

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 Virgil J. Mayberry, 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, Public Works Director Randy Tweet, Renaissance Rock Island President Brian Hollenback and other City staff. Aldermen P.J. Foley and Joshua Schipp were absent. City Attorney Dave Morrison arrived at 5:41 pm.

STAR BLOCK UPDATE

Renaissance Rock Island President Brian Hollenback stated that they are three affiliated not-for-profit entities (GROWTH, DARI & The District) under one umbrella organization (Renaissance Rock Island) focused on the community. Mr. Hollenback advised that they have completed approximately 1,150 single family homes in the community, and there has been an increase in the concentration of investment and real estate property taxes of 120% to 140%, which is the level of jobs that have been created. Mr. Hollenback advised that they have welcomed over 655 homebuyers to the City of Rock Island. Mr. Hollenback added that they have created 228 units of downtown housing and managed over 40 commercial spaces downtown.

Mr. Hollenback offered that the Employer Assisted Housing Program is unique; Rock Island is the only city in the State of Illinois that has this program. Mr. Hollenback explained that they have provided \$28 million dollars in real-estate sales since 2003 and 251 employees have purchased homes through this program. Mr. Hollenback added that they have leveraged the City's investment and provided direct down payment and closing cost assistance of \$1.6 million dollars. It was noted that 49% of the participants have relocated to Rock Island. Mr. Hollenback further discussed this item.

Next, Mr. Hollenback discussed the Star Block development. Mr. Hollenback stated that this is the first time in 50 years that this building has been under one ownership. Mr. Hollenback discussed the historical components of the building. Mr. Hollenback noted that this development is a comprehensive approach to the redevelopment of the downtown. Mr. Hollenback also discussed the private sector's investment to this development.

Mr. Hollenback then discussed the overall objectives of this development. Some of the objectives discussed included; increasing the local tax base, creating jobs and addressing health and safety issues. Mr. Hollenback stated that for Phase I (1821-1823 2nd Avenue) of the Star Block project, the request is for \$125,000.00 in funds to support MidAmerican services, basic services and environmental costs. Mr. Hollenback added that there is the rebate of taxes in excess of \$3,000.00 for a 10 year period and an extension of the development agreement through July 31, 2016. Mr. Hollenback stated that Phase I includes eight residential units and commercial space. Mr. Hollenback further discussed Phase 1 of the project. Mr. Hollenback advised that the request for Phase II (1825-1829 2nd Avenue) of the project is \$575,000.00 in funds to support the redevelopment of 14 additional units (artist live-work spaces), and the rebate of taxes in excess of \$6,000.00 over a 10 year period. Mr. Hollenback further discussed Phase II of the project. Mr. Hollenback stated that a unique component to the overall project is a request for \$75,000.00, which is related to health and safety issues; this request is for completing the building

stabilization and the creation of additional parking between 1819 2nd Avenue and the Star Block property.

Mr. Hollenback announced that Renaissance Rock Island has site control over the former Zimmerman-Honda at 1740 5th Avenue. Mr. Hollenback stated that Zimmerman Lofts will include 45 residential units with a unit mix of five studios, 14 one bedroom and one bath units, and 26 two bedroom and two bath units. Mr. Hollenback added that the first floor will be commercial space. Mr. Hollenback further discussed this item.

Next, Community and Economic Development Director Jeff Eder discussed funding for the Star Block project. Mr. Eder stated that this is a 139 year old building. Mr. Eder advised that the first purchase was done in July of 2013 by GROWTH and then the remainder of the building was purchased by DARI in December of 2013. Mr. Eder advised that Phase I (1821-1823 2nd Avenue) of the project is for eight residential units and two commercial units; the request is for \$125,000.00 to cover costs associated with MidAmerican services, and there is the request of property tax rebate in taxes in excess of \$3,000.00 plus a 4.0% yearly increase for 10 years. Mr. Eder commented that this is not in the Downtown TIF; it is in the new Locks TIF District.

