

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 and Stephen L. Tollenauer. Also present were City Manager Thomas Thomas, Community and Economic Development Director Jeff Eder, Urban Planner Brandy Howe, Public Works Director Randy Tweet, Utilities Superintendent Larry Cook, other City staff, City Attorney Dave Morrison and Alyssa Clarida and Christian Montbriand from Augustana College. Aldermen Virgil J. Mayberry and Kate Hotle arrived at 5:32 pm. Aldermen Joshua Schipp and P.J. Foley were absent.

### **PRESENTATION ON GREENBUSH NEIGHBORHOOD PLAN**

Community and Economic Development Director Jeff Eder stated that this plan was really an Augustana College driven project. Mr. Eder added that Augustana College approached the City with a class project in regards to looking at creating a neighborhood plan.

Urban Planner Brandy Howe stated that she was approached about a year ago in regards to whether there were any planning projects that the City and Augustana College could collaborate on and it was decided to focus on the Greenbush neighborhood. Ms. Howe indicated that the urban planning class at Augustana College had started the process in the spring of 2015 and Alyssa Clarida and Christian Montbriand have continued with the project.

Ms. Alyssa Clarida and Christian Montbriand presented an overview to Council on the Greenbush Neighborhood Plan. Ms. Clarida stated that it was decided that the best way to learn about urban planning was for the students to do a project, and it was decided that a neighborhood plan was the best route to go. Ms. Clarida stated that it began with data collection in the spring of 2015; the Augustana College class collaborated to start developing an existing conditions report and to do that, a public steering committee meeting was held first then a community workshop in May of 2015. Ms. Clarida offered that they talked to residents about assets, issues and opportunities in the neighborhood. Ms. Clarida commented that the City and Augustana partnered together and put together an existing conditions report in the fall of 2015, which came out of the community workshops and meetings that were held.

Ms. Clarida advised that they found the population of Greenbush neighborhood to be 1,674 with a median age of 38.6. Ms. Clarida stated that Greenbush neighborhood is mainly single family and multifamily households. Ms. Clarida added that it is 50% renter occupied and the percentage of vacant units is at 22%. Ms. Clarida commented that there is a median housing value of \$78,000.00. Ms. Clarida advised that they chose Greenbush neighborhood because they have a neighborhood association and they have never had a neighborhood plan.

Mr. Christian Montbriand stated that from the community workshops, they were able to identify certain assets, issues and opportunities within the neighborhood. Mr. Montbriand discussed the existing conditions report findings. Mr. Montbriand advised that the assets included; proximity to the river, Augustana, Downtown and Arsenal, affordability, grocery store, diversity, Greenbush neighbors, friendly neighbors and township hall. Various issues noted included; vacant houses and lots, aging infrastructure and limited walk-ability and river access. In addition, Mr.

Montbriand discussed the opportunities, which included; housing redevelopment; establish a strong business corridor; improve accessibility to river and the Great River Trail; neighborhood beautification; strengthen sense of community; strengthen partnership between the City and Augustana College; and improve perception of the neighborhood.

Mr. Montbriand stated that they established six priority goals for the neighborhood based on the existing conditions report, feedback from residents, and outreach efforts and research on best practices from other communities.

Ms. Clarida stated that this plan was drafted with the intentions of being somewhat of a grass roots community driven plan. Ms. Clarida added that the goals are less about City involvement and more about what the residents and the neighborhood association can do to move the plan forward.

Mr. Montbriand and Ms. Clarida discussed the goals and the efforts for implementing those goals. The goals discussed included; improve the appearance and quality of the neighborhood; improve transportation connectivity and accessibility; re-engage the neighborhood through Greenbush neighbors; enhance relationships with institutions within and around Greenbush; collaborate to enhance Greenbush's public spaces; and establish a Greenbush commercial corridor. Mr. Montbriand and Ms. Clarida further discussed these goals in detail.

Ms. Clarida explained that the implementation matrix at the end of the plan gives an outline of the goals, a timeline for accomplishing those goals and cost estimates. Ms. Clarida commented that the three main partners in this plan include Greenbush neighbors, Augustana College and the City of Rock Island.

Ms. Clarida stated that there will be a neighborhood meeting tomorrow to review the draft plan and the Planning Commission will have a recommendation for the City Council in March followed by Council consideration for adoption of the plan sometime in March or thereafter.

Council discussed the Greenbush Neighborhood Plan presentation as it related to the goals and involvement from Augustana College. Council also discussed Greenbush neighborhood as it related to housing, vacant lots and crime. Council further discussed the presentation.

