

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 Pro Tem David Conroy presiding, and Aldermen Stephen L. Tollenaer, Kate Hotle, Charles O. Austin III and Ivory D. Clark. Also present were City Manager Thomas Thomas, Community and Economic Development Director Jeff Eder, Planning and Redevelopment Administrator Ben Griffith, Urban Planner Brandy Howe, Police Chief Jeff VenHuizen, other City Staff, Renaissance Rock Island President Brian Hollenback and City Attorney Ted Kutsunis. Alderman Joy Murphy arrived at 5:37 pm. Mayor Dennis E. Pauley and Alderman P.J. Foley were absent.

COMPREHENSIVE PLAN UPDATE

Urban Planner Brandy Howe presented the Comprehensive Plan to Council. Ms. Howe stated that staff has been working on the plan since early last year. Ms. Howe explained that the Comprehensive Plan is an advisory document that plans for the long-range future growth, development and policy direction for the City. Ms. Howe added that it does not regulate or control private property; it provides guidance on City policy to property owners and development entities. Ms. Howe discussed the planning process as it related to the document preparation.

Ms. Howe advised that the plan is a 170 page document containing six chapters and a Vision Statement. Ms. Howe discussed the chapters of the plan which included; Existing Condition, Planning Legacy, Public Outreach, Planning Framework and Land Use Plan. Ms. Howe commented that the Strategic Development Plan was prepared by Vandewalle and Associates, and that plan was presented to Council in January. Ms. Howe discussed a brief overview of each chapter.

Ms. Howe advised that the Planning Framework chapter of the document is basically the policies and objectives of the plan, which include nine guiding principles directly related to the Vision Statement. Ms. Howe discussed the nine guiding principles, which included; Built Environment, Quality Education, Prosperous Economy, Housing and Neighborhoods, Transportation and Mobility, Healthy Community, Community Services, Natural Resources and Regionalism.

Ms. Howe indicated that the next step is to adopt the plan. Ms. Howe added that once the plan is adopted, it becomes a document for planning development activities. Ms. Howe offered that two of the high priority implementation actions include updating the City's zoning ordinance and adhering to the future land use map.

Ms. Howe advised that the future land use map in regards to transitional areas is intended to provide initial policy guidance for areas of the City where land uses may transition from an existing use such as residential to a commercial use over time. Ms. Howe added that the future land use map not only provides guidance for future land uses, but also provides guidance for goals and policies to direct development and infrastructure improvements. Ms. Howe then discussed the future land use maps (North and Southwest) as it related to suggested changes from the Planning Commission.

Council and Community and Economic Development Director Jeff Eder discussed the transitional areas as it related to proposed uses and various boundaries. Council further discussed the various suggested changes and offered feedback.

Ms. Howe advised that the Planning Commission public hearing for the Comprehensive Plan is scheduled for Wednesday, April 2nd followed by the City Council public hearing for the plan on Monday, April 7th. Ms. Howe added that on Monday, April 14th, the Comprehensive Plan will be on the Agenda for adoption by the City Council.

Council further discussed the Comprehensive Plan.

DOWNTOWN SECURITY FEES

City Manager Thomas advised that he had sent a recommendation to Council to consider eliminating the Downtown security fees.

Community and Economic Development Director Jeff Eder advised that a significant amount of change has taken place with some problematic issues leaving the Downtown and there has been some announced redevelopment in the Downtown. Mr. Eder indicated that as the City moves forward, there will be more change in the makeup of the Downtown; the goal is to bring in more people and hopefully that will allow for more retail and support services to the Downtown. Mr. Eder added that it is hoped that by eliminating the security fees, this will help to bring more variety Downtown and not just the night life.

Council and Mr. Eder discussed the dynamics of the Downtown as it related to the extended hours component and security fees. Council also discussed the security zones and the Police Department's plan for service in the Downtown.

Police Chief Jeff VenHuizen stated that at this time, there are no plans to make any changes to the current manpower usage in the Downtown with the Downtown Patrol Unit. The Chief added that it is actually an increase in the level of services that the Police Department is providing; the Downtown Patrol Unit covers a greater number of hours and a greater numbers of days. The Chief commented that the unit is still focused on the nighttime entertainment component. The Chief indicated that the new unit is still in somewhat of a learning phase and adjustments will be made as necessary. Chief VenHuizen advised that there may not be as big of a demand for Police services in the Downtown if the dynamic truly changes.

