

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 Kate Hotle, Joy Murphy, Charles O. Austin III, Ivory D. Clark, David Conroy and Stephen L. Tollenaer. Also present were City Manager Thomas Thomas, Community and Economic Development Director Jeff Eder, other City staff, City Attorney Ted Kutsunis, Susan Anderson and Gail Brooks from the Rock Island Housing Authority and Patrick Bowen from Bowen National Research. Alderman P.J. Foley arrived at 6:13 pm.

ROCK ISLAND HOUSING AUTHORITY PRESENTATION

Susan Anderson updated Council on the Rock Island Housing Authority's properties. Ms. Anderson stated that Manor Homes has 102 units and it is mostly empty with the exception of seven families left at the property. Ms. Anderson added that the intention is to have the property completely empty by the end of September and start working on the demolition followed by the new construction. Ms. Anderson stated that the townhouse units are located at 3rd Avenue and 11th Street and will come online in the next couple of months. It was noted that Sunset Heights has a new parking lot. Ms. Anderson commented that Spencer Towers and Lincoln Homes remain full. Ms. Anderson indicated that Cascade Garden, which is the newest property, is up and going very well; the property is full and there is a waiting list.

Gail Brooks discussed the process that led towards creating the Comprehensive Housing Market Study.

Mr. Patrick Bowen of Bowen National Research presented Council with a general overview of the Comprehensive Housing Market Study.

Mr. Bowen stated that the overall goal of the study was to provide housing needs assessment and to identify housing gaps that exist in Rock Island. Mr. Bowen added that they analyzed more than 100 demographic and economic metrics and completed over 300 resident surveys. Mr. Bowen commented that over 120 rental properties were surveyed in the Quad Cities and over 11,000 for-sale housing units were identified. Mr. Bowen added that they completed a housing gap analysis for renters, homeowners and income levels. Mr. Bowen indicated that Rock Island lost about 250 households from 2000 to 2010. It was noted that the largest household growth in Rock Island in the next five years will be between the ages of 65 to 74 and ages 55 to 64.

Mr. Bowen discussed the overall household growth between the individual wards in the City. Mr. Bowen noted that most young people live in wards one and six and the largest share of seniors live in wards four and seven. Mr. Bowen also discussed income trends as it related to the seven wards in the City. In the area of economic trends, Mr. Bowen indicated that the Quad Cities lost 6,700 jobs between 2008 and 2012. However, Rock Island began economic recovery quicker than the rest of the Quad Cities.

Mr. Bowen advised that they conducted more than 300 surveys in Rock Island and the majority of Rock Island residents are satisfied with living in Rock Island. Mr. Bowen stated that residents were asked what the greatest challenges were that they faced when looking for housing. Mr. Bowen stated that overall, more than half of the people surveyed stated that they had difficulty in

finding housing due to affordability or poor housing conditions. Mr. Bowen further discussed the housing component. Mr. Bowen indicated that in terms of housing needs, there was a consensus among the opinions of residents that Rock Island needs more rentals, family oriented housing and moderately priced housing.

Mr. Bowen then discussed rental housing supply. It was noted that overall, the Quad Cities rental market occupancy rate is strong at 97.5%. Mr. Bowen commented that Rock Island has the highest occupancy rate of 98.8% when compared to other communities in the Quad Cities. Mr. Bowen then discussed for-sale housing supply. Mr. Bowen advised that Rock Island median home sale prices range from \$80,000.00 to \$86,000.00 since 2009 and is the lowest in the Quad Cities. Mr. Bowen commented that home prices have not changed that much in the last four years in Rock Island. Mr. Bowen further discussed this item.

Mr. Bowen then discussed recommendations as it related to the housing market study. Various recommendations included; continue efforts to remove blight and maintain housing in certain parts of the community; support development of senior housing to meet projected senior household growth; support efforts to provide housing to those most economically vulnerable; support construction of higher-end for-sale housing; and support housing intended to retain and attract target markets including seniors, young professionals, families and corporate executives.

