

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 Stephen L. Tollenaer, Kate Hotle, Joy Murphy, Charles O. Austin III and Ivory D. Clark. Also present were City Manager Thomas Thomas, Community and Economic Development Director Jeff Eder, other City staff and City Attorney Dave Morrison. Alderman David Conroy arrived at 5:32 pm and Alderman P.J. Foley arrived at 5:43 pm.

DISCUSSION ON HOLIDAY INN

Community and Economic Development Director Jeff Eder advised that he has been working with Kinseth Hospitality. Mr. Eder stated that some time ago, Mr. Bruce Kinseth and Mr. Les Kinseth gave a presentation to Council on what they wanted to do with the Holiday Inn and how they wanted to make the improvements. Mr. Eder discussed the projects that have been completed. Mr. Eder offered that they renovated all of the guest rooms in 2013 along with the renovation of the banquet and meeting spaces. Mr. Eder stated that when they were renovating the banquet spaces, the City gave them a contribution of about \$125,000.00 for the roof over the conference room. Mr. Eder stated that Kinseth Hospitality would like to start looking at the next step of upgrades to the hotel, which is to renovate the lobby and some commercial spaces and to upgrade the HVAC system. Mr. Eder noted that Kinseth Hospitality has been relicensed and will be maintaining the Holiday Inn brand. Mr. Eder commented that they want to continue to put money into it to be competitive in the marketplace.

Mr. Eder offered that their next renovation is Phase 3, which includes the lobby and public spaces and that will cost \$400,000.00. Mr. Eder added that this will include opening up walls, redoing the business center as well as incorporating it into the lobby space a little bit more. Mr. Eder noted that they will also add a suite shop. Mr. Eder commented that the second thing they are asking for is the HVAC upgrade, which will be Phase 4. Mr. Eder pointed out that the HVAC upgrade is a critical mechanical system needed for the hotel. Mr. Eder added that currently, any guest cannot control the temperature in their individual room in the Holiday Inn. Mr. Eder stated that the number one complaint of the hotel is the HVAC system; it is a key infrastructure project with a cost of approximately one-half million dollars. Mr. Eder advised that to date, Kinseth Hospitality has put in about \$1.4 million dollars with the completion of the guest rooms and meeting spaces.

Mr. Eder stated that they have done a good job and they have demonstrated that by going out and putting their money into it, it is worth the City taking a look at it and putting City TIF dollars into the HVAC. Mr. Eder offered that if this is going to be an ongoing hotel for the long term, they need to take care of the infrastructure. Mr. Eder stated that he is proposing to support this project again.

Mr. Eder explained that they have already reached out to the lenders and they cannot take on any additional debt for this project without a funding source. Mr. Eder added that the City would not be taking this year's tax dollars from the TIF District and putting it into the project. It was noted that Kinseth Hospitality is asking for one-half million dollars. Mr. Eder advised that this would be spread out over three years; in 2017, there would be a small payment of \$50,000.00 followed by a \$250,000.00 payment in 2018 and then the final payment would be \$200,000.00 in 2019.

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Mr. Eder explained that it is being structured this way so that the TIF District stays positive in the cash. Mr. Eder commented that the City will be 100% positive in cash in the TIF District by 2017 and at that time, the cash will be available. Mr. Eder added that right now, TIF is a little negative where it owes other funds. Mr. Eder further discussed this item.

Council discussed renovations as it related to the future phase concerning the restaurant. Council discussed TIF dollars as it related to buildings that create the tax base rather than public infrastructure. Council also discussed TIF funding as it related to other types of future projects. In addition, Council discussed Kinseth Hospitality's future projects that are to be determined, which include the restaurant and the exterior/infrastructure.

Mr. Eder stated that this item will be placed on the Agenda for Council consideration in the near future. Mr. Eder added that he will advise Mr. Kinseth to be at that meeting. Council further discussed the presentation.

EXECUTIVE SESSION

A motion was made by Alderman Murphy and seconded by Alderman Austin 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 Tollenaer, Alderman Hotle, Alderman Murphy, Alderman Austin, Alderman Clark, Alderman Conroy and Alderman Foley; those voting No, none. The meeting was recessed at 5:56 pm.

Mayor Pauley reconvened the regular meeting at 6:35 pm.

ADJOURNMENT

A motion made by Alderman Foley 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, Alderman Conroy and Alderman Foley; those voting No, none. The meeting was adjourned at 6:36 pm.

