

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 Charles O. Austin III, Ivory D. Clark, Virgil J. Mayberry, Stephen L. Tollenaer and Kate Hotle. Also present were City Manager Thomas Thomas, Community and Economic Development Director Jeff Eder, Economic Development Manager Bret Gardella, other City staff, City Attorney Dave Morrison, and Bill Healy Sr. and Bill Healy Jr., owners of Bridges Catering. Alderman P.J. Foley arrived at 5:33 pm. Due to work obligations, Alderman Joshua Schipp participated remotely in the study session via electronic means (video conference).

Mayor Pauley made a few comments prior to the presentation. Mayor Pauley stated that at a study session, the proponents come in and give the City Council information and the staff provides information to Council and the Council can ask questions to them. The Mayor added that typically, it is not a public session where the public gets to speak. Mayor Pauley advised that at this study session, if there is anyone that has signed up and there is extra time, they will be allowed to speak or they can speak after the Council meeting.

Mayor Pauley advised that after the presentation, he will not ask for any Council member to take a position on the issue. The Mayor added that he would like Council members to take all of the information on the issue and think hard about it for a couple of days. Mayor Pauley stated that he will then contact the Council members to see if there is a consensus to move forward or stop the whole process.

PRESENTATION ON HAUBERG CENTER

Economic Development Manager Bret Gardella stated that the issue tonight is not about selling an asset; it is about protecting one. Mr. Gardella added that it is about helping a long time Rock Island family create a legacy for the next generation of Rock Island citizens. Mr. Gardella commented that staff has been working with Bridges Catering to assist them in finding the right property to move their business to Rock Island. Mr. Gardella advised that those 12 full-time jobs and 100 plus part-time jobs would mean a lot for the City. Mr. Gardella commented that this is also about increasing sales tax and property tax revenue for the City and it is about how the City can do good for all 40,000 citizens of Rock Island and protect an iconic property.

Mr. Gardella discussed the challenges faced by the Parks Department in regards to maintaining the Hauberg property with dwindling resources. Mr. Gardella indicated that the Healy family has pledged to protect the Hauberg Center, rehabilitate it and refurbish it all at their expense. Mr. Gardella further discussed this subject. Mr. Gardella stated that the Healy family's goal is to create a beautiful home base for their business and for the citizens of Rock Island.

Mr. Bill Healy Sr. stepped forward. Mr. Healy stated that for the last 44 years, he has been involved in the hospitality business. Mr. Healy offered that 16 years ago, Duffy's Catering was merged with Bridges Catering and seven years ago, he purchased Bridges Catering. Mr. Healy advised that Bridges Catering is based out of Princeton, IA and there are 12 full-time employees and 105 part-time employees. Mr. Healy commented that they have exclusive catering service contracts with the Quad City Botanical Center, Abby Station and Skellington Manor, and Bridges caters to over 40 locations in the Quad Cities. Mr. Healy added that they have looked at

23 locations in the City of Rock Island and three land based locations. Mr. Healy stated that they are very interested in placing a bid with the City for the Hauberg Center. Mr. Healy commented that he hopes Council will see what Bridges Catering is proposing will be good for Rock Island. Mr. Healy added that the intension is to bring Hauberg back to what it was in the past.

Mr. Bill Healy Jr. stepped forward. Mr. Healy advised that in looking at the 23 properties, several requirements were identified for the properties. The requirements that Mr. Healy discussed included; at least 3000 square feet for a functioning kitchen; a minimum of four offices; a banquet facility that will seat no more than 100 people; and the square footage has to be over 6,500 square feet.

Mr. Healy stated that one of the misconceptions about the Hauberg Center is that it was left in perpetuity. Mr. Healy added that it was not and it was not left with a trust. Mr. Healy read portions of the title transfer from 1956. Mr. Healy advised that the transfer shows that John Hauberg laid out a plan in case it ever met hard times. Mr. Healy indicated that in 2013, there were 290 bookings at the Hauberg Center, in 2014, it went down to 277 and in 2015, there were 226 bookings, which was a decline of 22%.