Council and Mr. Bowen discussed the Comprehensive Housing Market Study recommendations. Council and Ms. Anderson discussed the 11th Street and 3rd Avenue development and components of the Comprehensive Housing Market Study.

EXECUTIVE SESSION

A motion was made by Alderman Tollenaer and seconded by Alderman Murphy 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 Hotle, Alderman Murphy, Alderman Austin, Alderman Clark, Alderman Conroy, Alderman Foley and Alderman Tollenaer; those voting No, none. The meeting was recessed at 6:19 pm.

Mayor Pauley reconvened the regular meeting at 6:30 pm.

ADJOURNMENT

A motion made by Alderman Foley and seconded by Alderman Hotle to adjourn the meeting carried by the following Aye and No vote. Those voting Aye being; Alderman Hotle, Alderman Murphy, Alderman Austin, Alderman Clark, Alderman Conroy, Alderman Foley and Alderman Tollenaer; those voting No, none. The meeting was adjourned at 6:31 pm.

Aleisha L. Patchin, City Clerk

**CITY OF ROCK ISLAND
CITY COUNCIL MEETING**

**September 16, 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 Kate Hotle, Joy Murphy, Charles O. Austin III, Ivory D. Clark, David Conroy, P.J. Foley and Stephen L. Tollenaer. 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 Austin gave the Invocation.

Agenda Item #5

Minutes of the meeting of September 9, 2013.

A motion was made by Alderman Murphy and seconded by Alderman Foley to approve the minutes of the meeting of September 9, 2013 as printed. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Murphy, Alderman Austin, Alderman Clark, Alderman Conroy, Alderman Foley and Alderman Tollenaer; those voting No, none.

Agenda Item #6

Update Rock Island by Mayor Pauley.

Mayor Pauley stated that the City of Rock Island met on Friday and Saturday, September 13 and 14, 2013 for their annual strategic planning retreat to discuss and update City priorities and goals. The Mayor indicated that Council reviewed progress on 2013 goals, evaluated the current operating environment, and reaffirmed the City's five priorities: Infrastructure, Financial Stability, Economic Development, Redevelopment and High Quality Public Services. Mayor Pauley stated that Council recommitted to staying the course on key initiatives adopted last year, and added an additional focus on ensuring clear, transparent and timely communication on City projects and services.

Mayor Pauley advised that the PRIDE of Rock Island Marching Band is in full swing for fall and will be playing at each home football game. Mayor Pauley commented that this year's show, "Snow Day" will prove to be one of the best productions to date! Mayor Pauley stated to please come out and support the PRIDE of Rock Island at the annual Preview Night on Wednesday, September 18th at the Rock Island High School stadium. It was noted that concessions open at 6:00 pm and the show begins at 7:15 pm. Admission is free.

Mayor Pauley stated that the free "Thursday Night Groove" concert series continues at Schwiebert Riverfront Park this Thursday, September 19, 2013. The Mayor added that the Ellis Kell Band will take the stage from 8:00 pm to 10:00 pm. It was noted that gates open at 7:00 pm and free dance lessons begin at 7:30 pm by QCSoda. Mayor Pauley stated that our concert sponsor Rock Island Happy Joes will have pizza for sale and Bent River beer will be available for purchase.

Mayor Pauley advised that the 2013 Quad Cities Marathon will take place on Sunday, September 22nd. The Mayor added that the 26.2 mile run starts and ends in downtown Moline but will cover four cities, three bridges, two states and one island all along the mighty Mississippi River. Mayor Pauley advised that along with the marathon, there is a half marathon, a marathon relay, a 5K, a 1 mile walk and even a micromarathon for the kids. Mayor Pauley stated that the race weekend offers something for everyone.