Aleisha L. Patchin, City Clerk

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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 Stephen L. Tollenaer, Kate Hotle, Joy Murphy, Charles O. Austin III, Ivory D. Clark, David Conroy and P.J. Foley. Also present were City Manager Thomas Thomas and City Attorney Dave Morrison.

Introductory Proceedings

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

Agenda Item #5

Minutes of the meeting of September 22, 2014.

A motion was made by Alderman Foley and seconded by Alderman Hotle to approve the Minutes of the meeting of September 22, 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, Alderman Conroy and Alderman Foley; those voting No, none.

Agenda Item #6

Update Rock Island by Mayor Pauley.

Prior to Update Rock Island, Mayor Pauley discussed the recent Fire in Downtown Rock Island. Mayor Pauley stated that the dispatcher that called all units did an excellent job. The Mayor added that the Rock Island Fire Department along with Moline, the Arsenal and Blackhawk Township did an outstanding job of containing the fire just to one building and the building next to it. Mayor Pauley stated that the Police Department did a fine job and the Inspections Department did very quick work. Mayor Pauley commented that Brian Hollenback already started making arrangements for temporary housing for some people and started working with the owner of Jaded Gypsy Tattoo for a storefront so that the business could start back up again. Mayor Pauley stated that this was outstanding teamwork and everyone is to be congratulated for their fine work.

Mayor Pauley advised that the free "Thursday Night Groove" concert series features music from Smooth Groove at 7:00 pm at Schwiebert Riverfront Park this Thursday, October 9, 2014. Gates open at 6:00 pm. Mayor Pauley added that our concert sponsor Rock Island Happy Joes will have pizza for sale and Bent River beer will be available for purchase.

Mayor Pauley stated that it's time for the annual Halloween doll party at Hauberg Civic Center on Saturday, October 11, 2014 from 10:30 am to 12:00 pm. You're invited to take a trick-or-treating tour of the beautiful 103 year old Hauberg Mansion. Take part in crafts, play fun Halloween games and make a treat for your doll. Mayor Pauley commented that you will also receive a costume for your doll to wear at the party. Additional doll clothing and accessories will be available for purchase. Mayor Pauley stated that the fee is \$27.00 and participants must register in advance by calling (309) 732-7275.

Mayor Pauley advised that the City of Rock Island is in the process of developing a Downtown Revitalization Plan. Residents are invited to attend a Community Workshop, October 14, 2014 at 7:00 pm. Mayor Pauley commented that the purpose of the workshop is to allow residents to communicate their issues, aspirations and priorities before plans and recommendations are made. Mayor Pauley stated that the workshop will be made up of two parts; (a) a review of the purpose of the Downtown Revitalization Plan, the planning process to be undertaken, and the schedule for the study; and (b) a community discussion on problems, issues, and potentials in Downtown Rock Island. The meeting will take place at the Establishment Theatre, 220 19th Street.

Mayor Pauley advised that the Rock Island Parks Department is looking for evergreen trees to be donated for holiday decorations. Trees should be no larger than 30 feet tall and clear of all obstacles. The Mayor stated that crews will come and remove the tree and clean up all the branches. Stumps will be cut to the ground and left for the home owner to have removed. The Mayor added that trees nearest to the maintenance facility will be considered first then further out on an as-need basis. If you have a tree you would like to donate, please call (309) 732-7261.

Agenda Item #7

A Special Ordinance vacating a 25 foot by 10 foot north segment of an east/west alley adjacent to 20th Street between 1st and 2nd Avenues.

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

Agenda Item #8

A Special Ordinance vacating a segment of an east/west alley between 8th and 9th Streets and 9th and 11th Avenues.

It was moved by Alderman Tollenaer and seconded by Alderman Foley to consider, suspend the rules and pass the ordinance. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Tollenaer, Alderman Hotle, Alderman Murphy, Alderman Austin, Alderman Clark, Alderman Conroy and Alderman Foley; those voting No, none.

Agenda Item #9

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, Alderman Conroy and Alderman Foley; those voting No, none.

- a. Report from the Human Resources Department regarding payment in the amount of \$9,517.11 to Dave Morrison for legal services rendered for the month of September.

b. Report from the Public Works Department regarding payment #1 in the amount of \$47,615.40 to Otto Baum Company, Inc. for services provided for the Police Station repairs project.

c. Report from the Public Works Department regarding payment #2 in the amount of \$14,062.60 to Greenspace Associates for services provided for the 2014 Sod Replacement Program project.