Mr. Eder advised that for Phase II of the project, the request is for \$575,000.00 to support the redevelopment and includes 14 residential units and two commercial spaces, and the request for property tax rebate in taxes in excess of \$6,000.00 plus a 4.0% yearly increase for 10 years.

Mr. Eder advised that the Locks TIF over its life is expected to create about \$900,000.00 with the buildings we have today. Mr. Eder commented that this is just an estimate. Mr. Eder recommended using \$700,000.00 of Community Development Block Grant (CDBG) dollars to fund Phase I and Phase II of the project. Mr. Eder explained that the CDBG funds are older funds that have accumulated over the years and HUD is suggesting that the City spend these older funds. Mr. Eder also recommended that the overage in the property tax for Phase I and Phase II come out of the Locks TIF funds.

Council and Mr. Eder discussed the surplus of the CDBG funds. Mr. Eder commented that those CDBG funds cannot be used for administration. It was noted that housing is the main mission of HUD. Council, Mr. Eder and Mr. Hollenback also discussed property tax rebates for the total project.

Mr. Eder discussed the third request, which was \$75,000.00 to cover health and safety issues related to the building stabilization and the creation of additional parking between 1819 2nd Avenue and the Star Block property. Mr. Eder recommended using funds from the Locks TIF.

Council, Mr. Eder and Mr. Hollenback further discussed the presentation as it related to funding. Mr. Eder stated that the item would be on the Agenda for Council consideration at the November 2nd Council meeting.

PRESENTATION ON UTILITY RATES

Public Works Director Randy Tweet discussed water rates, sewer rates and storm sewer rates. Mr. Tweet advised that there is a first year (2016) increase in the quarterly water service charge for residential customers. Mr. Tweet added that most residential customers have a 5/8" meter in which the current rate is \$23.20 and in 2016, the rate would change to \$30.00. Mr. Tweet advised that in 2017, 2018 and 2019, there would be a 5.0% increase and in 2020, there would be a 4.0% water rate increase.

Mr. Tweet stated that upon Council's request, staff talked to some of the largest City water users. Mr. Tweet added that they typically have a larger water meter, which would be in the one inch to two inch meter size range. Mr. Tweet advised that these increases are mainly due to the construction of the new water treatment filter building. Mr. Tweet stated that the average residential customer uses 25 units, which is 100 cubic feet or 748 gallons. Mr. Tweet indicated that in the first year (2016), there will be a \$6.80 quarterly increase, which is the largest service charge and it would be a monthly increase of \$2.77. Mr. Tweet added that for the next four years, there would be smaller increases. Mr. Tweet indicated that the City has the lowest water rates of the major cities, and even after the increase, the City will still have the lowest or right at the lowest water rates. Mr. Tweet discussed the water rate projections.

Mr. Tweet discussed sewer rates. Mr. Tweet stated that no changes are recommended for 2016. Mr. Tweet advised that the final projects for the Long Term Control Plan (LTCP) are expected to be bid next year. Mr. Tweet added that at that time, the City will know the exact cost of the projects, what the loan rate will be and what the payments will be. Mr. Tweet stated that next year, staff will look at a multi-year budget for 2017. Mr. Tweet discussed sewer rate projections. Mr. Tweet commented that currently, there is plenty of money in the fund. It was noted that for the future, there would be very small increases for the sewer rates.

Next, Mr. Tweet discussed storm sewer rates. Mr. Tweet advised that for 2016, no changes are recommended; rates are expected to remain steady for the next five years. Mr. Tweet stated that the fund balance is high and far above the 90 day reserves. Mr. Tweet explained that several years ago, Public Works had a storm water engineer, which is about a \$100,000.00 position with benefits. Mr. Tweet added that the last rate increase was when the storm water engineer was with the City. Mr. Tweet noted that the City has not had a storm water engineer for a few years, and the projections include that salary and that is why there is such a large gap. Mr. Tweet advised that it will be a while before the City has to look at increasing that rate.