Mr. Healy discussed the Hauberg Center's financials as it related to revenues and expenses. Mr. Healy advised that total revenue averaged for the three year period between 2013 and 2015 was \$18,601.00. Mr. Healy added that total expenses averaged for the three year period between 2013 and 2015 were \$57,245.00. Mr. Healy noted that the expenses do not include a full-time manager. In addition, it was noted that the City also spent \$136,000.00 to repair windows, plumbing, the boiler and to upgrade the elevator. Mr. Healy advised that the total income from 2013 to 2015 was \$55,803.00 and total expenses were \$171,734.00 along with the total project expenses, which were \$136,000.00. Mr. Healy commented that this is a three year net loss of \$251,931.00.

Next, Mr. Healy discussed the five year Capital Improvement Plan (CIP) that was submitted to the City by the Parks and Recreation Department. Various projects discussed included; rebuilding back gardens and waterfalls; roof replacement; repainting outside of building; upgrading first floor kitchen; replacing exterior sidewalks; replacing carpet; electrical re-wiring; elevator upkeep and repair; kitchen/plumbing repair; and custom woodwork on main staircase. Mr. Healy noted that the total Hauberg Center CIP projected expenditures are \$796,500.00. Mr. Healy then discussed the Carriage House CIP. The projects that Mr. Healy discussed included; window repair/replacement; plumbing; exterior paint; electrical re-wiring; third floor rehab; tuck pointing; and sliding doors and tracks. Mr. Healy commented that the total Carriage House expenditures are \$141,000.00. It was noted that the total CIP costs for the Hauberg Center and the Carriage House are \$937,500.00. Mr. Healy also discussed the five year outlook with all Capital Improvement Plan projects and without anything being done to the facilities.

After more discussion on the financials, Mr. Healy stated that Bridges Catering is an Iowa based business, which is destination based. Mr. Healy added that wherever they go and cater is the City they pay their sales tax in. Mr. Healy added that if they move to Illinois, it would be an origin based business. Mr. Healy stated that whatever City in Illinois they move to is the City that would get all of the income for the sales tax. Mr. Healy commented that over the last five years,

they have paid the City of Rock Island \$235,363.00 in sales tax. Mr. Healy advised that they have anticipated sales tax revenues of \$550,000.00 over the next five years with \$300,000.00 being new revenue generated to the City of Rock Island.

Mr. Healy discussed several scenarios for the next five years as it related to losses and gains in regards to the financial component. The scenarios discussed included; the City chooses to do all of the CIP projects over the next five years; the City chooses not to do CIP projects for the next five years; all of the CIP projects are done, but Bridges moves to another City in Illinois; the City chooses not to budget for CIP projects; and Bridges moves to the Hauberg Center. Mr. Healy further discussed these scenarios.

Next, Mr. Healy discussed some of the issues in regards to people being opposed to the project. Mr. Healy stated that in regards to landmarking the property, their lending institution will not finance the project, it devalues the property by 50% and Bridges Catering would have a quasi boss for the property. Mr. Healy stated that his main concern is that those lobbying against Bridges would have a say on the certificate of appropriateness about anything that Bridges Catering would want to do to the property. Mr. Healy also discussed the issue of leasing, stating that their financial institution will not finance the project. Mr. Healy advised that they would be investing a large amount of capital on something that they do not own. Mr. Healy further discussed this item. Mr. Healy pointed out that the Hauberg Center would be available to the public Monday through Friday and on most Saturdays and some Sundays. Mr. Healy noted that the parking lot will always be available to the public as well as the garden and grounds. It was noted that the parks will remain City property.

Mr. Healy advised that nothing will be done to change the structure of the Hauberg Center. Mr. Healy stated that they would need to re-carpet, repaint, fix some wiring issues, make the bathrooms more ADA compliant, and there would be minimal kitchen upgrades. Mr. Healy then discussed the changes to the Carriage House. The changes Mr. Healy discussed included; turning it into a fully functioning commercial kitchen; making repairs needed on the CIP list; and keeping it maintained on the outside. After more discussion on the changes, Mr. Healy stated that they want to make the next chapter of the Hauberg Center a success story for their family, their working family, the City and mostly for the citizens of Rock Island.

Council discussed Mr. Healy's presentation.

Diane Oestreich stepped forward and stated that she wished to speak after the Council meeting.