Mayor Pauley stated that the City of Rock Island is offering a second community vision workshop on Tuesday, September 24th from 6:00 pm to 8:00 pm in Farrell Hall at St. Pius Catholic Church located at the northeast corner of 24th Street and 31st Avenue. The Mayor commented that these workshops provide residents an opportunity to express their ideas on how the community should grow over the next 20 years and what issues need to be addressed in the City's comprehensive plan. It was noted that for more information visit the City's website at www.rigov.org.

Agenda Item #7

Proclamation declaring September 19, 2013 as Preventing Lost Potential Day 2013.

Mayor Pauley read the Proclamation. A brief video was shown in regards to placing emphasis on valuing youth in the Quad Cities and preventing lost potential for youth.

Mr. Marshall Porter, Board Chairman of HAVlife accepted the proclamation. Mr. Porter stated that the HAVlife organization was formed in 2007 to serve youth 10 to 15 years old; the organization serves youth in the areas of music, arts and other activities. Mr. Porter advised that their goal is to prevent lost potential and to make the Quad Cities the best place for youth. Mr. Porter further discussed this item. Also in attendance from the HAVlife organization were, Mike Vondran, founder; Natalie Johansen Murray, board advocate; Mike Thoms, board member and Ellis Kell, member of the advisory committee.

Agenda Item #8

A Special Ordinance amending a zoning district and zoning map at 4480 48th Avenue Ct.

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

Agenda Item #9

CLAIMS

It was moved by Alderman Austin and seconded by Alderman Foley to accept the following report and authorize payment as recommended. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Hotle, Alderman Murphy, Alderman Austin, Alderman Clark, Alderman Conroy, Alderman Foley and Alderman Tollenaer; those voting No, none.

- a. Report from the Public Works Department regarding payment #4 in the amount of \$12,004.83 to Greenspace Associates for services provided for the 2013 Sod Replacement Program project.

Agenda Item #10

Claims for the week of September 6 through September 12 in the amount of \$2,745,994.56.

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

Agenda Item #11

Report from the Public Works Department regarding an Adopt-A-Highway agreement with R Long Term Investments Corp. dba Mama Compton's to adopt the full City block of 17th to 18th Street, 1st to 2nd Avenue.

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

Agenda Item #12

Report from the Community and Economic Development Department regarding a consent agreement with Rock Island River Terminal Corporation to sub-lease riverfront access and to construct and operate an above ground pipeline to Holcim (US) Inc.

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

Agenda Item #13

Report from the Human Resources Department regarding a 2.75% General Wage Increase for non-affiliated employees effective September 30, 2013.

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

Agenda Item #14

Report from the Mayor regarding an appointment to Neighborhood Partners.

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

5th Ward Alderman Kate Hotle was appointed to Neighborhood Partners as the aldermanic choice to replace 6th Ward Alderman Joy Murphy. Alderman Hotle will complete the current term, which expires February, 2015.

Agenda Item #15

Report from the City Clerk regarding a request for an Activity permit from Alleman High School for their Homecoming Parade to be held on Friday, September 27, 2013 from 9:00 am to 10:00 am.

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

Agenda Item #16

Report from the Board of Local Improvements regarding a Special Assessment Ordinance providing for the improvement of Jumer's Crossing: Rock Island Parkway to 56th Avenue West.

It was moved by Alderman Tollenaer and seconded by Alderman Murphy to proceed with the project and consider the ordinance.

Discussion followed. Alderman Foley advised that he would be abstaining due to a conflict with his employer. Alderman Foley stated that he would not be involved in any discussion, votes or anything in regards to this issue. Alderman Foley excused himself from the table for this item.

Before comments on this item, Mayor Pauley addressed a letter to the editor by Debbie Layer. Mayor Pauley advised that the letter stated that Rock Island acquired a line of credit for \$50 million dollars vowing to spend every penny in a lawsuit. Mayor Pauley indicated that this is totally and completely false; the City has no line of credit for this, no loan for this whatsoever; and the City has not done anything as far as allocating any dollars to this issue. Mayor Pauley stated that this letter is totally and completely inaccurate.

Mayor Pauley then advised that each person will be allowed to speak three minutes on Agenda Item #16.