Council discussed Mr. Tweet's presentation. Mr. Tweet commented that this item will come back for Council consideration at a future Council meeting.

ADJOURNMENT

A motion made by Alderman Tollenaer and seconded by Alderman Clark to adjourn the meeting carried by the following Aye and No vote. Those voting Aye being; Alderman Mayberry,

**CITY OF ROCK ISLAND
CITY COUNCIL MEETING**

**October 19, 2015
MINUTES**

Alderman Tollenaer, Alderman Hotle, Alderman Austin and Alderman Clark; those voting No, none. The meeting was adjourned at 6:28 pm.

Aleisha L. Patchin, City Clerk

**CITY OF ROCK ISLAND
CITY COUNCIL MEETING**

**October 19, 2015
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 Virgil J. Mayberry, Stephen L. Tollenaer, Kate Hotle, Joshua Schipp, Charles O. Austin III and Ivory D. Clark. Also present were City Manager Thomas Thomas and City Attorney Dave Morrison. Alderman P.J. Foley was absent.

Introductory Proceedings

Mayor Pauley called the meeting to order and invited Boy Scout Troop 258 to join Council in the Pledge of Allegiance. Alderman Mayberry gave the Invocation.

Agenda Item #5

Minutes of the meeting of October 12, 2015.

A motion was made by Alderman Hotle and seconded by Alderman Clark to approve the Minutes of the meeting of October 12, 2015 as printed. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Mayberry, Alderman Tollenaer, Alderman Hotle, Alderman Schipp, Alderman Austin and Alderman Clark; those voting No, none.

Agenda Item #6

Update Rock Island by Mayor Pauley.

Mayor Pauley advised that the City of Rock Island's Beautification Commission has selected the winner of the September 2015 "Yard of the Month" award. The winner was selected from among eight nominees. Mayor Pauley stated that the September winner is Daniel Pearson at 3921 – 18th Avenue. Photos of the winning yard can be found under the Beautification Commission section of the City's website at www.rigov.org. Nominations for the October "Yard of the Month" award may be submitted through Friday, October 30th by contacting the Community & Economic Development Department at (309) 732-2900 or via e-mail at planning@rigov.org.

Mayor Pauley stated that Fright Night in The District will be Thursday, October 29, 2015 from 5:00 pm to 8:00 pm on the Great River Plaza, 2nd Avenue between 17th & 19th Streets. Mayor Pauley commented that Rock Island Parks and Recreation, Rock Island County Area Project, Martin Luther King, Jr. Community Center and The District are proud sponsors of a night full of spooky fun for children including trick-or-treating, entertainment, music and a costume contest. Fright Night is free to the public. For more information, please call The District at (309) 788-6311 or visit www.ridistrict.com.

Mayor Pauley stated that the Rock Island Public Library Foundation will host a "Books for Kids" Trivia Night on Thursday, October 29, from 6:30 pm to 9:30 pm at the Quad City Botanical Center, 2525 4th Avenue, Rock Island. Mayor Pauley indicated that the trivia night raises funds for the Lorene Evans Watts Fund for Children's Materials, which supports purchases of children's items at Rock Island Libraries. The Mayor added that a donation to play is \$10 per person. Snacks are welcome and a cash bar will be available from the Botanical Center. To play, sign up with Kathy Lelonek of the Rock Island Library Foundation at 309-732-7326 or

email riplfoundation@gmail.com. Players may register for a table of eight or be matched with a table that needs players.

Mayor Pauley advised that Rock Island is working to prepare a city-wide Heritage Resources Plan to identify priorities for preservation and strategies to enhance the City's current preservation program. As part of this effort, the City is hosting a community workshop to discuss preservation issues and opportunities in an informal setting. Mayor Pauley stated that the workshop will be held on Tuesday, November 3 from 5:30 pm to 7:00 pm in the Community Room at the Rock Island Public Library in downtown Rock Island. The City encourages any resident or business owner with an interest in historic preservation to attend.