## **ROCK ISLAND ARSENAL UTILITIES PRIVATIZATION**

Public Works Director Randy Tweet stated that this privatization effort is underway with the Defense Logistics Agency (DLA). Mr. Tweet provided some background information in regards to the privatization component. Mr. Tweet advised that discussions have been going on since 1996 when the Federal Government started looking at privatization. Mr. Tweet stated that from 2001 to 2008, Rock Island, Moline and American Water from Davenport, IA were involved in the process to see if it was feasible. Mr. Tweet stated that the City's proposal was to provide water through a connection across the Arsenal Bridge or under the slough. Mr. Tweet added that there were lots of meetings and it became apparent that the Arsenal really wasn't interested in doing anything in regards to privatization.

Mr. Tweet advised that in May of last year, City staff met with the folks at the Arsenal and they stated that there was a Sources Sought Notice put out by the Federal Government in which they were intending to look at privatization of the Arsenal utilities and to assess if there was any interest in it. Mr. Tweet added that in May of 2015, the City submitted a response to the Sources Sought Notice. Mr. Tweet advised that in June of 2015, the City met with the US Army Utilities Privatization Program Manager and they went over the process of what they were doing and why they were doing it. Mr. Tweet stated that at that time, they found out that other people were also interested. Mr. Tweet commented that in August, the City received a call from the Stanley Corporation that partners with Mead and Hunt and they wanted to talk to the City about assisting in the process. Mr. Tweet advised that it is a very detailed process to try and just submit a package for the privatization.

Mr. Tweet stated that back in 1996, there was not a real push for the Arsenal utility privatization, but now the DLA is behind it and it is being enforced from the Pentagon on down. Mr. Tweet indicated that today, there are 146 utilities across the country that have been privatized and they have 60 more planned through 2020. Mr. Tweet further discussed this item.

Mr. Tweet pointed out that the Arsenal has an aging infrastructure and funds are not available. Mr. Tweet explained that the way the Federal Government works is that there is money available for operations, but not for infrastructure. Mr. Tweet added that if they privatize then it becomes an operations cost and then it has to be funded. It was noted that if it is an infrastructure cost, it can be put off year after year. Mr. Tweet stated that there is an average savings of 28% in water usage after privatization. Mr. Tweet commented that as part of privatization, they require the new owner to come in and do some upgrades, so the government ends up with a better infrastructure, which is a lower cost in the long-term.

Mr. Tweet explained what privatization involves. Mr. Tweet stated that for the Arsenal, all utilities (water, sewer, gas and electric) are open for privatization; it is a bidding process and the winning bidder will own the infrastructure. Mr. Tweet added that the bidder can bid on all or some of the utilities and it is a 50 year contract. Mr. Tweet further discussed this subject.

Next, Mr. Tweet discussed the RFP process. Mr. Tweet stated that an RFP would likely be issued in January to March of 2017; it requires about a four month turnaround and the response would be a massive amount of technical data. Mr. Tweet pointed out that responding to the RFP is beyond the capabilities of City staff. Mr. Tweet added that the cost to hire a consultant and put together an RFP would be approximately \$350,000.00.

Mr. Tweet provided reasons for the City to pursue the Rock Island Arsenal utilities privatization. Mr. Tweet explained that if the City were to pursue the Rock Island Arsenal utilities privatization, the City would control water and waste water on the island. Mr. Tweet stated that the City currently takes their waste water. Mr. Tweet added that this would allow the City to expand into the water component and the City would be well positioned for any changes that could happen on the Arsenal in the future. In addition, Mr. Tweet commented that it would be a positive revenue source for the City. Mr. Tweet noted that the City is uniquely available to provide the water supply. Mr. Tweet further discussed this item.

Mr. Tweet discussed the options in regards to the Rock Island Arsenal utilities privatization. The options that Mr. Tweet discussed included; do nothing and let other organizations respond and ultimately control the utilities at the Arsenal; submit a proposal for the water distribution system (this could involve maintaining the current plant or connecting to City water); submit a proposal for the waste water collections system (the City currently processes waste water from the Rock Island Arsenal); submit proposals for both the water and waste water systems; or propose to provide potable water through one or two connections to the City water system but not assume responsibility for the distribution system. Mr. Tweet stated that if this option is chosen another company will have to assume distribution responsibilities. It was noted that the cost for connections is approximately \$2.5 to \$3 million dollars per connection.

