

The Rock Island City Council met in Study Session at 5:00 pm in City Council Chambers at Rock Island City Hall. Present were Mayor Dennis E. Pauley presiding, and Aldermen Ivory D. Clark, David Conroy, P.J. Foley, Stephen L. Tollenaer, Joy Murphy and Charles O. Austin III. Also present were City Manager Thomas Thomas, Community and Economic Development Director Jeff Eder, Chris Janson from MSA Professional Services, other City staff and City Attorney Ted Kutsunis. Alderman Kate Hotle arrived at 5:06 pm.

ARSENAL GATEWAY DISCUSSION

Community and Economic Development Director Jeff Eder stated that they worked very hard on the Arsenal Gateway Revitalization Draft Plan. Mr. Eder introduced Chris Janson of MSA Professional Services to review the plan with Council.

Mr. Janson stated that successful planning is a public action that generates a sustained private market reaction that improves the quality of life. Mr. Janson advised that the whole goal was to work with the neighborhood and steering committee and bring to Council a plan that has public guidelines for decisions and policies that drive private market reaction. Mr. Janson reviewed the planning process and discussed the general scope of the plan. Mr. Janson pointed out that they gathered and analyzed background information, which included urban context, public input and past planning documents. Mr. Janson added that they worked on an extensive public participation effort that included looking at preliminary data, held stakeholder interviews with businesses around the neighborhood, conducted public surveys for two months and reviewed the draft plans.

Mr. Janson stated that goals and objectives were then developed for the commercial or mixed use area north of 5th Avenue and the residential area south of 5th Avenue. It was noted that a plan was then prepared with specific strategies that included; land use, redevelopment opportunities, acquisition, streetscape improvements, traffic and parking needs and opportunities, job creation and retention opportunities and regulatory measures. Mr. Janson also discussed identifying funding sources to implement projects and activities from the public side of things that could be implemented in the area.

Mr. Janson commented that the planning process began in September of 2012. It was noted that on Wednesday, May 15th, there will be a public meeting at Jackson Square to review the whole draft plan with the stakeholders. Mr. Janson added that in June, a Planning Commission work session will be held to review the plan and in July a Planning Commission public hearing will be held.

Mr. Janson discussed the Arsenal Gateway Plan content. It was noted that Section One of the plan includes the introduction, which is the plan objectives, guiding principles, planning process, planning area and the existing plans. Mr. Janson stated that this section of the plan features a description of the planning area and includes background information in regards to the City and the Arsenal Gateway Neighborhood. Mr. Janson pointed out that Section Two of the plan is public input and vision and it describes the public outreach and engagement activities that were utilized during the planning process. Mr. Janson added that it concludes with a vision statement

highlighting the central themes that will guide development and change in the coming years. Mr. Janson advised that Section Three deals with public realm and mobility, which includes transportation regulation, public transit, parking, streetscaping and public improvements. Mr. Janson further discussed this section. Mr. Janson pointed out that Section Four of the plan contains land use and development, which includes the public input summary, market conditions, employment growth, urban fabric analysis and catalyst projects. Mr. Janson added that this section describes existing and proposed private property uses and conditions in the planning area including priority redevelopment sites and job creation/retention opportunities. Mr. Janson further discussed this section of the plan.

Mr. Janson discussed Section Five of the plan, which is implementation and includes; future land use, design guidelines, design gallery, action plan and funding resources. Mr. Janson pointed out that this section provides implementation tools, guidelines and action steps necessary to orchestrate positive change within the Arsenal Gateway Neighborhood. Mr. Janson further discussed this section of the plan.

Mr. Janson further discussed various sections of the plan. Council discussed Mr. Janson's presentation on the Arsenal Gateway Revitalization Draft Plan.

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 Conroy and seconded by Alderman Foley to recess to Executive Session on matters of Personnel, Property Acquisition and Litigation. The motion carried on a roll call vote. Those voting Aye being; Alderman Clark, Alderman Conroy, Alderman Foley, Alderman Tollenaer, Alderman Hotle, Alderman Murphy and Alderman Austin; those voting No, none. The meeting was recessed at 5:35 pm.

Mayor Pauley reconvened the regular meeting at 6:25 pm.

ADJOURNMENT

A motion made by Alderman Foley and seconded by Alderman Conroy to adjourn the meeting carried by the following Aye and No vote. Those voting Aye being; Alderman Clark, Alderman Conroy, Alderman Foley, Alderman Tollenaer, Alderman Hotle, Alderman Murphy and Alderman Austin; those voting No, none. The meeting was adjourned at 6:26 pm.