Agenda Item #7

United Way Presentation.

Nancy Blair of the Information Technology Department and Chair for this year representing the City of Rock Island for United Way stepped forward. Ms. Blair advised that this week is rally week. Ms. Blair advised that to kick-off rally week, a doughnut eating contest was held this afternoon. Ms. Blair noted that contestants had five minutes to eat a doughnut hanging from a string and they were not allowed to use their hands. Ms. Blair commented that three rallies will be held this week (Tuesday, Wednesday and Thursday) for employees. Ms. Blair commented that at the end of the week, a trivia night fundraiser will be held at the Martin Luther King Center. It was noted that in September, a cookout was held and more recently Ice-cream Sundaes were sold. Ms. Blair stated that each Friday during the month of October, employees can donate \$5.00 to wear their favorite football jersey. Ms. Blair noted that raffle tickets for days off and 50/50 raffles are being sold. Ms. Blair thanked everyone involved in the United Way Campaign. Ms. Blair then presented the 2015 United Way video to Council.

Agenda Item #8

Proclamation declaring the month of November as American Indian Month.

Mayor Pauley read the proclamation. Mayor Pauley and Alderman Mayberry presented the proclamation to Lisa Langdon. Ms. Langdon stated that she is the secretary/treasurer of the Native American Coalition of the Quad Cities, and Alderman Mayberry is on the Board of Directors. Ms. Langdon advised that the City of Rock Island has a history that is rich in Native American heritage; this is where the Saukenauk Village once stood and it was the largest City in Illinois at that time. Ms. Langdon advised that the Citizens to Preserve Blackhawk Park Foundation published a book called 12 Moons: A Year of Sauk and Meskwaki (1817-1818). Ms. Langdon discussed the book. Ms. Langdon stated that the book is an excellent teaching tool, and it is available for sale at the Hauberg Indian Museum. Ms. Langdon thanked Council for the proclamation.

Agenda Item #9

Public Hearing on a request from Bent River Brewing Company at 512 24th Street for a Special Use Permit to continue to use a 22' by 30' open area off of 24th Street for outside pallet storage and enclose the area with an eight-foot tall opaque fence.

Note: In the body of the report regarding this item, the request from Bent River was for an eight-foot tall fence. However, planning staff recommended a 10-foot tall fence. Please note Alderman Austin's comments on this item in regards to the fence.

Mayor Pauley closed the regular meeting and opened a public hearing at 6:57 pm on a request from Bent River Brewing Company at 512 24th Street for a Special Use Permit to continue to use a 22' by 30' open area off of 24th Street for outside pallet storage and enclose the area with an eight-foot tall opaque fence.

Mayor Pauley inquired as to whether there was anyone from Bent River at the meeting to discuss the issue. No one stepped forward.

Mayor Pauley inquired as to whether there was anyone who wished to speak in favor of this project. No one stepped forward.

Mayor Pauley then inquired as to whether there was anyone who wished to speak in opposition to this project. Mr. Anthony Heddlesten of 541 23rd Street stepped forward. Mayor Pauley swore in Mr. Heddlesten.

Mr. Heddlesten stated that Bent River has been a great asset to the neighborhood and they bring tax dollars to the community. Mr. Heddlesten commented that he wants Bent River to stay in the neighborhood. Mr. Heddlesten indicated that he has been working with the owner of Bent River about a problem in their backyard. Mr. Heddlesten stated that it is a dumping ground; it is spent grain runoff. Mr. Heddlesten passed around this hardened piece of spent grain and pointed out that this is all over the neighborhood streets, sidewalks and in the storm sewer. Mr. Heddlesten stated that Bent River dumps it in their backyard and the spent grain sits there and rots all day; it stinks up the neighborhood. It was noted that every time Mr. Heddlesten calls the owner, they take care of the issue right away, but Mr. Heddlesten was concerned that he shouldn't have to call and ask them to clean up the mess. Mr. Heddlesten hoped that Council could incorporate into the approval or disapproval of this project, additional measures where they would be required to maintain a cleaner property. Mr. Heddlesten commented that other businesses do not let this happen.