Police Chief VenHuizen advised that when the Downtown security fee was enacted, it was to help offset some of the cost of Police services to the Downtown. The Chief added that the dynamics have changed to a degree in the Downtown; it is time to reevaluate the Downtown security fees. Chief VenHuizen further discussed this issue. The Chief noted that there is still a need for Police services in the Downtown.

Renaissance Rock Island President Brian Hollenback stated that they are very appreciative of the special Police detail. Mr. Hollenback commented that if they didn't have this service from the

**CITY OF ROCK ISLAND
CITY COUNCIL MEETING**

**March 10, 2014
MINUTES**

Police Department, all of the other initiatives would not be able to move forward in a manner that was hoped for. Mr. Hollenback discussed the possible elimination of the security fees. Mr. Hollenback stated that this will send a message to the bar owners that there is a commitment for change. Mr. Hollenback added that along with change comes accountability. Mr. Hollenback stated that if issues begin to take place, he would commit and take a look at public/private resources to make sure that the level of service remains.

Council and Mr. Hollenback further discussed this item. Council discussed funding sources as it related to the security fees and Police service in the Downtown. In addition, Council discussed the ordinance change as it related to eliminating the Downtown security fees.

City Attorney Kutsunis advised that the ordinance change will consist of basically deleting the section that sets up the security fees.

Mayor Pro Tem Conroy advised that the ordinance change will be brought back to Council at the next meeting for a vote.

ADJOURNMENT

A motion made by Alderman Hotle and seconded by Alderman Tollenaer to adjourn the meeting carried by the following Aye and No vote. Those voting Aye being; Alderman Tollenaer, Alderman Hotle, Alderman Murphy, Alderman Austin, Alderman Clark and Alderman Conroy; those voting No, none. The meeting was adjourned at 6:20 pm.

Aleisha L. Patchin, City Clerk

**CITY OF ROCK ISLAND
CITY COUNCIL MEETING**

**March 10, 2014
MINUTES**

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

Introductory Proceedings

Mayor Pro Tem Conroy 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 March 3, 2014.

A motion was made by Alderman Murphy and seconded by Alderman Hotle to approve the minutes of the meeting of March 3, 2014 as printed. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Tollenaer, Alderman Hotle, Alderman Murphy, Alderman Austin, Alderman Clark and Alderman Conroy; those voting No, none.

Agenda Item #6

Update Rock Island by Mayor Pro Tem Conroy.

Mayor Pro Tem Conroy advised that after a tour of the Midwest including eight concert appearances from Minnesota to Ohio, the Augustana Choir will return to the Quad Cities for a home concert at St. Paul Lutheran Church in Davenport, 2136 North Brady Street on Friday, March 14, 2014 at 8:00 pm. The concert is free and open to the public. For more information, call (309) 794-7833.

Mayor Pro Tem Conroy stated that the 2014 St. Patrick's Day Parade will be Saturday, March 15th at 11:30 am starting at 23rd Street and 4th Avenue in Rock Island. Mayor Pro Tem Conroy added that parade floats, bands, vehicles and walkers will head through downtown Rock Island, across Centennial Bridge, and continue its course through downtown Davenport. Visit www.ridistrict.com for updates.

Mayor Pro Tem Conroy indicated that after the St. Patrick's Day Parade has concluded, stay in Rock Island and enjoy the post parade festivities. Some of the various outdoor festivities include Steve's Old Time Tap at 17th Street between 2nd & 3rd Avenues from 9:00 am until 7:00 pm and Kavanaugh's Hilltop Tap at 1228 30th Street featuring live music from 1:00 pm - 11:30 pm.

Mayor Pro Tem Conroy advised that the golf season is almost here! Get your swing back in the groove with indoor golf clinic lessons by PGA instructor Jeff LaRue held at the Rock Island Fitness Center. Mayor Pro Tem Conroy added that each session features three 1-Hour clinics that will cover full golf swing fundamentals. Sessions available for ages 12 and up. Mayor Pro Tem Conroy stated that the lessons are designed to help any level of golfer with their swing from outright beginners to lifelong golfers who just need some fine-tuning. Call (309) 732-7275 or

stop in at the Fitness Center to register. Cost is \$60.00. Classes are limited to 4 participants each so don't wait to sign up!

Mayor Pro Tem Conroy advised that the General Primary election will be Tuesday, March 18, 2014. On Election Day, the polls are open from 6:00 am until 7:00 pm. Mayor Pro Tem Conroy added that voters who are not able to vote in person may qualify to vote absentee. For further information regarding absentee voting or any other aspects of the election process, contact the Voter Registration/Elections department of the County Clerk's Office at (309) 558-3571. Early voting will be conducted now until March 15, 2014. To find a listing of locations and times go to www.votercounty.org.