Mr. Brooks Palar of 1714 65th Avenue West, Rock Island stepped forward. Mr. Palar stated that not being informed as to what this project is for and asking to have a hole cut through the levee is

asking the city of Milan and the flood control board to accept everything; there needs to be a more complete plan before the City could ask them to make a decision. Mr. Palar also voiced concerns in regards to traffic as it related to Big Island Road. Mr. Palar opposed this project.

Mr. Jay Pienta of 2116 24th Street, Rock Island stepped forward. Mr. Pienta stated that he is the President of the Rock Island Conservation Club, which is located on Big Island, Milan. Mr. Pienta gave background information on the RICC and discussed the local wildlife on Big Island. Mr. Pienta stated that Big Island has wildlife residents and they depend on Big Island's protective grounds and resources that it provides to them to survive and flourish. Mr. Pienta voiced concerns opposing this project.

Ms. Sue Pienta of 2116 24th Street, Rock Island stepped forward. Ms. Pienta discussed the City's budget as it related to whether or not funds are being allocated for the potential lawsuit.

City Manager Thomas stated that the City has a budget for how funds are allocated towards anything related to legal issues; the City budgets everything.

Mr. James Webb of 1607 65th Avenue West, Rock Island stepped forward. Mr. Webb presented a petition and letters of objection for the Special Assessment Ordinance for Jumer's Crossing and the Resolution for the proposed levee takeover. Mr. Webb read the letter of objection to this project and submitted the petitions.

Mr. Dan Miller of 1722 65th Avenue West, Rock Island stepped forward. Mr. Miller stated that he was opposed to project #2653 and voiced concerns that if the project moves forward, it could be life threatening and there would be a loss of property.

Mr. Rory Washburn of 4602 46th Avenue, Rock Island stepped forward. Mr. Washburn stated that he is the Executive Director of the Tri-City Building Trades. Mr. Washburn added that the building trades Council unanimously voted to endorse the City of Rock Island's endeavor in this development. Mr. Washburn advised that it will provide hundreds of construction opportunities for the local construction communities. Mr. Washburn further spoke in favor of this project.

Mr. Charles Layer rotated his position with Mayor Dawson to speak on this item.

Mayor Dawson of the Village of Milan (no first name or specific address given) stepped forward. Mayor Dawson voiced concerns in opposition to this project. Mayor Dawson stated that the Village of Milan and the Big Island River Conservancy District jointly object to the City of Rock Island taking any of the Big Island River Conservancy District's property rights, titles, interests, estates, benefits and all other rights and privileges. Mayor Dawson added that they fully intend to oppose any action the City takes concerning this project. Mayor Dawson further discussed this matter.

Mr. Charles Layer of 1420 Big Island Parkway, Milan stepped forward. Mr. Layer stated that the Big Island River Conservancy District and the Village of Milan reserve the right to object to both the process and the decision in the event that the Rock Island City Council elects to move

forward with this matter. Mr. Layer also requested an opportunity to address issues on this matter at the September 23rd Council meeting.

Mr. Richard Nesseler of 2909 53rd Avenue West, Milan stepped forward. Mr. Nesseler submitted a photo to Council of what Milan would look like (flooded) as the result of the vote. Mr. Nesseler stated that he has given his opposition to Council three times in regards to tampering with the floodwall. Mr. Nesseler added that the City has not given any specifics as to how it will protect Milan and Big Island's floodwall. Mr. Nesseler further discussed this issue.

Mr. Mike Thoms of 4205 14th Street, Rock Island stepped forward. Mr. Thoms stated that he is in favor of the Jumer's Crossing project because the City is desperate for more property tax, sales tax and jobs. Mr. Thoms commented that he doesn't want anyone's home endangered; some of the comments that people have made should be considered. Mr. Thoms added that he didn't think that anybody has the intention of putting anyone's home in harm. Mr. Thoms further discussed this matter.

