

**CITY OF ROCK ISLAND  
CITY COUNCIL MEETING**

**March 18, 2013  
MINUTES**

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 Joy Murphy, Charles O. Austin III, David Conroy, P.J. Foley and Stephen L. Tollenaer. Also present were City Manager Thomas Thomas, Community and Economic Development Director Jeff Eder, Planning and Redevelopment Administrator Ben Griffith, Administrative Services Director John Thorson, other City staff, Renaissance Rock Island President Brian Hollenback and City Attorney Ted Kutsunis. Alderman Terry M.A. Brooks I arrived at 5:40 pm and Alderman Jason W. Jones arrived at 5:43 pm.

At this time, various staff and others left Council Chambers and returned after the Executive Session concluded.

**EXECUTIVE SESSION**

A motion was made by Alderman Austin and seconded by Alderman Foley to recess to Executive Session on matters of Litigation. The motion carried on a roll call vote. Those voting Aye being; Alderwoman Murphy, Alderman Austin, Alderman Conroy, Alderman Foley and Alderman Tollenaer; those voting No, none. The meeting was recessed at 5:31 pm.

Mayor Pauley reconvened the regular meeting at 6:15 pm.

**FEBRUARY 2013 HOUSING REPORT**

Planning and Redevelopment Administrator Ben Griffith referred to the monthly housing report, the updated Housing Repair Loan Programs brochure and the Downtown TIF Upper Story Housing Loan Program brochure that was previously distributed to Council. Mr. Griffith stated that the housing program brochure was updated for 2013. Mr. Griffith added that the income limits have been recently updated by HUD, which makes it more difficult to qualify people for the housing program.

Mr. Griffith explained the layout of the housing report. It was noted that there is a category for each of the seven loan programs. Mr. Griffith commented that the TIF program receives no funding from HUD or CDBG, but it is listed due to it being a housing program. Mr. Griffith referred to the housing report and stated that this report shows the different types of programs followed by the application date, closing date, address, City dollars, private funds, fees and totals. It was noted that this information is reported to HUD monthly. Mr. Griffith added that the rest of the columns (neighborhood, income level, race, etc.) are used for demographic information that is reported to HUD on a quarterly basis. Mr. Griffith further discussed the layout of the housing report.

Alderman Austin inquired upon Mr. Griffith to explain the types of housing loan programs. Mr. Griffith advised that the EDPL is the Emergency Deferred Payment Loan, which is for emergency projects, which may include electric services, faulty furnaces and emergency roof repairs. It was noted that this assistance is targeted towards low income levels. Mr. Griffith added that this is a 0% interest loan that is forgivable after five years. However, the applicant has to own the property and live in the property and the taxes and insurance have to be current and

maintained. It was noted that if they sell the property within five years or afterwards then the money is due to the City. Mr. Griffith indicated that the ESPL or Emergency Standard Payment Loan is similar to the EDPL, but it has to be repaid. It was noted that this is a 3% interest loan and it is for moderate to higher income applicants. Council and Mr. Griffith further discussed this program.

Mr. Griffith stated that the RDPL is the Roof Deferred Payment Loan, which is for low to very low income levels and is 0% interest and a five year forgivable loan. Mr. Griffith further discussed this program. Mr. Griffith commented that the TRFL is the Targeted Rehabilitation Forgivable Loan, which is a 0% interest rate and after five years if the applicant still owns the property, it is forgiven. Mr. Griffith added that this type of loan is for low to very low income levels. It was noted that TRFL types of projects include garage repair and replacement, roofs, gutters, sidewalks and tree removal. Council and Mr. Griffith further discussed these programs. Council and Community and Economic Development Director Jeff Eder discussed HUD requirements as it related to funding.