Agenda Item #7

Proclamation declaring March 10 through March 16, 2014 as Brain Awareness Week.

Mayor Pro Tem Conroy read the Proclamation. Pilot Club member Carol Triebel accepted the Proclamation. Ms. Triebel stated that the Pilot Club is a community focused organization that does fundraising for brain related activities. Ms. Triebel stated that on March 20th, the Pilot Club is sponsoring a play at Playcrafters - The Secret Garden. Ms. Triebel added that the doors open at 6:30 pm and the play starts at 7:30 pm. It was noted that tickets are \$12.00. Ms. Triebel advised that the Pilot Club also supports Bikes for Brains at the King Center. Ms. Triebel added that the Pilot Club sponsors all of the helmets that are given out through that activity.

Agenda Item #8

A Special Ordinance declaring one current City owned 2011 Ford Expedition (K-9 Unit 2426) as surplus and allowing for disposal.

Alderman Murphy moved and Alderman Hotle seconded to consider, suspend the rules and pass the ordinance.

Discussion followed. Alderman Tollenaer inquired as to where the vehicle will be sold.

Public Works Director Randy Tweet advised that depending on the condition of the vehicle; it would be sold for scrap. Mr. Tweet stated that in this case, it will be used for parts. Mr. Tweet advised that once the vehicle is scrapped, it can either be sold or used for parts. Mr. Tweet added that they will use most of the parts to support the other two vehicles.

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

Agenda Item #9

A Special Ordinance authorizing acquisition of property at 4000 11th Street from Mark Mueller in the amount of \$250,000.00.

It was moved by Alderman Murphy 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

**CITY OF ROCK ISLAND
CITY COUNCIL MEETING**

**March 10, 2014
MINUTES**

Aye being; Alderman Tollenaer, Alderman Hotle, Alderman Murphy, Alderman Austin, Alderman Clark and Alderman Conroy; those voting No, none.

Agenda Item #10

A Special Ordinance amending Chapter 10, Article 1, Sec. 10-9 (d) (ii) and (d) (iii) of the Code of Ordinances regarding fees and sites for deer hunting.

Alderman Austin moved and Alderman Murphy seconded to consider the ordinance.

Discussion followed. Mayor Pro Tem Conroy advised that he was not at the meeting last week, but he will be voting for this again. Mayor Pro Tem Conroy advised that he saw a lackluster of results from the first one. Mayor Pro Tem Conroy stated that he read comments on another city in Illinois where the State came in and actively did it because there were issues. Mayor Pro Tem Conroy added that he would be voting for this one more time, but if there is the same type of results, he would not give further support.

After discussion, the motion carried by the following Aye and No vote; those voting Aye being; Alderman Tollenaer, Alderman Murphy, Alderman Austin, Alderman Clark and Alderman Conroy; those voting No, Alderman Hotle.

Agenda Item #11

CLAIMS

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

a. Report from the Public Works Department regarding payment #29 in the amount of \$907,227.10 to Civil Constructors, Inc. for services provided for the Wet Weather Treatment System project.

b. Report from the Public Works Department regarding payment #2 and final in the amount of \$62,475.55 to SAK Construction for services provided for the 2013 Joint Sewer Lining Program project.

Agenda Item #12

Claims for the week of February 28 through March 6 in the amount of \$1,143,665.75.

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

Agenda Item #13

Payroll for the weeks of February 17 through March 2 in the amount of \$1,287,444.78.

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

Agenda Item #14

Report from the Community and Economic Development Department regarding an Ordinance approving a redevelopment agreement with Laborspace, LLC, subject to minor attorney modifications and authorizing the City Manager to execute the contract documents.

Alderman Hotle moved and Alderman Murphy seconded to consider, suspend the rules and pass the ordinance.

Discussion followed. Alderman Hotle advised that she met with the two gentlemen that are going to be working on this space. Alderman Hotle stated that she was excited to see where this goes. Alderman Hotle added that the property is full of history and they already have some upcoming artists renting the space upstairs. Alderman Hotle commented that they have a lot of vision and plans to expand. Alderman Hotle further discussed this item.

Alderman Tollenaer inquired upon Community and Economic Development Director Jeff Eder to explain this item.

Mr. Eder advised that staff has been working with the owners of the property ever since they were looking to purchase the property. Mr. Eder added that they have purchased it at a very favorable price knowing that it needed a lot of work. Mr. Eder stated that they have a viable plan and they also have a couple of businesses already in there. Mr. Eder indicated that they are trying to make the improvements needed to keep that property up to where it meets the code and where it can be a productive use.