Mayor Pauley clarified that Mr. Heddlesten was not technically opposed to the project; he just wants to add some cleanup to it. Mr. Heddlesten stated yes and this issue has to be fixed.

Alderman Austin inquired upon Community and Economic Development Director Jeff Eder as to whether he has been aware of any issues in the past. Mr. Eder stated that he has not been made aware of any issues in the past. Mr. Eder added that this issue was brought to his staff on Friday and it was turned over to Public Works to find out exactly what the issue entailed. Alderman Austin stated that the issue needs to be addressed.

Mayor Pauley then inquired as to whether there was anyone else that wished to speak in opposition to the project. No one stepped forward. Mayor Pauley commented that Mr. Heddlesten wasn't really in opposition to the project; he just wanted additions to the project.

Mayor Pauley then closed the public hearing at 7:08 pm.

Alderman Hotle stated that some of these concerns are somewhat serious things that definitely need to get done. Alderman Hotle inquired as to what the next steps would be in regards to this issue. Public Works Director Randy Tweet advised that this is on private property, which wouldn't be a Public Works issue; it is an enforcement issue. However, Public Works will investigate the sewer aspect.

Mayor Pauley directed the Public Works Director and the Community and Economic Development Director to work together to make sure that this issue is taken care of.

After more discussion, Alderman Tollenaer moved to table this item, and Alderman Mayberry seconded. The motion ended in a tie by the following Aye and No vote. Those voting Aye being; Alderman Mayberry, Alderman Tollenaer and Alderman Hotle. Those voting No, Alderman Schipp, Alderman Austin and Alderman Clark.

Mayor Pauley then broke the tie by voting No to table the item. The motion did not carry to table.

Alderman Austin then stated that the information Mayor Pauley read in regards to the eight foot fence differs from the recommendation, which states that a 10-foot opaque fence shall be located around the outside storage area at the southeast corner of the site and that the pallets shall not be stacked higher than 10 feet within this area; that no other area on the site shall be used for outside pallet storage; and the use shall meet all other applicable codes and ordinances. Alderman Austin stated that it is a 10 foot fence and not an eight foot fence.

More discussion followed in regards to the motion and the process for bringing this item back.

It was then moved by Alderman Austin and seconded by Alderman Schipp to approve the special use permit as recommended, subject to the stipulations; that a 10-foot opaque fence shall be located around the outside storage area at the southeast corner of the site and that the pallets shall not be stacked higher than 10 feet within this area; that no other area on the site shall be used for outside pallet storage; the use shall meet all other applicable codes and ordinances; and refer to the City Attorney for an ordinance.

More discussion followed. Alderman Tollenaer stated that Bent River did not come here to talk to Council on what they want to do; that is why I voted to table it.

Alderman Clark advised that no one is going against the issue at hand; that is a total separate issue. Alderman Clark added that Mr. Eder and Mr. Tweet will take care of it. Alderman Clark stated that Council should move forward with this part of it and the other issue will be taken care of appropriately.

Alderman Schipp stated that this seems to be a continuation of an existing use of space; they are requesting to continue to use space that they are currently using and then to build a fence to make it less noticeable. Alderman Schipp added that there is no one here to speak against it.

Alderman Hotle stated that this is a project that everybody supports; Bent River has done a fantastic job and the residents want this fence to go up, but they also want some type of assurance that these other issues will be taken care of. Alderman Hotle stated that she supports the project and adding the fence and letting them move forward will be to the benefit of the neighbors and then the other issues can be addressed separately.

Council and Mr. Heddlesten further discussed this issue as it related to the spent grain and how it could be discarded.