Aleisha L. Patchin, City Clerk

**CITY OF ROCK ISLAND
CITY COUNCIL MEETING**

**May 13, 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 Ivory D. Clark, David Conroy, P.J. Foley, Stephen L. Tollenaer, Kate Hotle, Joy Murphy and Charles O. Austin III. 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. Alderman Conroy gave the Invocation.

Agenda Item #5

Minutes of the meeting of May 6, 2013.

A motion was made by Alderman Austin and seconded by Alderman Foley to approve the minutes of the meeting of May 6, 2013 as printed. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Clark, Alderman Conroy, Alderman Foley, Alderman Tollenaer, Alderman Hotle, Alderman Murphy and Alderman Austin; those voting No, none.

Agenda Item #6

Update Rock Island by Mayor Pauley.

Mayor Pauley advised that acclaimed international rock artist, Lissie Maurus, will return home Sunday, May 19th to team up with the Rock Island Parks and Recreation Department for a second time. The Mayor added that the concert will be held at Schwiebert Riverfront Park in Rock Island, IL from 1:00 pm to 7:00 pm benefiting the ALS division of the Muscular Dystrophy Association of Eastern Iowa and Western Illinois. Mayor Pauley stated that the outdoor concert will include a family friendly day of live music, food and fun. It was noted that admission is available at the gate only and is \$10.00 for adults and children 12 and under will be free with a paid adult. Mayor Pauley commented that four great bands will perform including Jordan Danielson (jordandanielsenmusic.com), Phox (phoxband.com), Whoozdads? featuring Ellis Kell (whoozdads.com) and Lissie (lissie.com). For more information please call (309) 732-7275.

Mayor Pauley indicated that the 2013 Quad Cities Heart Walk is the American Heart Association's national campaign to get America moving. The Mayor added that the Heart Walk is a non-competitive walk that celebrates those who have made lifestyle changes and encourages many more to take the pledge to live healthier lifestyles while raising the dollars needed to fund life-saving research and education, advocate for health and save lives. Join us this year at the Quad Cities 2013 Heart Walk and let your footsteps raise awareness and funds, Saturday, May 18th at the Great River Plaza in the District of Rock Island. It was noted that festivities begin at 8:00 am and the walk starts at 9:30 am. Register to walk at www.quadcitiesheartwalk.org or call (563) 323-4321.

Mayor Pauley advised that the Martin Luther King Jr. Community Center is delighted to invite the community to the Summer Movie Series. The Movies will begin May 13th and will conclude August 26, 2013. The Mayor added that all shows will start at 12:00 pm in the Ida Robinson

Banquet Room at the Martin Luther King Jr. Community Center located at 630 Ninth Street in Rock Island. Mayor Pauley stated that the Summer Movie Series is an initiative that focuses on bringing families and the community together in entertainment and dialogue. It was noted that immediately after the film viewing, attendees are encouraged to remain for 30 minutes of (R&R) Reflection and Response. Mayor Pauley advised that the goal is to bring people together through the vehicle of entertainment in an effort to foster shared learning, understanding and enjoyment. It was noted that Monday Matinee attendees will view the movie at no cost. A popcorn and soft drink package will be available to purchase.

Mayor Pauley stated that the Network's Symposium & Young Professionals Community Impact Awards were held Thursday, May 2nd at the Establishment Theatre in Rock Island culminating a weeklong celebration of the #QuadCitiesWeek and what a great community it is to work and live in. The Mayor commented that individuals and business were honored including the 2013 Multi-Modal Award and the Rock Island Bike Path Project. Thank you to the Young Professionals Network for recognizing our Bike Path Project.

Agenda Item #7

Proclamation declaring Thursday, May 16, 2013 as J. Donald Wooten Day.

Mayor Pauley read the proclamation. Mr. Wooten accepted the proclamation and thanked the Mayor and Council for the proclamation. Mr. Wooten stated that it is a privilege to be a part of the community and he loves the City of Rock Island.

Agenda Items #8

Proclamation declaring May 19 through May 25, 2013 as National Public Works Week.

Mayor Pauley read the proclamation. Interim Public Works Director Randy Tweet accepted the proclamation. Mr. Tweet thanked the Mayor and Council for the proclamation.