Tom Walter of 2801 56th Avenue West, Milan stepped forward. Mr. Walter stated that he was opposed to this project. Mr. Walter stated that he retired in a home where he thought would be a quiet place to live. Mr. Walter added that if the project goes forward, it will not be quiet and there will be a downgrade of property values.

Mr. Brooks Palar stepped forward again to read a letter from Mike Cutkomp of 1720 Big Island Parkway, Rock Island. The letter Mr. Palar read was opposed to the project.

Alderman Conroy stated that he heard several concerns. Alderman Conroy advised that one of the concerns entailed the certification of the levee and whether or not the levee would be the same and as strong. Alderman Conroy pointed out that the Corps would never let the City of Rock Island tamper with that levee unless the City had the right information and made sure it is built in the correct manner. Alderman Conroy stated that another concern he heard was that the City will turn it back over to Riverstone once the road is built. Alderman Conroy stated that it is not true at all. Alderman Conroy indicated that the reason the City is building this is for the future of Rock Island and the future of our children; a place to have jobs, a place to shop, the tax base and the future of the Illinois Quad Cities. Alderman Conroy stated that he is in support of the project. Alderman Conroy further discussed this matter.

Alderman Hotle stated that this is an important issue to Council and the Council is not taking everyone's concerns lightly. Alderman Hotle added that this is a big change. Alderman Hotle stated that the City will make sure everything is in order before moving forward. Alderman Hotle advised that the City of Rock Island is struggling economically and this is a good thing for Rock Island. Alderman Hotle was in support of the project. Alderman Hotle further discussed this issue.

Alderman Murphy stated that she supports this project. Alderman Murphy advised that the City is being financially responsible. Alderman Murphy stated that the people she has heard from in the City are overwhelmingly in support of this project and the benefits it will bring to the community. Alderman Murphy further discussed this item.

Alderman Austin stated that if he thought a dire result would be the outcome of this project moving forward then he would pull his support. Alderman Austin stated that he represents the citizens in the 7th Ward and he is voicing their opinion and support. Alderman Austin added that he has friends in Milan and the majority of those friends support this project. Alderman Austin stated that he supports moving forward with the project.

Alderman Tollenaer stated that the City works with the Village of Milan and the City provides services to them and the City and Milan share things together. Alderman Tollenaer stated that he hoped that a fair and equitable settlement could be negotiated.

Alderman Clark stated that this is part of the process and he will support the first part of this process. Alderman Clark added that he would not support anything that would endanger the citizens of Milan or Big Island.

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

Note: The second reading will be held on Monday, September 23, 2013.

Agenda Item #17

Other Business.

Alderman Murphy reminded everyone to shop Rock Island. Alderman Murphy stated that Tita's Linens by Claudia is located downtown on 2nd Avenue just west of Bennigan's. Alderman Murphy stated that they do event rentals and planning. Alderman Murphy added that she had the pleasure of attending a wedding reception this past weekend and all of the items were rented from Tita's Linens. Alderman Murphy added that if anyone is planning an event and they want it to be colorful and elegant, stop by Tita's Linens by Claudia. Alderman Murphy encouraged everyone to shop local.

Alderman Foley stated that for everyone to please think about the families in Washington D.C. where 12 individuals were killed in the Navy Yard this morning.

Agenda Item #18

Executive Session on Personnel, Property Acquisition and Litigation.

The Executive Session was held prior to the regular meeting.

Agenda Item #19

Recess

A motion was made by Alderman Foley and seconded by Alderman Hotle to recess to 5:30 pm, Monday, September 23, 2013. The motion carried by the following Aye and No vote: those voting Aye being; Alderman Hotle, Alderman Murphy, Alderman Austin, Alderman Clark,

**CITY OF ROCK ISLAND
CITY COUNCIL MEETING**

**September 16, 2013
MINUTES**

Alderman Conroy, Alderman Foley and Alderman Tollenaer; those voting No, none. The meeting was recessed at 7:43 pm.

Aleisha L. Patchin, City Clerk