College Football Field.**

Alderman Schipp moved and Alderman Mayberry seconded to approve the Sound Amplification permit as recommended. The motion carried by the following Aye and No vote; those voting

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

Agenda Items #27

**Report from the City Clerk regarding a Plaza activity/event application from Phil Woodward of The Arena at 1811 2nd Avenue requesting to host an outdoor concert on Saturday, October 15, 2016 from 6:00 pm to 12:30 am.**

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

Agenda Item #28

**Report from the City Clerk regarding an activity permit from Alleman High School requesting to hold their annual Homecoming Parade on Friday, September 23, 2016.**

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

Agenda Item #29

**Other Business.**

No one from the Council wish to make additional comments.

Six people signed up to speak.

Lindsay O'Brien, 1710 65<sup>th</sup> Avenue W, Rock Island, wished to express her support of backyard chickens. She says she currently has chickens and they make great pets and are a great sustainable food source.

Dan Bonowski, 313 – 20<sup>th</sup> Street, Rock Island, wished to speak to the Mayor and Council regarding his Jaded Gypsy redevelopment project. He is asking for additional assistance from the City to complete his project. After some discussion, Mayor Pauley asked Bret Gardella, Economic Development Manager to look into this project some more and have a report to update the Council at the next meeting.

Michelle Ramsey-Moody, 8201 Ridgewood Road, Rock Island. Ms. Ramsey-Moody also wished to discuss backyard chickens and to voice her support.

Larry Hunter, 1213 – 15<sup>th</sup> St, Rock Island. Mr. Hunter wished to address the Council and voice his displeasure with the outcome of the WalMart project.

Chioma Ezeugwu, 1228 21<sup>st</sup> Avenue, Rock Island. Ms. Ezeugwu wished to express to Council her displeasure with the vote earlier in the evening regarding the fence in the right of way at

Friendship Manor. She stated that her house is directly across from Friendship Manor and that the fence obstructs her view as she is backing out of her driveway. She expressed that this fence is a hazard and should be moved back, onto Friendship Manor property. After some discussion by Council, Alderman Foley directed her to get with Public Works Director Randy Tweet for further discussion. He made a motion and Alderman Hotle seconded to recall the item and have it brought back to the Council on a future agenda for another vote. The motion to recall carried by the following Aye and No vote; those voting Aye being; Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none.

Phil Hare, 3805 44<sup>th</sup> Street, Rock Island. Mr. Hare wished to discuss \*\*\*\*\* Avenue, that connects 38<sup>th</sup> Street and 44<sup>th</sup> Street. He states this Avenue is in total disrepair and is often used as a shortcut to miss the lights on Blackhawk Road. Mr. Hare suggested Council look into having that Avenue dead end at one end or the other to eliminate the vehicles cutting through, often at high speeds. After some discussion, it was agreed that this was an option to consider and directed our Public Works Department to look into this possibility further.

Sven Jacobson addressed the Council with

Agenda Item #30

**Executive Session on Personnel, Property Acquisition and Litigation.**

A motion was made by Alderman Foley and seconded by Alderman Clark at 7:56 pm to recess to Executive Session on matters of Personnel, Property Acquisition and Litigation. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none.

Agenda Item #31

**Recess**

A motion was made by Alderman Hotle and seconded by Alderman Foley to reconvene the regular meeting at 8:28 pm. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none.

A motion was made by Alderman Mayberry and seconded by Alderman Schipp to recess to 5:30 pm, Monday, September 19, 2016. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none.

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