After more discussion, Mayor Pauley stated that there are two separate issues; the current item can be resolved and then the directors are going to get together and meet with the people at Bent River to work on the other issues and to see if something else needs to come back to Council on those issues.

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

Mayor Pauley advised that the two directors will work on that issue and bring a report back to Council as early as possible. Mayor Pauley advised that Council wants to be able to say something at the November 2nd Council meeting.

Agenda Item #10

CLAIMS

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

- a. Report from the Public Works Department regarding payment #1 in the amount of \$89,508.53 to Walter D. Laud, Inc. for services provided for the Sanitary Sewer Replacement: 19th Street, 9th to 10th Avenue project.
- b. Report from the Public Works Department regarding payment in the amount of \$69,459.38 to Valley Construction Company, Inc. for an emergency water main repair on 17th Street and 4th Avenue.
- c. Report from the Public Works Department regarding payment #1 in the amount of \$62,810.88 to Brandt Construction Company for services provided for the 2014 Seal Coat Program project.

Agenda Item #11

Claims for the week of October 9 through October 15 in the amount of \$2,618,504.58 and payroll for the weeks of September 28 through October 11 in the amount of \$1,406,666.51.

Alderman Clark moved and Alderman Schipp seconded to allow the claims and payroll. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Mayberry, Alderman Tollenaer, Alderman Hotle, Alderman Schipp, Alderman Austin and Alderman Clark; 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 Ossian, Inc. in the amount of \$13,000.00.

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

Agenda Item #13

Report from the Public Works Department regarding bids for the 2015 Tree Trimming, Removal and Stump Grinding Contract, recommending the bid be awarded to Acadian Tree Service in the amount of \$23,045.00.

Alderman Hotle moved and Alderman Austin seconded to award the bid as recommended and authorize the City Manager to execute the contract documents.

Discussion followed. Alderman Schipp inquired as to whether the City has ever worked with this vendor. Public Works Director Randy Tweet advised that they have had the bid for the last five years or so. Mr. Tweet added that these are the regular three contractors the City deals with all of the time.

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

Agenda Item #14

Report from the Public Works Department regarding four lease agreements with New Cingular Wireless (successor of AT&T) to continue leasing antenna space on the City's water towers.

It was moved by Alderman Clark and seconded by Alderman Austin to approve the lease agreements 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 Mayberry, Alderman Tollenaer, Alderman Hotle, Alderman Schipp, Alderman Austin and Alderman Clark; those voting No, none.

Agenda Item #15

Report from the Community and Economic Development Department regarding a request from the Rock Island Economic Growth Corporation to amend the final Planned Unit

Development (PUD) and Riverfront Corridor Overlay District site plan review for 2408 3rd Avenue.

Alderman Hotle moved and Alderman Schipp seconded to approve the amended final site plan with the requested five foot front yard setback variance of the north front yard as recommended.

At this time, Alderman Clark stated that he would abstain from this item.

The motion then carried by the following Aye and No vote; those voting Aye being; Alderman Mayberry, Alderman Tollenaer, Alderman Hotle, Alderman Schipp and Alderman Austin; those voting No, none. Alderman Clark abstained.

Agenda Item #16

Report from the Community and Economic Development Department regarding a request from David Parochetti, Taco Bell Franchisee to apply for a Special Use Permit to locate a commercial right turning lane (15' by 12') for the adjacent Taco Bell restaurant at 1529 38th Street.

It was moved by Alderman Austin and seconded by Alderman Schipp to allow for the application of the special use permit as recommended. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Mayberry, Alderman Tollenaer, Alderman Hotle, Alderman Schipp, Alderman Austin and Alderman Clark; those voting No, none.

Agenda Item #17

Other Business.

Alderman Hotle stated that it is great to have Boy Scout Troop 258 here at the meeting to learn about government.

Alderman Mayberry noted that in the past, he had brought up salaries in regards to the Council members. Alderman Mayberry stated that the City Attorney has looked into it. Alderman Mayberry requested that salaries for the Aldermen be on the Agenda in the month of November.