Agenda Item #9

CLAIMS

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

- a. Report from the Public Works Department regarding payment in the amount of \$21,020.00 to JC Cross Company for the emergency repair and return of two Spencer aeration tank blowers for the Southwest Wastewater Treatment Plant.
- b. Report from the Public Works Department regarding payment #1 and final in the amount of \$185,912.40 to Langman Construction for services provided for the 2013 PCC Street Patching Program project.

Agenda Item #10

Claims for the week of May 3 through May 9 in the amount of \$2,498,058.30.

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

Agenda Item #11

Report from the Public Works Department regarding bids for the 5th Street Reconstruction: 18th Avenue to 26th Avenue project, recommending the bid be awarded to Walter D. Laud in the amount of \$964,638.13.

Alderman Murphy moved and Alderman Hotle seconded 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 Clark, Alderman Conroy, Alderman Foley, Alderman Tollenaer, Alderman Hotle, Alderman Murphy and Alderman Austin; those voting No, none.

Agenda Item #12

Report from the Community and Economic Development Department regarding bids for the demolition of two single family residential properties at 4003 and 4009 9th Street and one commercial property at 3715 9th Street, recommending the bid be awarded to Miller Trucking and Excavating, Inc. in the amount of \$33,000.00.

It was moved by Alderman Austin and seconded by Alderman Foley to award the bid as recommended and authorize the City Manager to execute the contract documents.

Discussion followed.

Alderman Foley advised that this is the start of the Watchtower Plaza project and eventually there will be Walmart as we start piecing this out and going down the road of redeveloping this site.

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

Agenda Item #13

Report from the Community and Economic Development Department regarding a lease termination agreement with Comfort Furniture, Inc. in the amount of \$125,000.00.

Alderman Murphy moved and Alderman Foley 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; Alderman Clark, Alderman

Conroy, Alderman Foley, Alderman Tollenaer, Alderman Hotle, Alderman Murphy and Alderman Austin; those voting No, none.

Agenda Item #14

Report from the Community and Economic Development Department regarding an addendum to the option agreement with Real Estate Advisors, LLC for the purchase of property owned by Miroballi Properties LLC in the amount of \$610,000.00.

It was moved by Alderman Foley and seconded by Alderman Conroy to approve the addendum 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 Clark, Alderman Conroy, Alderman Foley, Alderman Tollenaer, Alderman Hotle, Alderman Murphy and Alderman Austin; those voting No, none.

Agenda Item #15

Report from the Community and Economic Development Department regarding an appeal of the Historic Preservation Commission's landmark designation of the former Audubon School at 2617 18th Avenue.

Alderman Austin moved and Alderman Tollenaer seconded to reject and overturn the historic landmark designation for the former Audubon School property as recommended.

Discussion followed. Alderman Conroy was concerned as to whether this was the correct process in regards to the steps taken to bring this item to Council.

Community and Economic Development Director Jeff Eder stated yes, this is the correct process; it is the process that is outlined in the ordinance.

At this time, various individuals stepped forward to comment on this Agenda item.

Mr. Thomas Taylor of 1625 26th Street stepped forward. Mr. Taylor commented on the landmark status of Audubon School that was given this designation by the Preservation Commission by a 9 to 0 vote. Mr. Taylor stated that there is an opportunity to show what Rock Island stands for, which includes beautiful buildings and great history. Mr. Taylor added that by Council's vote tonight, it will be shown what Rock Island does or does not stand for.

Alderman Austin commented that the Preservation Commission operates under a slightly different set of rules from what Council does. Alderman Austin added that when they make their vote, they do not take economic impact into consideration. Alderman Austin advised that economic impact can be considered as part of Council's deliberations.

Mr. Kent Cornish of 2105 19th Avenue and Chairman of the Preservation Commission stepped forward. Mr. Cornish discussed the Preservation Commission's position on this item and reviewed the procedure for this decision of the Preservation Commission. Mr. Cornish stated that the commission's charge is to identify and preserve structures in Rock Island in an effort to build City pride and maintain property values. The commission does not landmark properties as a

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commission; an individual can only do that. Mr. Cornish commented that Audubon was part of the 100 significant structures. Mr. Cornish stated that economics are beyond the scope of the Preservation Commission. Mr. Cornish further discussed Audubon as it related to the landmark designation and the appeal process as it related to current negotiations concerning the Rock Island School Board and Fareway. Mr. Cornish commented that the former Audubon School is worthy of landmark status and it would be unwise to take action that would greatly reduce the chances of using the building in a way that maintains its historic exterior. Mr. Cornish further discussed this issue.