### **10<sup>TH</sup> STREET INFILL HOUSING**

Renaissance Rock Island President Brian Hollenback discussed the agreement on the Agenda for Council consideration in regards to the building of three new homes on 10<sup>th</sup> Street. Mr. Hollenback advised that GROWTH will be taking the City's TIF dollars and leveraging that with Wells Fargo and the City's previous commitment to the previous agreement with GROWTH. Mr. Hollenback stated that the basis of the request is to secure an allocation of state donation tax credits. Mr. Hollenback offered that by finalizing the pulling of the resources from the City's previous TIF agreement that was approved last year, Wells Fargo is \$175,000.00 and if the \$115,000.00 is approved this evening, this will allow for another \$285,000.00 of capital that will fund a gap on these three homes.

Mr. Hollenback advised that the houses will go within the four lots on 10<sup>th</sup> Street; demolition of two houses and the building of three houses. Mr. Hollenback stated that these will be three bedroom units and it will be 120% of the area median income. Mr. Hollenback added that the three new houses will go on the west side of the street and the entire block on both sides of the street will be new construction.

Council and Mr. Hollenback further discussed the proposed new housing on 10<sup>th</sup> Street.

### **ADJOURNMENT**

A motion made by Alderwoman Murphy and seconded by Alderman Brooks to adjourn the meeting carried by the following Aye and No vote. Those voting Aye being; Alderwoman Murphy, Alderman Austin, Alderman Brooks, Alderman Conroy, Alderman Foley, Alderman Tollenaer and Alderman Jones; those voting No, none. The meeting was adjourned at 6:33 pm.

**CITY OF ROCK ISLAND  
CITY COUNCIL MEETING**

**March 18, 2013  
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 Joy Murphy, Charles O. Austin III, Terry M.A. Brooks I, David Conroy, P.J. Foley, Stephen L. Tollenaer and Jason W. Jones. Also present were City Manager Thomas Thomas and City Attorney Ted Kutsunis.

**Introductory Proceedings**

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

**Agenda Item #5**

**Minutes of the meeting of March 11, 2013.**

A motion was made by Alderman Austin and seconded by Alderman Jones to approve the minutes of the meeting of March 11, 2013 as printed. The motion carried by the following Aye and No vote; those voting Aye being; Alderwoman Murphy, Alderman Austin, Alderman Brooks, Alderman Conroy, Alderman Foley, Alderman Tollenaer and Alderman Jones; those voting No, none.

**Agenda Item #6**

**Update Rock Island by Mayor Pauley.**

Mayor Pauley stated to bring your bags and baskets to Lincoln Park at 11<sup>th</sup> Avenue and 38<sup>th</sup> Street on Saturday, March 23<sup>rd</sup>. The Mayor added that there will be many colorful eggs throughout the hunt areas and some contain special prizes! There may even be a surprise visit from a very popular bunny. Mayor Pauley commented that the hunt is free and will begin promptly at 9:30 am. Do not be late, as eggs are only available for a short time! It was noted that the rain location will be the Rock Island Fitness & Activity Center at 4303 24<sup>th</sup> Street.

Mayor Pauley advised that the City of Rock Island Planning and Redevelopment Division will accept preliminary applications for the Targeted Rehabilitation Loan Program beginning at 8:00 am on April 15, 2013 on a first come, first served basis. Mayor Pauley stated that this program is available to qualified owner-occupied and/or investor-owned properties throughout the City to make specific property repairs. The Mayor added that forms may be picked up in the Planning Division offices on the second floor of City Hall from 8:00 am to 5:00 pm Monday through Friday. It was noted that completed forms will not be accepted prior to April 15, 2013.

Mayor Pauley stated that the NAACP of Rock Island County will host the following non-partisan Candidates' Forums: The Alderman's Candidates' Forum will be held on Thursday, March 21<sup>st</sup> from 6:30 pm to 8:00 pm at the Martin Luther King Jr. Community Center at 630 9<sup>th</sup> Street, Rock Island. The Mayor advised that they will have candidates from the 1<sup>st</sup> and 5<sup>th</sup> Wards. Mayor Pauley stated that the Mayoral Candidates' Forum will be held on Tuesday, April 2<sup>nd</sup> from 6:30 pm to 8:00 pm at the Martin Luther King Jr. Community Center at 630 9<sup>th</sup> Street, Rock Island. Mayor Pauley added that all three mayoral candidates have confirmed their participation.