City Attorney Morrison advised that a portion of the research has been done on the legal end and it was sent to the Human Resources Director last week, and he is putting the comparables together.

City Manager Thomas stated that there will be a study session on this item.

Dennis Heggen of 3204 39th Avenue stepped forward. Mr. Heggen voiced concerns and asked questions in regards to the proposed crematory at 30th Street. Mr. Heggen stated that he was not notified about the proposed crematory and he found out through the newspaper. Mr. Heggen commented that 17 letters were sent out to the neighbors. Mr. Heggen wanted to know how it was determined as to which neighbors received letters. Mr. Heggen discussed the information that the City Attorney sent to him as it related to the Illinois State Law and the requirement for

sending notification out to the neighbors that are within 250 feet of the subject property. Mr. Heggen voiced other concerns in regards to some of the comments that were made by the funeral home owners that attended the Board of Zoning Appeals meeting. Mr. Heggen stated that comments made such as there is a ravine on the north side and there is a buffer that will protect the residents, and that you will not be able to see the crematory from any of the neighbors' homes are all untrue statements. Mr. Heggen also voiced concerns in regards to the smoke, odor and other contaminants that would be released into the air from the crematory. Mr. Heggen was also concerned about property values if the crematory is built.

Pauline Hartung of 3900 30th Street stepped forward. Ms. Hartung stated that her property is from 30th Street back to 32nd Street in which it all adjoins the cemetery. Ms. Hartung stated that she will be able to see the crematory from her property. Ms. Hartung added that the neighbors don't like it. Ms. Hartung suggested that they build the crematory on the other side of the cemetery near Blackhawk Road and not up on the hill in their residential area.

Carlos Jimenez of 14 Knoll Ct. stepped forward. Mr. Jimenez stated that he was a concerned resident, father and teacher. Mr. Jimenez was concerned about the children playing in the area and the children that have asthma in terms of the pollutants coming from the proposed crematory. Mr. Jimenez commented that he never received a letter.

Ms. Heather Elliott of 24 Knoll Court stepped forward. Ms. Elliott stated that she addressed a lot of her concerns at the October 5th Council meeting. Ms. Elliott discussed the information that was sent to her from the City Attorney and agreed with Mr. Heggen that a lot of the decisions that were made from the evidence were misleading. Ms. Elliott was concerned about the chemical components of cremated remains being dispersed into the air. Ms. Elliott referenced statements made from the Board of Zoning Appeals meeting back in September in regards to the smoke, odor and emissions. Ms. Elliot also discussed the proposed crematory as it related to emissions and State regulations.

Planning and Redevelopment Administrator Ben Griffith stepped forward. Mr. Griffith noted that he is also the staff liaison to the Board of Zoning Appeals. Mr. Griffith addressed the questions and concerns that the residents had in regards to the proposed crematory. Mr. Griffith responded to the question concerning how to determine who received a letter. Mr. Griffith advised that the determination is 250 feet and that is primarily in regards to State statutes for the notices for an interested party. Mr. Griffith added that 250 feet was determined from the subject property that the funeral home directors intend to purchase from the cemetery. Mr. Griffith noted that the minor subdivision plat is what came to Council after the use was approved by the Board of Zoning Appeals. Mr. Griffith stated that it is standard practice to notify residents of any pending zoning action based on the subject property, which in this case was the 1¼ acre that was to be subdivided by the subdivision plat. Mr. Griffith further discussed the subdivision plat. Alderman Schipp and Mr. Griffith discussed the GIS Program as it related to the notification process in reference to 250 feet. Mr. Griffith commented that there were actually 19 mailings sent out to the adjacent property owners.

Mr. Griffith responded to the question concerning the funeral directors owning the property. Mr. Griffith stated that the funeral directors have a purchase agreement with Memorial Park

Cemetery and they are in the process of getting the signatures for the plat. Mr. Griffith added that when the plat is ready and the sale is closed then the plat will be recorded.