Rod Jennings spoke in favor of the Healy's/Bridges Catering purchasing the Hauberg Center. Mr. Jennings stated that this will bring back a viable center, taxes, jobs and intended long-term usage to the City.

Jerry Lack stated that the Healy's run an outstanding business and the Hauberg Center is a wonderful center and great facility that needs to be maintained. Mr. Lack stated that if the proposal moves forward, the Healy's have committed to using a high quality general contractor and skilled craftsmen to do the renovation projects. Mr. Lack added that this will be high quality work performed on the property. Mr. Lack commented that the Healy's have a plan to maintain

the property and put it back up to its proper prestigious state. Mr. Lack further discussed this item.

Ryan Fick stated that he is with Mel Foster Commercial. Mr. Fick advised that he has been working with Bridges Catering since 2013. Mr. Fick commented that in 2014, they started looking at properties. Mr. Fick stated that the Healy family has said continuously that they want to be in the City of Rock Island. Mr. Fick discussed other potential properties that were looked at for Bridges Catering. Mr. Fick advised that the Healy family is committed to Rock Island and we have gone through just about every viable property option in regards to their criteria and for what they want to accomplish. Mr. Fick further discussed this item.

Tim Shea stated that he has lived in the Quad Cities for three years and owns Locals Love Us. Mr. Shea stated that his company finds local people to go to their website and vote for their favorite businesses and then his company tells everybody who they are. Mr. Shea indicated that he has met with over 500 businesses over the last three years and Bridges Catering is one of them. Mr. Shea added that local people say that Bridges Catering does a good job. Mr. Shea stated that he did not know about Hauberg, and it sounds like more people need to know about it. Mr. Shea commented that he hopes Bridges Catering can bring the Hauberg Center back to what it once was.

Vince Thomas of 1000 21st Street voiced concerns in regards to the City allowing the Hauberg property to deteriorate. Mr. Thomas also expressed concerns in regards to the maintenance on other Rock Island facilities.

Zach Edwards who owns property at 3311 14th Street Ct. stated that he would like for Council to vote in favor of allowing bids to be submitted for the Hauberg property; it is in the best interests for the property, the taxpayers of Rock Island and the Parks Department. Mr. Edwards added that Bridges Catering will be an exceptional steward for the property, and they will maintain the property's character while bringing much needed restoration to the key elements that have been deferred due to budget constraints. Mr. Edwards stated that the business model Bridges Catering has for this property is based on preserving its character. Mr. Edwards further discussed this item.

Ami Jenkins, Executive Director of the Quad City Botanical Center stated that she has had the pleasure of working with the Healy family for the last 18 years. Ms. Jenkins commented that this is a great Rock Island family that just wants to bring their business home to Rock Island. Ms. Jenkins stated that if there has been anyone that has been a true partner at the Botanical Center in helping to build our business and get through the toughest of times that we have had, it has been Bill Healy and his family. Ms. Jenkins offered that she couldn't think of a better family to take over a business at the Hauberg Center. Ms. Jenkins added that the Hauberg Center is a hidden gem and Bridges Catering can bring that gem back to the City of Rock Island.

Tom Hammar stated that he is a local CPA and has had the pleasure of working with the Healy family for over the last five years. Mr. Hammar stated that as a Rock Island taxpayer and someone who greatly values places that connect us with our past, there are benefits on both sides of the discussion. Mr. Hammar commented that if the City decides to sell the Hauberg Center,

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the Healy family would be an excellent purchaser of that property; they are honest and hardworking individuals and lifelong residents of Rock Island that understand the incredible resource that the Hauberg Center is. Mr. Hammar was in favor of the Healy's purchasing the Hauberg Center.

Mr. Michael Bell stated that in 2006, when the Healy's were talking about relocating their business to Rock Island, there were two absolutes regarding Bill Healy's dream and they were that the business must relocate to Illinois and the business must relocate to Rock Island. Mr. Bell pointed out that the Healy's are consistent in their actions; they are very conservative; they are of the highest character and civic mindset; they have excellent credit, capacity and capital resources; and their business is and has always been conducted as agreed without delinquency or collection concerns. Mr. Bell stated that a properly negotiated and strategized sale of Hauberg to Bridges Catering creates a very unique opportunity for the City to assure the preservation of a legacy property while generating several economic positives for the community. Mr. Bell further discussed this item.