Agenda Item #10

Claims for the weeks of September 19 through September 25 in the amount of \$1,762,887.43 and September 26 through October 2 in the amount of \$445,775.72 and payroll for the weeks of September 15 through September 28 in the amount of \$1,297,031.12.

Alderman Foley moved and Alderman Clark seconded to allow the claims and 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, Alderman Conroy and Alderman Foley; those voting No, none.

Agenda Item #11

Report from the Public Works Department regarding a State bid for the purchase of 4,000 tons of rock salt at \$79.10 per ton from Central Salt Company in the amount of \$316,400.00.

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

Agenda Item #12

Report from the Public Works Department regarding bids for the purchase of a blended anti-ice product, recommending the bid be awarded to Smith Fertilizer Grain, Inc. in the amount of \$13,000.00.

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

Agenda Item #13

Report from the Public Works Department regarding bids for the 2014 Joint Sewer Lining Program, recommending the bid be awarded to Hoerr Construction, Inc. in the amount of \$62,849.00.

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

Alderman Austin commented that this is an example of joint purchasing with other communities and affecting a cost savings for everyone.

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

Agenda Item #14

Report from the Public Works Department regarding bids (package 2) for the new Police Station, recommending the bids be awarded to Sterling Commercial Roofing in the amount of \$475,070.00, East Moline Sheet Metal in the amount of \$445,950.00, Allied Construction Services in the amount of \$765,830.00, International Test and Balance in the amount of \$38,590.00 and Treiber Construction in the amount of \$493,450.00.

Alderman Murphy moved and Alderman Austin seconded to award the bids as recommended and authorize Gilbane Building Company to execute the contract documents. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Tollenaer, Alderman Hotle, Alderman Murphy, Alderman Austin, Alderman Clark, Alderman Conroy and Alderman Foley; those voting No, none.

Agenda Item #15

Report from the Finance Department regarding an adjustment to the Calendar Year 2014 Budget, recommending a budget transfer increasing the Brick Street Patch Expansion Program in the General Fund in the amount of \$116,409.45.

It was moved by Alderman Tollenaer and seconded by Alderman Conroy to approve the budget adjustment as recommended.

Alderman Hotle commented that there is a typo in this item. Alderman Hotle stated that it should not say Brick Street Patch Expansion Program; Brick is the typo. Alderman Hotle added that this is just going into the Street Patch Expansion Program.

Alderman Foley inquired upon Public Works Director Randy Tweet to explain this item.

Mr. Tweet advised that \$1.2 million is budgeted from Gaming into the street maintenance projects every year. Mr. Tweet added that every year, it is estimated how much is going to go into asphalt, concrete and other programs. Mr. Tweet advised that some bids come in high and some bids come in low, and at the end of the year, adjustments are made to make sure that all of the funds balance out. Mr. Tweet noted that it is the same total amount going into street maintenance; it is just that this year due to the bad winter, more money was needed in concrete patching than was needed in previous years. Mr. Tweet advised that it is leftover money from the other bid packages that is going into concrete patching. Council and Mr. Tweet further discussed this item.

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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, Alderman Conroy and Alderman Foley; those voting No, none.

Agenda Item #16

Report from the Mayor regarding an appointment to the Citizen's Advisory Committee.

It was moved by Alderman Clark and seconded by Alderman Conroy to approve the appointment 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, Alderman Conroy and Alderman Foley; those voting No, none.

Vern L. McCullough, Jr. was appointed to the Citizen's Advisory Committee.

Agenda Item #17

Report from the Police Department regarding the hours for Halloween Trick or Treat, recommending Friday, October 31, 2014 from 5:00 pm to 8:00 pm in the City of Rock Island.

It was moved by Alderman Tollenaer and seconded by Alderman Hotle to approve the Trick or Treat hours 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, Alderman Conroy and Alderman Foley; those voting No, none.

Agenda Item #18

Report from the City Clerk regarding a Plaza activity application from Switch Stance Skate Shop requesting to host an outdoor Skate Jam event on Saturday, October 11, 2014 from noon to 6:00 pm at 1700 2nd Avenue and requesting a waiver of the application and permit fees for the event.

Alderman Hotle moved and Alderman Clark seconded to approve the event and waiver of fees as recommended.

Discussion followed. Alderman Foley applauded the skate shop for having this event. Alderman Foley stated that this is a great thing for bringing individuals into the Downtown.

Sean Farley of 1023 4th Street and owner of Switch Stance Skate Shop stepped forward. Avalon Thomas-Roebal of 2932 10th Street, East Moline and Main Street Coordinator at Rock Island Economic Growth also stepped forward.