Mayor Pauley advised that the Rock Island County NAACP and the Community Caring Conference will co-host the Rock Island-Milan School Board Candidates' Forum on Thursday, April 4<sup>th</sup> at 6:30 pm to 8:00 pm at the Martin Luther King Jr. Community Center at 630 9<sup>th</sup> Street, Rock Island.

Mayor Pauley stated to help the Quad City Botanical Center celebrate Easter with their botanical egg hunt on Sunday, March 31<sup>st</sup>. It was noted that doors will open at 12:00 pm. The Mayor stated that they will have two hunts for two age groups. Children ages 2-5 will hunt at 12:30 pm and children 6-10 at 1:00 pm. Mayor Pauley advised that children will be able find plastic eggs containing candy, toys or seeds! It was noted that the children will be able to plant the seeds in take home containers. Mayor Pauley stated that if your children are planning on participating, please make sure you arrive early for the Easter egg hunts, they are over in flash. The Mayor added that planting and other fun family activities will go on until 2:00 pm. The Botanical Center will close at 4:00 pm. It was noted that the Easter Egg Hunt is included in the price of admission: Adults \$6.00, Seniors \$5.00, Youth (6-15 yrs.) \$4.00, Children (2-5 yrs.) \$2.00, Children under 2 and members of the Quad City Botanical Center are Free.

Agenda Item #7

**A Special Ordinance amending Chapter 3: Alcoholic Liquor, Sec. 3-1, Sec. 3-8, Sec. 3-9(a)(1)a, Sec. 3-9(a)(1)b, Sec. 3-9(a)(1)c, Sec. 3-9(a)(1)d and Sec. 3-9(b) of the Code of Ordinances.**

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

Discussion followed. Alderman Austin inquired upon the Mayor/Liquor Commissioner to give a quick summary as to why the ordinance is being amended.

Mayor Pauley advised that the liquor ordinance was reviewed and it was determined that there were a few categories in which we were trying to fit everyone into those categories. Mayor Pauley explained that there were some businesses such as large grocery stores that were in the same category as convenient stores. The Mayor stated that the large grocery stores wanted to do wine tastings and a few other things. Mayor Pauley advised that a new category was created just for those stores. Mayor Pauley indicated that the City has a nice banquet center (Stern Center) and other places that would like to do banquets. It was noted that there really wasn't a category for these places. The Mayor advised that these businesses had to either be on a bar license or a restaurant license, which really didn't fit what they wanted to do. Mayor Pauley advised that adjustments were made so that they could fit into a defined category.

Mayor Pauley pointed out that the City has some restaurants that would like to stay open later if they have a liquor license. It was noted that there is a 1:00 am license for these restaurants. Mayor Pauley stated that the ordinance was amended to allow them to stay open until 2:00 am or 3:00 am. The Mayor stated that they have to serve food if they are open at a later time. Mayor Pauley stated that there were also a couple of places that only wanted to serve beer and wine and there wasn't a license for that so a special category was created for these places. Mayor Pauley

advised that we want to make it so that everybody that has a liquor license fits in the right category. The Mayor added that no fees increased and the categories were redefined.

After discussion, the motion carried by the following Aye and No vote; those voting Aye being; Alderwoman Murphy, Alderman Austin, Alderman Brooks, Alderman Conroy, Alderman Foley, Alderman Tollenaer and Alderman Jones; those voting No, none.