ADJOURNMENT

A motion made by Alderman Clark and seconded by Alderman Austin to adjourn the meeting carried by the following Aye and No vote. Those voting Aye being; Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none. The meeting was adjourned at 6:35 pm.

Aleisha L. Patchin, City Clerk

**CITY OF ROCK ISLAND
CITY COUNCIL MEETING**

**February 8, 2016
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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 Charles O. Austin III, Ivory D. Clark, Virgil J. Mayberry, P.J. Foley, Stephen L. Tollenaer and Kate Hotle. Also present were City Manager Thomas Thomas and City Attorney Dave Morrison. Alderman Joshua Schipp attended and participated remotely in the meeting via electronic means (video conference).

Introductory Proceedings

Mayor Pauley called the meeting to order.

Mayor Pauley advised that Alderman Schipp notified the City through Aleisha Patchin, City Clerk that he would be required to be out of town for employment purposes and made a request to participate remotely per City ordinance. Mayor Pauley then inquired as to whether there was a motion to allow Alderman Schipp to participate in the Council meeting remotely.

It was moved by Alderman Austin and seconded by Alderman Hotle to allow Alderman Schipp to participate in the Council meeting remotely. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none.

At this time, the roll was called and Mayor Pauley led in the Pledge of Allegiance. Alderman Austin gave the Invocation.

Agenda Item #5

Minutes of the meeting of February 1, 2016.

A motion was made by Alderman Foley and seconded by Alderman Clark to approve the Minutes of the meeting of February 1, 2016 as printed. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none.

Agenda Item #6

Update Rock Island by Mayor Pauley.

Mayor Pauley advised that the Martin Luther King, Jr. Community Center and Alpha Kappa Alpha Sorority are hosting a discussion about mental health and family dynamics for African-American families on Thursday, February 11, 2016. The presentation includes comments by Rev. Jacque McCoy of Muscatine, as she relates her family's experience in coping and succeeding in supporting a loved one living with a serious mental condition. Mayor Pauley commented that the event is free and will be held at the Martin Luther King, Jr. Community Center at 630 9th Street. Doors open at 5:45 pm with the presentation at 6:00 pm.

Mayor Pauley offered that Rock Island Fitness and Activity Center will be hosting a Parent's Night Out. Celebrate Valentine's Day and we'll watch the kids. From 6:00 pm to 9:00 pm on

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February 13, 2016, there will be pizza, games, crafts and swimming at RIFAC. Call 732-PARK to register.

Mayor Pauley stated that refuse and recycling collection will be on the normal collection schedule during the week of the President's Day holiday. The Drop-Off Center located at Millennium Waste; 13606 Knoxville Road, Milan will be open on Saturday from 7:00 am to noon. City of Rock Island offices will be open on President's Day, Monday, February 15, 2016.

Mayor Pauley advised that the Outdoor Show will be coming to the Quad City Expo Center February 18 through February 21, 2016. Hours are Thursday, 4:00 pm to 8:00 pm, Friday 12:00 pm to 8:00 pm, Saturday 9:00 am to 8:00 pm and Sunday 10:00 am to 4:00 pm. Adults are \$8.00, kids between ages of 6 and 15 are \$1.00 and kids under 6 are free.

Agenda Item #7

A Special Ordinance amending a Special Ordinance granting a Special Use Permit at 1815 24th Street.

Alderman Austin moved and Alderman Tollenaer 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 Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none.

Agenda Item #8

CLAIMS

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

- a. Report from the Information Technology Department regarding payment in the amount of \$51,346.14 to Harris Computer Systems for GEMS software maintenance.
- b. Report from the Public Works Department regarding payment #4 in the amount of \$626,634.81 to Civil Constructors, Inc. for services provided for the Farmall Storage Tank project.
- c. Report from the Public Works Department regarding payment #26 in the amount of \$1,148,759.63 to Gilbane Building Company for construction services provided for the Rock Island Police Station project.

Agenda Item #9

Claims for the week of January 29 through February 4 in the amount of \$1,624,881.64 and payroll for the weeks of January 18 through January 31 in the amount of \$1,416,244.55.