Mr. Farley stated that this will bring together a lot of kids and adults that are skaters to the community. Mr. Farley stated that he will also bring in removable ramps. Mr. Farley added that there will not be any damage done to the streets. Mr. Farley offered that with the bridge being closed, business has really slowed down especially in the Downtown and for the skate shop. Mr. Farley advised that this will be a great way to show that Switch Stance Skate Shop is the only skater owned and operated skate shop in the Quad City area.

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Ms. Thomas-Roebal thanked Council for supporting the Shoppes on 2nd. Ms. Thomas-Roebal added that they are looking forward to this event and showing people what Rock Island has to offer.

Council and Mr. Farley discussed the types of ramps that will be used for the event. It was noted that no fencing will be utilized and the event is free.

After more 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, Alderman Conroy and Alderman Foley; those voting No, none.

Agenda Item #19

Report from the City Clerk regarding requests from the businesses in the College Hill District to decorate street posts and trees, place signage in the City's right-of-way, place six trash receptacles at various area businesses, requesting a street closure at 30th Street between 12th and 14th Avenue, and the utilization of College Hill District funds in an amount not to exceed \$600.00 for their Hill-O-Ween Festival to be held on Saturday, October 25, 2014 with a rain date of October 26th.

It was moved by Alderman Hotle and seconded by Alderman Conroy to approve the requests for decorating the street posts and trees, signage, street closure, rain date and utilization of funds as recommended, and authorize staff to place trash receptacles at the area businesses as stated in the report, subject to contacting the Police Department for traffic control, providing the proper insurance, removing the decorations by November 30th and signage at the conclusion of the event.

Annette Zapolis of 2036 40th Street stepped forward. Ms. Zapolis stated that this is the 4th year for Hill-O-Ween, and this year the street will be closed. Ms. Zapolis added that the College Hill District had a successful event with Retro Rally in closing that portion of the street. Ms. Zapolis noted that there was no problem with traffic and the street was closed for a much longer period than is requested for this event. Ms. Zapolis commented that it was determined that the street closure will benefit the Hill-O-Ween event because there will be no worries about the kids crossing and running through the street, and the space will be used for carnival games. Ms. Zapolis further discussed this event.

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, Alderman Conroy and Alderman Foley; those voting No, none.

Agenda Item #20

Other Business.

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

Alderman Conroy discussed the recent fire in the Downtown. Alderman Conroy stated that it was a great team effort by everyone that was down there. Alderman Conroy thanked Fire, Police

Public Works and Inspections for working together along with local businesses to help minimize anyone getting injured.

Alderman Hotle mentioned that Modern Woodmen is working on putting together a Downtown Fire Fund. Alderman Hotle stated that she attended a fundraiser at one of the comedy clubs on Saturday night. Alderman Hotle commented that anyone can contact Modern Woodmen or Rock Island Economic Growth if they want to donate to this cause. Alderman Hotle added that there were approximately seven businesses that had damage; the businesses and residents would appreciate community support.

Alderman Murphy reminded everyone to Shop Rock Island. Alderman Murphy discussed the history of Crawford and Company along with their expansions, additions, remodeling, and safety measures through the years. Alderman Murphy stated that in 2012, they embarked on their 60th Anniversary in the Quad Cities, which started in Rock Island. Alderman Murphy added that they have over 100 employees. Alderman Murphy commented that in 2014, they have grown from Harvey Crawford's early shop on 4th Avenue and 21st Street to Mill Street where they now have over 67,000 square feet. Alderman Murphy stated that this is a great testament to a company and the city of Rock Island. Alderman Murphy commented that with all of the things that this company does on a national level, they still do residential heating and cooling. Alderman Murphy encouraged anyone that is getting ready to have their furnace serviced to call Crawford and Company. Alderman Murphy encouraged everyone to Shop local.

Agenda Item #21

Executive Session on Personnel, Property Acquisition and Litigation.

A motion was made by Alderman Foley and seconded by Alderman Tollenaer at 7:10 pm 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 Tollenaer, Alderman Hotle, Alderman Murphy, Alderman Austin, Alderman Clark, Alderman Conroy and Alderman Foley; those voting No, none.

Agenda Item #22

Recess

Mayor Pauley reconvened the regular meeting at 7:22 pm. A motion was made by Alderman Hotle and seconded by Alderman Murphy to recess to 5:30 pm, Monday, October 13, 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, Alderman Conroy and Alderman Foley; those voting No, none. The meeting was recessed at 7:23 pm.