Agenda Item #8

**Report from the Administrative Services Department regarding General Liability Claim settlements for the properties at 1523 36<sup>th</sup> Street, 1527 36<sup>th</sup> Street and 1525 36<sup>th</sup> Street, recommending to offer the residents at 1523 36<sup>th</sup> Street and 1527 36<sup>th</sup> Street 50% of the property value and 50% of any damaged personal articles, and 50% to the resident at 1525 36<sup>th</sup> Street for the repair to their finished basement along with any damaged personal articles in the total estimated amount of \$114,056.00.**

**Note:** Agenda Item #8 was deferred from the March 4, 2013 Council meeting.

*A Motion remained on the floor* - It was moved by Alderwoman Murphy and seconded by Alderman Tollenaer to approve the general liability claim settlements as recommended.

Discussion followed. At this time, Alderwoman Murphy stated that she would like to amend her original motion. Alderwoman Murphy then moved that the City authorize up to \$160,000.00 for the City Attorney to settle the claims of 1523 36<sup>th</sup> Street, 1525 36<sup>th</sup> Street and 1527 36<sup>th</sup> Street. Alderman Tollenaer seconded.

Discussion followed with Mayor Pauley stating that this is substantially higher than what the original amount was; this is an extremely unique situation. Mayor Pauley advised that a water tower totally emptied and caused major problems for the residents. Mayor Pauley added that Council feels that this has to be taken care of differently than in any other situation that could normally occur. Mayor Pauley advised that if there was a situation where there was a water main break down the street and there was a little water seepage in the basement and it was \$1,000.00 damage, it would not be expected to pay the full \$1,000.00; it would be paid on a pro-rated basis. Mayor Pauley pointed out that each case would be looked at individually to determine as to what the real extent of the damage would be and why it happened.

After discussion, the motion carried by the following Aye and No vote; those voting Aye being; Alderwoman Murphy, Alderman Austin, Alderman Brooks, Alderman Conroy, Alderman Foley, Alderman Tollenaer and Alderman Jones; those voting No, none.

The original amended motion reads as follows:

It was moved by Alderwoman Murphy and seconded by Alderman Tollenaer that the City authorize up to \$160,000.00 for the City Attorney to settle the claims of 1523 36<sup>th</sup> Street, 1525 36<sup>th</sup> Street and 1527 36<sup>th</sup> Street. The motion carried by the following Aye and No vote; those voting Aye being; Alderwoman Murphy, Alderman Austin, Alderman Brooks, Alderman Conroy, Alderman Foley, Alderman Tollenaer and Alderman Jones; those voting No, none.

Agenda Item #9

**Claims for the week of March 8 through March 14 in the amount of \$1,329,346.10.**

Alderman Tollenaer moved and Alderman Foley seconded to allow the claims. The motion carried by the following Aye and No vote; those voting Aye being; Alderwoman Murphy, Alderman Austin, Alderman Brooks, Alderman Conroy, Alderman Foley, Alderman Tollenaer and Alderman Jones; those voting No, none.

Agenda Item #10

**Report from the Fire Department regarding bids for the purchase of three X-Series Heart Monitors and four AED PRO Monitors from Zoll in the amount of \$90,554.74.**

The City Clerk pointed out that this purchase will come out of the Fiscal Year 2013/2014 Budget and not the current budget.

Alderman Conroy moved and Alderwoman Murphy seconded to award the bid as recommended, approve purchase and authorize the City Manager to execute the contract documents. The motion carried by the following Aye and No vote; those voting Aye being; Alderwoman Murphy, Alderman Austin, Alderman Brooks, Alderman Conroy, Alderman Foley, Alderman Tollenaer and Alderman Jones; those voting No, none.

Agenda Item #11

**Report from the Public Works Department regarding a proposal from Missman, Inc. for engineering services for the 11<sup>th</sup> Street (IL92) and 9<sup>th</sup> Street corridor traffic study in the amount of \$259,650.00.**

It was moved by Alderwoman Murphy and seconded by Alderman Foley to approve the proposal as recommended and authorize the City Manager to execute the contract documents.

Alderman Conroy inquired upon Community and Economic Development Director Jeff Eder to explain as to what this item entails.