Mr. Griffith advised that there was a question in regards to the cremations being done at night. Mr. Griffith stated that generally when they have cremations, there is a brief service for the families; if they have several cremations, then they will schedule them for a later time. Mr. Griffith pointed out that it is not intended to hide the smoke or screen what is happening; it is a convenience for the operation of the crematory.

Mr. Griffith advised that he could not answer the question about property values because he is not an appraiser. Mr. Griffith commented that there is an existing crematory that has been in operation for 40 years; there will be one opening in Ward 5 and that one is in a residential area. Mr. Griffith added that the neighbors were excited to see that building being reused and the crematory opening in that area. Mr. Griffith advised that the funeral directors' businesses are not in the City, but they do a lot of business in the City and with the cemeteries that are located in Rock Island.

It was noted that Mr. Griffith did research with the State of Illinois and some of the information the funeral directors provided at the Board of Zoning Appeals (BZA) meeting basically contradicted the information that was provided to Mr. Griffith from the State. Mr. Griffith commented that the funeral directors misspoke at the BZA meeting. Mr. Griffith advised that in regards to the question about the building location, it was a decision that was made between the funeral directors and the cemetery. Mr. Griffith indicated that the statement made in regards to there being 22 chemical components from the cremated remains is true.

Mr. Griffith discussed the zoning for the crematory. Mr. Griffith advised that the zoning remained the same, it did not change; the zoning is an R-2, which is single family residential. Mr. Griffith added that it was not a special use permit; it was a special exception to a non-conforming use, which was the cemetery, a residentially zoned property and adding a crematory was an expansion of that use and triggered the special exception.

Mr. Griffith discussed compliance, State regulatory measures and research information. Mr. Griffith stated that at the BZA meeting, Mr. Rafferty stated that the smell would be 4x more than a household fireplace. Mr. Griffith stated that he believed that Mr. Rafferty misspoke. Mr. Griffith explained that the percentage of those 22 chemical components of human remains that enter the atmosphere through the crematory chamber (the burning and after burning) are minimal. Mr. Griffith further discussed this item. Mr. Griffith stated that in talking to the air quality control people, cremations are regulated only because of the burning. Mr. Griffith offered that most of the emissions that do occur are the burning of natural gases used during the cremation process; it is not the chemical components of the human body that are burned. Mr. Griffith further explained this item. Mr. Griffith advised that in talking to the State of Illinois on how many complaints or violations they have had in regards to the equipment used for cremations and the emissions (including Chippianock Cemetery), the State said none.

Council discussed the issue of Mr. Rafferty's statement from the BZA meeting concerning emissions. City Attorney Morrison explained the process of how someone applies for something

if they do not own it. Council discussed different types of equipment as it related to quality and standards for funeral homes.

Mr. Heggen stepped forward again and reiterated his concerns about his neighborhood and the odor, smoke and dust that will be emitted from the proposed crematory.

Ms. Elliott stepped forward again and voiced concerns about the statements made by Mr. Rafferty from the BZA meeting. Ms. Elliott also voiced concerns about the information provided from the City concerning the zoning issue, the crematory purchase and property values. City Attorney Morrison discussed the procedures and process concerning the zoning law.

Council further discussed the crematory issue as it related to smells, emissions and regulatory standards. Council also discussed complaints in regards to hazardous materials concerning health issues. Fire Chief James Fobert stepped forward and stated that he has been with the City for 30 years and there has never been a call or complaint on the existing crematory (Chippiannock) in regards to burning, smells or procedures. Council further discussed the crematory issue.

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 Clark and seconded by Alderman Mayberry to recess to 5:30 pm, Monday, November 2, 2015. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Mayberry, Alderman Tollenaer, Alderman Hotle, Alderman Schipp, Alderman Austin and Alderman Clark; those voting No, none. The meeting was recessed at 8:31 pm.

Aleisha L. Patchin, City Clerk