Ms. Alexandria Elias who owns property at 848 21st Street stepped forward. Ms. Elias read a statement she prepared and asked Council's consideration for retaining the landmark designation for the former Audubon School.

Mr. Mike Hammer of 728 21st Street stepped forward. Mr. Hammer stated that there is a good possibility that the former school could be converted into a housing unit or other use.

Mr. Lo Milani of 2801 12th Avenue stepped forward. Mr. Milani stated that it would be more appropriate to wait and overturn the historic designation after the rezoning takes place.

Andrea Gaeta of 2630 16th Avenue stepped forward. Ms. Gaeta stated that the building and its historical status helps to maintain the integrity of that neighborhood; the building is a landmark. Ms. Gaeta asked Council to maintain the historical status of that building.

Mr. Jim Bishop of 35 Wildwood Drive and member of the Rock Island School Board stepped forward. Mr. Bishop stated that Audubon has been on the market for three years without a buyer and a buyer comes along and we are able to turn something that costs the school district a lot of money every year into money that can help the kids. Mr. Bishop added that the preservation of a school that has not been sold on the common market takes teachers out of the classroom. Mr. Bishop added that all this will do is cost the school district more money year after year to keep Audubon School.

Mr. Dave Martin of 1626 27th Street stepped forward. Mr. Martin stated that it will be to the advantage of the City of Rock Island and the Rock Island School District to keep the designation on the school. Mr. Martin added that it gives a better opportunity to market the building.

Ms. Kathy Calder of 605 23rd Street stepped forward. Ms. Calder discussed the traffic situation on 18th Avenue. Ms. Calder added that Audubon is a beautiful building and encouraged Council to maintain the historical designation of the building.

Mr. Jay Stanley who owns property at 2605 17th Avenue stepped forward. Mr. Stanley stated that the building is architecturally noteworthy and it is a beautiful building. Mr. Stanley inquired upon Council to not overturn the historic landmark designation.

Senator Joe Seng of 4804 Northwest Blvd. in Davenport, IA stepped forward. Senator Seng discussed various schools that have been closed in Davenport and the many reuses that have

been found for those schools. Senator Seng stated that he didn't think it was a bad idea if Council votes to honor the historic landmark designation.

Mr. Alan Carmen of 741 22nd Street stepped forward. Mr. Carmen stated that the Fareway deal is not affected by the landmark status. Mr. Carmen noted that if the deal goes through and the property is closed (closing for sale), and the demolition proceeds then the property goes away. Mr. Carmen noted that if the deal falls through and the property is a landmark then that doesn't preclude demolition. Mr. Carmen further discussed this issue and noted that designation does not defeat or deter the prospects of future demolition. Mr. Carmen stated that if the Fareway deal does not proceed then it is imperative that a viable investor is located and adaptive reuse plans are put in place, then that would make use of that historic property. Mr. Carmen also discussed the economic implications of the maintenance on the potential landmark status if it is retained. Mr. Carmen further discussed this issue.

Mr. Earl Strupp of 3520 14th Avenue and a member of the Rock Island School Board stepped forward. Mr. Strupp stated that the Rock Island School District has to pay \$30,000.00 a year for upkeep of that building and that is a teacher that could be in a classroom teaching children. Mr. Strupp stated that Audubon has outlived its usefulness. Mr. Strupp added that he was in favor of demolishing the building.

Mr. Victor Panegos of 1627 27th Street stepped forward. Mr. Panegos stated that the building has not outlived its usefulness and inquired upon Council to help preserve the history, character and heart of the neighborhood.

Ms. Barb Braun of 1038 21st Street stepped forward. Ms. Braun stated that we would not be in this position if Audubon would have remained opened. Ms. Braun further discussed this issue. Ms. Braun stated that in the future, she would like to see greater collaboration between the City and the school board and to save the old buildings, keep them useful and not waste the tax payer's dollars.

Ms. Diane Oestreich of 816 22nd Street stepped forward. Ms. Oestreich stated that one good reason to sustain the application is because the school board has not made a case for economic hardship. Ms. Oestreich commented that the State of Illinois will have a state tax investment credit this year and that will make a big difference in investment especially in properties that are not easily reused. Ms. Oestreich further discussed this issue. Ms. Oestreich stated that if designation is maintained, it will be easier to attract a potential buyer.