Mr. Eder advised that this is some necessary work that needs to be done in regards to the Walmart development and the development at Blackhawk Road and 11<sup>th</sup> Street.

After discussion, the motion carried by the following Aye and No vote; those voting Aye being; Alderwoman Murphy, Alderman Austin, Alderman Brooks, Alderman Conroy, Alderman Foley, Alderman Tollenaer and Alderman Jones; those voting No, none.

Agenda Item #12

**Report from the Public Works Department regarding the Coast Guard Auxiliary lease renewal agreement at Sunset Marina.**

Alderman Foley moved and Alderman Conroy seconded to approve the agreement 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; Alderwoman Murphy,

Alderman Austin, Alderman Brooks, Alderman Conroy, Alderman Foley, Alderman Tollenaer and Alderman Jones; those voting No, none.

Agenda Item #13

**Report from the Community and Economic Development Department regarding an agreement with Rock Island Economic Growth Corporation for building new housing on 10<sup>th</sup> Street in the New Old Chicago Neighborhood.**

It was moved by Alderwoman Murphy and seconded by Alderman Jones to approve the agreement for the items as outlined in the report and authorize the City Manager to execute the contract documents.

Discussion followed. Alderman Austin inquired upon Renaissance Rock Island President Brian Hollenback to give a summary of what this item entails.

Mr. Hollenback advised that this will allow for the building of three more homes, which will be three bedrooms and two baths in a 1,300 or 1,400 square foot price range at a price point of approximately \$109,000.00. Mr. Hollenback stated that upon Council approval, this will allow for access to the Donation Tax Credits that will bring about another \$285,000.00 for overall reinvestment.

Mr. Hollenback and Council further discussed this item as it related to affordability of the new homes, marketing of the homes and homebuyer education classes.

After discussion, the motion carried by the following Aye and No vote; those voting Aye being; Alderwoman Murphy, Alderman Austin, Alderman Brooks, Alderman Conroy, Alderman Foley, Alderman Tollenaer and Alderman Jones; those voting No, none.

Agenda Item #14

**Report from the City Attorney regarding an intergovernmental agreement between the City and Rock Island County related to Mill Creek flooding.**

Alderman Foley moved and Alderman Conroy seconded to approve the agreement 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; Alderwoman Murphy, Alderman Austin, Alderman Brooks, Alderman Conroy, Alderman Foley, Alderman Tollenaer and Alderman Jones; those voting No, none.

Agenda Item #15

**Report from the Finance Department regarding the Motor Fuel Tax Audit report for the period beginning January 1, 2011 and ending December 31, 2012.**

It was moved by Alderwoman Murphy and seconded by Alderman Austin to accept the report as recommended and authorize staff to place it on file in the permanent records of the City of Rock Island. The motion carried by the following Aye and No vote; those voting Aye being;

Alderman Murphy, Alderman Austin, Alderman Brooks, Alderman Conroy, Alderman Foley, Alderman Tollenauer and Alderman Jones; those voting No, none.

Agenda Item #16

**Report from the Mayor regarding appointments and a reappointment to the Preservation Commission.**

It was moved by Alderman Jones and seconded by Alderman Austin to approve the appointments and reappointment as recommended. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Murphy, Alderman Austin, Alderman Brooks, Alderman Conroy, Alderman Foley, Alderman Tollenauer and Alderman Jones; those voting No, none.

Ms. Susan Swords and Mr. Brent Bogen were appointed to the Preservation Commission for three year terms expiring on March 31, 2016.

Mr. John Streiter was reappointed to the Preservation Commission for a three year term expiring on March 31, 2016.

Agenda Item #17

**Report from the Public Works Department regarding a request from the Coast Guard Auxiliary to use the parking lot area at Sunset Marina from 8:00 am to noon on June 16, July 14 and August 18, 2013 and requesting to hang a banner at the marina entrance for their annual fundraising breakfasts.**

Alderman Conroy moved and Alderman Foley seconded to approve the requests as recommended. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Murphy, Alderman Austin, Alderman Brooks, Alderman Conroy, Alderman Foley, Alderman Tollenauer and Alderman Jones; those voting No, none.