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 Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none.

Agenda Item #10

Report from the Police Department regarding the purchase of a third Livescan fingerprinting scanner from Crossmatch Technologies in the amount of \$16,584.74.

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

Agenda Item #11

Report from the Public Works Department regarding bids for a three year lease of nine 2016 Ford F150 pickups, recommending the bid be awarded to Enterprise Fleet, Inc. in the amount of \$71,655.84.

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

Discussion followed. Alderman Tollenaer stated that he still feels that this is a terrible idea; there are known unknowns; it is not managing risk. Alderman Tollenaer thanked staff for coming up with innovative ways to attempt to save money, but this just isn't one.

Alderman Hotle stated that this is an opportunity to try something that we know over the next few years will save the City money, and it can potentially save the City a significant amount of money long-term without changing staffing levels and by providing vehicles that are well maintained. Alderman Hotle further discussed this item.

Alderman Hotle and Alderman Tollenaer discussed what would happen at the end of the three year period concerning the lease. Alderman Hotle stated that at the end of three years, this item would be evaluated to determine whether it is successful. Public Works Director Randy Tweet commented that there are eight vehicles for CED and one for the Library. Council further discussed this item.

Alderman Foley stated that he agreed with Alderman Tollenaer. Alderman Foley and Mr. Tweet discussed the last time the City leased some vehicles and the program didn't work.

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

Agenda Item #12

Report from the Police Department regarding a scope of services engagement agreement with IOS for the creation and administration of promotional examinations for 2016.

It was moved by Alderman Foley and seconded by Alderman Hotle to approve entering into the scope of services engagement agreement as recommended and authorize the City Manager to execute the contract documents.

Alderman Schipp inquired upon the Deputy Police Chief to explain this item.

Deputy Chief Jason Foy advised that previously, the Police Department used the same company for at least 25 years. Deputy Chief Foy added that because of some of the changes with the requirements for the new officers and the way the department conducts the testing, the department looked for other companies that could perform that and the department has always used one company to do the new hires and promotional testing. Deputy Chief Foy added that this is why the department is asking IOS Solutions to do the promotional testing as well. Deputy Chief Foy further discussed this item.

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

Agenda Item #13

Report from the Public Works Department regarding an Adopt-A-Highway agreement with Highland Park Neighborhood Association to adopt 20th Street from 9th to 18th Avenue.

It was moved by Alderman Hotle and seconded by Alderman Foley to approve the agreement as recommended and authorize the City Manager to execute the contract documents.

Comments followed.

Alderman Hotle thanked the Highland Park Neighborhood Association for taking this on. Alderman Hotle encouraged others to consider doing this. Alderman Hotle commented that this is a way to keep a neighborhood and street cleaned up.

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

Agenda Item #14

Report from the Public Works Department regarding the proposed right-of-way excavation ordinance changes.

Alderman Hotle moved and Alderman Foley seconded to approve the changes as stated in the report and refer to the City Attorney for an ordinance. The motion carried by the following Aye

and No vote: those voting Aye being; Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none.

Agenda Item #15

Report from the Community and Economic Development Department regarding a request from Ken Arnold of UnityPoint Health to vacate an unimproved 25 foot wide northerly segment of 27th Avenue right-of-way adjacent to 921-925 27th Avenue for a 30 space accessory parking lot.

It was moved by Alderman Foley and seconded by Alderman Tollenaer to approve the request as recommended and refer to the City Attorney for an ordinance.

Discussion followed. Alderman Foley stated that this used to be the former Missman Engineering building that they sold to UnityPoint Health, which kept many jobs in the community that would have gone to Des Moines, IA. Alderman Foley stated that the facility is packed and the parking is needed. Alderman Foley further discussed this item.

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

Agenda Item #16

Report from the Community and Economic Development Department regarding a request from Rock Island Economic Growth Corporation for rezoning from a B-3 (community business) district to a B-2 (central business) district at 1740 5th Avenue.

Alderman Hotle moved and Alderman Mayberry seconded to approve the rezoning as recommended and refer to the City Attorney for an ordinance.

It was noted that Alderman Clark would be abstaining from the vote on this item.