Council and Mr. Eder further discussed this item as it related to improvements, cost and the future value of the property.

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

Agenda Item #15

Report from the Community and Economic Development Department regarding an Ordinance terminating the 11th Street redevelopment project area of the City of Rock Island, Illinois.

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

Agenda Item #16

Report from the Community and Economic Development Department regarding review of a 30 lot major final plat of The Manor of Rock Island located at 26th Avenue and 8th Street.

Alderman Clark moved and Alderman Austin seconded to approve the final plat with the requested variances as recommended, subject to a performance bond or letter of credit being submitted and approved by the City for the proposed public improvements.

Discussion followed. Mayor Pro Tem Conroy advised that this is a neat project; a good part of the City of Rock Island is being cleaned up. Mayor Pro Tem Conroy added that this is giving better housing for people that need it.

Alderman Austin inquired upon Susan Anderson from the Rock Island Housing Authority to comment on this item.

Ms. Anderson stated that they are very excited about the project. Ms. Anderson added that they had great luck with the relocation of families that were there. Ms. Anderson indicated that demolition has begun and they are getting ready to put up the new buildings. Ms. Anderson stated that it is hoped that construction will be completed within the year. Ms. Anderson commented that this will be a huge improvement to the area. Council and Ms. Anderson further discussed this item.

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

Agenda Item #17

Other Business.

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

Alderman Austin stated that next week, Council will hold a public hearing on the CY14 Budget and Council will vote to adopt the budget. Alderman Austin added that the proposed budget calls for maintaining the tax rate at the current level. With the decline in the assessed valuation of property, the tax levy, the amount to be collected will also decline. Alderman Austin stated that for most tax payers in the City, while the final figure on their property tax bill may not go down, the amount to be collected by the City will likely go down.

Alderman Austin stated that when the departments presented their budget requests, he questioned whether this was the wisest action for Council to take at this time. Alderman Austin indicated that the City will be collecting about \$292,000.00 less in property taxes this year than last year. Alderman Austin contemplated as to whether this could be setting the City up for greater increases or greater cuts in services down the road. Alderman Austin advised that personnel expenses will continue to increase. Alderman Austin offered that while every department could make good use of additional revenue, infrastructure concerns are very important. Alderman Austin stated that this winter has not been kind and the damage left behind has made many

streets in much worse shape. In spite of all the funds devoted for infrastructure, the City does not come close to doing all of the work that needs to be done concerning streets. Alderman Austin further discussed the condition of the City's streets.

Alderman Austin suggested that by allowing the levy to remain at its present level, he would ask the average tax payer to pay the same amount to the City as last year. Alderman Austin stated that it would be a prudent action for Council to take at this time; an extra \$292,000.00 devoted to infrastructure (streets). Alderman Austin stated that if three fellow aldermen would let him know prior to next week's meeting, he would be willing to make the necessary amendment to the motion when the budget comes up for a vote. Alderman Austin added that if the support is not there, he would certainly vote for the adoption of the budget. Alderman Austin concluded that at this time, there is an opportunity to take an action that will allow the City to make a small dent in addressing the very crucial infrastructure needs.

Alderman Murphy reminded everyone to Shop Rock Island. Alderman Murphy reminded everyone that when they are out shopping for St. Patrick's Day items, Kmart on Blackhawk Road has a nice selection of St. Patrick's Day t-shirts and hats. Alderman Murphy added that Walgreens and other retail stores in Rock Island also have some fun things for St. Patrick's Day. Alderman Murphy encouraged everyone to shop local.

Alderman Murphy inquired upon Community and Economic Development Director Jeff Eder to offer comments as to what is going on with Gasland on 24th Street.

Mr. Eder advised that the gas station on 24th Street and the gas station on 7th Avenue are owned by the same person and both stations have closed. Mr. Eder stated that the current property owner and tenant are not getting along. Mr. Eder commented that he does not know what the current property owner's plans are; there is litigation involved.

Agenda Item #18

Executive Session on Personnel, Property Acquisition and Litigation.

An Executive Session was not held.

Agenda Item #19

Recess

A motion was made by Alderman Austin and seconded by Alderman Hotle to recess to 5:30 pm, Monday, March 17, 2014. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Tollenaer, Alderman Hotle, Alderman Murphy, Alderman Austin, Alderman Clark and Alderman Conroy; those voting No, none. The meeting was recessed at 7:14 pm.