Agenda Item #18

**Report from the City Clerk regarding an application and Resolution for the Bi-State Motorcycle Awareness Ride to be held on Saturday, May 4, 2013.**

It was moved by Alderman Austin and seconded by Alderman Murphy to approve the application as recommended and adopt the resolution.

Discussion followed. Mr. Gerhardt Shovell stepped forward. Mr. Shovell stated that he was at the meeting last week and asked Council to consider reducing the costs for the Bi-State Motorcycle Awareness Ride to be held on May 4<sup>th</sup>. Mr. Shovell commented that Moline has reduced some of the costs. Mr. Shovell inquired upon Council to consider reducing the fees charged for the parade permit because this is a nonprofit organization; money is donated back into the community and this is a big safety issue. Mr. Shovell commented that there has been a decrease in ridership because of the charge and the ride has lost some of its impact of being a big event for public awareness for motorcycles.

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Alderman Austin inquired upon staff to explain the fees that would be charged for police protection on the route.

Police Chief Jeff VenHuizen advised that it requires approximately 10 to 11 officers to cover all of the major intersections as they travel through the City. Chief VenHuizen stated that there is an off-duty hourly rate set by the union, which is \$31.00 per hour for a minimum of three hours.

Mr. Shovell inquired upon Council that if this issue could not be addressed this year, could Council possibly consider it for next year.

Alderwoman Murphy suggested to Mr. Shovell that he discuss this issue with the Police Chief.

After discussion, the motion carried by the following Aye and No vote; those voting Aye being; Alderwoman Murphy, Alderman Austin, Alderman Brooks, Alderman Conroy, Alderman Foley, Alderman Tollenaer and Alderman Jones; those voting No, none.

Agenda Item #19

**Report from the City Clerk regarding an application and Resolution for the Cornbelt Running Club to hold their Quad Cities Distance Classic Half Marathon and 5K Road Race on Sunday, May 12, 2013.**

Alderwoman Murphy moved and Alderman Foley seconded to approve the event as recommended and adopt the resolution. The motion carried by the following Aye and No vote; those voting Aye being; Alderwoman Murphy, Alderman Austin, Alderman Brooks, Alderman Conroy, Alderman Foley, Alderman Tollenaer and Alderman Jones; those voting No, none.

Agenda Item #20

**Other Business.**

No one signed up to address Council to speak on a topic.

Alderman Austin advised that there is an election three weeks from tomorrow but voting has already started. Alderman Austin stated that for those that want absentee ballots, the window is open now through April 4<sup>th</sup>. Alderman Austin added that early voting at the Rock Island County office building starts next Monday, March 25<sup>th</sup> and the election is on Tuesday, April 9<sup>th</sup>.

Alderwoman Murphy encouraged everyone to Shop Rock Island. Alderwoman Murphy reminded everyone that spring is just around the corner. Alderwoman Murphy added that if you are thinking about home improvement projects, Rock Island has many stores to shop for all of your home improvement needs. Alderwoman Murphy encouraged everyone to shop local.

Agenda Item #21

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

The Executive Session on Litigation was held prior to the regular meeting. An Executive Session on Personnel and Property Acquisition was not needed.

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Agenda Item #22

**Recess**

A motion was made by Alderman Jones and seconded by Alderman Brooks to recess to Monday, April 1, 2013 at 5:30 pm. The motion carried by the following Aye and No vote: those voting Aye being; Alderwoman Murphy, Alderman Austin, Alderman Brooks, Alderman Conroy, Alderman Foley, Alderman Tollenaer and Alderman Jones; those voting No, none.

The meeting was recessed at 7:13 pm.

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Aleisha L. Patchin, City Clerk