Discussion followed. Alderman Austin referred to a picture of the Zimmerman Lofts building of what it may look like in regards to the design.

Renaissance Rock Island President Brian Hollenback distributed a handout to Council in regards to Zimmerman Lofts. Mr. Hollenback stated that the elevation was a conceptual elevation that was submitted to get through the pre-approval process. Mr. Hollenback pointed out that this is more of an accurate rendering. Mr. Hollenback referred to the handout and stated that it breaks down the rent ranges and the unit mix, and with the financing components, it will not require any type of financial support from the City to do this project. Council and Mr. Hollenback further discussed this item.

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

Agenda Item #17

Report from the Community and Economic Development Department regarding a request from Kenneth Auker of Poor Boys Pizza and Pub to change the existing freestanding sign currently located in the public right-of-way by adding a digital message board along with a business identification sign at 4121 18th Avenue.

Prior to the motion, Mayor Pauley stated that there was a different sheet that was sent out today to Council; it is a different location for the sign, which moved it to the side. The Mayor added that it gets it away from the middle of the sidewalk.

Alderman Schipp inquired as to whether staff has made a recommendation in regards to the amended location. Community and Economic Development Director Jeff Eder advised that it has been reviewed and the recommendation has not changed; staff feels that they can move the sign to private property and meet the sign code.

Alderman Schipp clarified that staff does not endorse this modified proposal. Mr. Eder stated that is correct, staff is still recommending denial.

Alderman Hotle inquired as to what is the reasoning for not being able to comply. Mr. Eder stated that they want to use the existing pole and add a message display to the existing pole. Mr. Eder added that currently, the sign actually flags right off the existing pole to the north, which would be over the sidewalk.

Mayor Pauley inquired that if the existing sign is approved, why is the addition a problem. Mr. Eder advised that by moving the sign, it is actually moving the sign closer to the street, which puts it in an easier position to be hit by oncoming traffic.

Mayor Pauley inquired as to whether they are physically moving the location of the sign post. Mr. Eder stated that they don't want to move the sign post; they are moving the sign on the sign post and centering it on the post.

Mayor Pauley stated that the new one shows that it is not centered; it is pushing it off to the north. Council further discussed the positioning of the sign.

Mr. Eder explained that they are actually moving the existing sign to the middle of the pole, which moves everything closer to the road even though the pole is not being moved. Council further discussed this item as it related to moving the sign.

Mr. David Howard of New Boston, IL stepped forward. Mr. Howard stated that in regards to the bottom of the sign, it will meet the 10 foot regulation concerning the City code. Mr. Howard stated that when the original proposal was sent, we wanted to center everything; in regards to the picture that was sent today, Mr. Auker was concerned about the two inches that it was going to leave to the curb. Mr. Howard stated that it was revised and now the sign will leave more than two feet; it is 10 foot in the air. Mr. Howard advised that Mr. Auker has also agreed to list the City on his insurance to alleviate any issues.

Council further discussed this item as it related to other signs in the City being close to the curb.

At this time, Alderman Foley moved to approve the request and Alderman Tollenaer seconded.

Council discussed as to which proposal is to be approved.

Mr. Kenneth Auker stepped forward. Mr. Auker stated that he would prefer the sign the way it was originally proposed because it looks better. Mr. Auker commented that he didn't have a problem moving the sign in to get it to the distance from the curb. Mr. Auker added that the second proposal will be fine.

Alderman Foley then moved to approve the request for the second proposal and Alderman Tollenaer seconded.

After more discussion, Alderman Schipp stated that because the liability and insurance issues were brought up during the discussion, he would like an amendment stating that the approval would be subject to receiving a copy of the insurance and for it to be reviewed by the City Attorney to make sure that the City would not be held liable in the event of a vehicle accident or some other type of incident.

Alderman Hotle inquired about the insurance.

City Attorney Morrison stated that there is no way to guarantee that you can't be sued, but it helps to have the insurance, and you would also want something in there to say that the City is entitled to written notice before cancellation or non-payment of the policy, which would be a 30 or 60 day notice. City Attorney Morrison stated that the City would be named as additional insured for whatever value is necessary.

Mr. Auker stated that he currently has a copy of that insurance.