Alderman Hotle advised that there are a lot of issues at hand and this building is definitely worthy of being a landmark. Alderman Hotle advised that she did have concerns in regards to placing an extra burden on the school district if the deal falls through. Alderman Hotle stated that she has been contacted by an overwhelming majority in her ward that wants this building to be a landmark. Alderman Hotle stated that she will be in support of keeping this building as a landmark.

Alderman Austin thanked the people that spoke for the respectful way they shared their comments. Alderman Austin discussed Audubon School as it related to his family ties with that

school. Alderman Austin advised that Audubon School has been on the market for three years with no buyer. Alderman Austin added that now there is a viable option that he is willing to allow to move forward. Alderman Austin stated that he would like that if during construction, some trees could be preserved on the property. Alderman Austin stated that he will be in support of the motion.

Alderman Conroy discussed the former Lincoln School and stated that having the City own something to save it for the future hasn't been proven to work. Alderman Conroy stated that he understood why the landmark status wants to be kept on the school. Alderman Conroy added that if the Fareway deal falls through, he would be happy to entertain that the landmark status be put back on the school. Alderman Conroy advised that Rock Island has been waiting for the future for a long time and waiting for new businesses to come to Rock Island. Alderman Conroy stated that he was in support of the motion as it is.

Alderman Murphy stated that she understood the work and cost of maintaining old structures. Alderman Murphy advised that she didn't understand why we wait until the eleventh hour to save a building and why we wouldn't want to save it as soon as it was vacated by the school district. Alderman Murphy stated that she appreciated all of the comments. Alderman Murphy advised that in this situation, it comes down to economic impact, especially for the school district. Alderman Murphy added that this will have a positive impact on the City. Alderman Murphy stated that she will be supporting to overturn the designation.

Alderman Clark stated that he appreciated the passion on both sides. Alderman Clark advised that it was hard for him to keep a landmark when the school district has to foot the bill and there was no plan. Alderman Clark advised that he will be in support to overturn the designation.

Alderman Foley thanked everyone for coming to the meeting and expressing their views. Alderman Foley advised that the City does take historic preservation very seriously. Alderman Foley stated that this is an opportunity where Fareway wants to come into this site, and as a City, we need to send a message to Fareway that the City is here to support that.

After discussion, the motion carried with six (6) Aldermen voting Aye and one (1) Alderman voting No.

Agenda Item #16

Report from the Community and Economic Development Department regarding a request from Brandy VandeWalle for a rezoning from a R-6 (multi-family residence) district to a B-3 (community business) district at 520 18th Street.

It was moved by Alderman Murphy and seconded by Alderman Austin to approve the rezoning as recommended and refer to the City Attorney for an ordinance. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Clark, Alderman Conroy, Alderman Foley, Alderman Tollenaer, Alderman Hotle, Alderman Murphy and Alderman Austin; those voting No, none.

Agenda Item #17

Other Business.

Alderman Austin advised that currently nominations are being accepted for Citizen of the Year in eight different categories, which include; Organization, Individual, Business, Professional, Education, Youth and City Employee. Alderman Austin added that the last category is Honorary in which a person has done a lot for the community of Rock Island but does not live in Rock Island. Alderman Austin stated that if anyone has questions, call City Hall or visit the website.

Alderman Murphy reminded everyone to shop Rock Island. Alderman Murphy stated that the City has three resale shops where people can donate their spring cleaning items. Alderman Murphy advised that Project Now has a resale shop located at 20th Street and 3rd Avenue, the Salvation Army has a resale shop located at 21st Avenue and 11th Street and Goodwill is located at Blackhawk Road and 44th Street. Alderman Murphy encouraged everyone to shop local.

Mayor Pauley stated that one person had signed up to address Council but they have already left.

Agenda Item #18

Executive Session on Personnel, Property Acquisition and Litigation.

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

Agenda Item #19

Recess

A motion was made by Alderman Foley and seconded by Alderman Clark to recess to Monday, May 20, 2013 at 5:30 pm. The motion carried by the following Aye and No vote: those voting Aye being; Alderman Clark, Alderman Conroy, Alderman Foley, Alderman Tollenaer, Alderman Hotle, Alderman Murphy and Alderman Austin; those voting No, none

The meeting was recessed at 8:00 pm.

Aleisha L. Patchin, City Clerk