After more discussion in regards to neighborhood notifications and the lighted sign, it was moved by Alderman Foley to amend the motion to include the insurance liability papers as part of the package along with a 30 or 60 day written notice prior to cancellation or non-payment of the policy, Alderman Hotle seconded. The motion then carried by the following Aye and No vote: those voting Aye being; Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none.

The amended main motion reads as follows:

It was moved by Alderman Foley and seconded by Alderman Tollenaer to approve the request for the second proposal and include the insurance liability papers as part of the package along with a 30 or 60 day written notice prior to cancellation or non-payment of the policy and refer to the City Attorney for an ordinance. The motion carried by the following Aye and No vote: those voting Aye being; Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none.

Agenda Item #18

Report from the Community and Economic Development Department regarding a request from Nicole Appelquist to apply for a Special Use Permit to locate a hair salon in her residence at 4419 7th Avenue.

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

Agenda Item #19

Other Business.

It was noted that Alderman Schipp made reference to the earlier study session discussion in regards to the Hauberg presentation.

Alderman Schipp stated that earlier in the public discussion, Mr. Vince Thomas accused him of being pro historic building demolition. Alderman Schipp stated that the claim is baseless. Alderman Schipp advised that it has been clear that he has been in favor of seeing this process all the way through. Alderman Schipp added that the nature of the offer has deserved a full analysis and the business deserves the opportunity to present a plan in its entirety to the City for review.

Alderman Schipp thanked the IT Department for setting him up so that he could participate remotely.

Alderman Mayberry inquired about telephone services in regards to people being able to call in that are at home or out of town.

City Attorney Morrison advised that from a legal standpoint, the Open Meeting Act, which is a State law says that participation by the public has to be reasonable and by guidelines that are reasonably set up by the City Council. City Attorney Morrison stated that there is not an ordinance that addresses that issue. City Attorney Morrison added that there is a one page policy that sets up the process for signing up at the podium to speak at the end of the meeting.

Diane Oestreich stepped forward. Ms. Oestreich stated that typically, a person can't speak at a study session. Ms. Oestreich stated that Bridges Catering is a good company and hopes that they come to Rock Island but not at Hauberg. Ms. Oestreich indicated that there are problems at Hauberg, but that doesn't mean it can't be solved. Ms. Oestreich discussed guarantees of rights of first refusal in which she stated that it is meaningless. Ms. Oestreich was opposed to private ownership in regards to the Hauberg Center. Ms. Oestreich further expressed concerns opposing the possible sale of Hauberg.

Norm Moline of 3836 28th Avenue stepped forward. Mr. Moline stated that he didn't intend to speak because he was under the impression at the earlier study session that people have to listen. Mr. Moline added that if he had known he could speak, he would have prepared the remarks. Mr. Moline stated that Hauberg is part of Rock Island's heritage; you keep some things. Mr. Moline

stated that Hauberg is one of the most significant gifts to the City. Mr. Moline added that the Hauberg family believed in the City being civic minded and therefore they gave the Hauberg Center to the City. Mr. Moline stated that the City should be glad and respect the wishes of the Hauberg family and treat it as a heritage and not a potential revenue source.

Alderman Foley stated that people know that they have an opportunity to speak at the end of a meeting. Alderman Foley commented that Council did allow individuals to speak at the study session. Alderman Foley added that he takes offense in regards to people making the assertion that there wasn't ample time or people were not given the opportunity to speak. Alderman Foley stated that we are an open body and we are here to hear everyone speak.

Alderman Austin stated that as he processes the item in regards to the Hauberg presentation, he will look at what is in the best interests of the Hauberg property itself first; what is in the best interests of the City of Rock Island second; and what is in the best interests of the Healy's third.

Agenda Item #20

Executive Session on Personnel, Property Acquisition and Litigation.

An Executive Session was not held.

Agenda Item #21

Recess

A motion was made by Alderman Foley and seconded by Alderman Hotle to recess to 5:30 pm, Monday, February 15, 2016. The motion carried by the following Aye and No vote: those voting Aye being; Alderman Schipp, Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Tollenaer and Alderman Hotle; those voting No, none. The meeting was recessed at 7:31 pm.

Aleisha L. Patchin, City Clerk