Mr. Tweet discussed the timeline and steps involved in the privatization item. Mr. Tweet advised that the first thing the City would do is to issue an RFQ to get a consultant firm to take a detailed look at it to determine if it is worthwhile. Mr. Tweet commented that this step would cost about \$80,000.00 to \$85,000.00. Mr. Tweet stated that in the next month or so, the City would get an initial estimate from the consultant and then the consultant would look at everything in detail and develop a risk profile, which would include the pros and cons of utility privatization along with the financial impact and whether or not it would be feasible for the City to move forward. Mr. Tweet advised that the consultants would also discuss as to whether the City wants to do utility privatization or just provide a water commodity. Mr. Tweet further discussed this item.

Mr. Tweet recommended putting out an RFQ to determine whether or not it is feasible for the City to respond to the RFP that will come out in a year from now. Mr. Tweet advised that the consultant will look at everything and come back to the City with a risk analysis to determine whether or not to proceed.

Council discussed Mr. Tweet's presentation as it related to whether or not other cities have done utility privatization. Council discussed the cost component as it related to the RFQ for the consultant and the whole utility privatization. Utilities Superintendent Larry Cook and Council discussed the water filtering system as it related to the city of Moline and Rock Island backing each other up.

After more discussion on this item, it was determined that Council had more questions that needed to be answered and more information was needed. Mayor Pauley requested that Mr. Tweet bring this item back next week with the additional information.

## **ADJOURNMENT**

A motion made by Alderman Clark and seconded by Alderman Hotle to adjourn the meeting carried by the following Aye and No vote. Those voting Aye being; Alderman Austin, Alderman Clark, Alderman Mayberry, Alderman Tollenaer and Alderman Hotle; those voting No, none. The meeting was adjourned at 6:24 pm.

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Aleisha L. Patchin, City Clerk

**CITY OF ROCK ISLAND  
CITY COUNCIL MEETING**

**February 15, 2016  
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 Joshua Schipp, 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.

Introductory Proceedings

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

Agenda Item #5

**Minutes of the meeting of February 8, 2016.**

A motion was made by Alderman Tollenaer and seconded by Alderman Foley to approve the Minutes of the meeting of February 8, 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 City of Rock Island is seeking volunteers to serve on various advisory boards and commissions such as the Citizens Advisory Committee, Preservation Commission, Property Maintenance Board and the Plumbing Board. The Mayor added that terms range from 2 to 4 years and require attendance at monthly, bi-monthly, or quarterly meetings. Mayor Pauley stated that applicants must be a Rock Island resident and some boards may require additional qualifications. Completed applications should be submitted to the Mayor's Office, Rock Island City Hall, 1528 3<sup>rd</sup> Avenue, Rock Island, IL 61201, or e-mail at rimayor@rigov.org. Applications and a complete list of Boards and Commissions are available on our website, www.rigov.org.

Mayor Pauley stated that the Rock Island Public Library's Hug-A-Book program will offer a learning program this week for young children under five and their families. Children age's two to five can spring into literacy on Thursday, February 18, 2016 at 6:00 pm inside the Rock Island Main Library Children's Room at 401 19<sup>th</sup> Street.

Head to outer space with a galactic event just for teens ages 12 to 18. Enjoy a free movie, popcorn and Star Wars crafts. Mayor Pauley stated that Teen Galaxy Night will be held Thursday, February 18, 2016 at 5:30 pm to 7:30 pm at the Rock Island's Main Library. The event is free and no registration is required.

Mayor Pauley stated that Broadway Presbyterian Church will be hosting a clothing give-away on February 20, 2016 from 10:00 am to 12:00 pm. Clothes will be offered for free and include many sizes in men's, women's and children's apparel.

Agenda Item #7

**A Special Ordinance vacating a northerly segment of 27<sup>th</sup> Avenue right-of-way between 9<sup>th</sup> and 11<sup>th</sup> Streets.**

Alderman Foley 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

**A Special Ordinance amending a zoning district and zoning map at 1740 5<sup>th</sup> Avenue.**

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

Agenda Item #9

**A Special Ordinance allowing use of a public right-of-way for a sign at 4121 18<sup>th</sup> Avenue.**

Alderman Tollenaer moved and Alderman Mayberry 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 #10

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

- a. Report from the Public Works Department regarding payment #6 in the amount of \$173,765.33 to Centennial Contractors of the Quad Cities, Inc. for services provided for the 2015/2016 Sidewalk and Pavement Patching Program projects.
- b. Report from the Public Works Department regarding payment #4 in the amount of \$108,982.57 to Centennial Contractors of the Quad Cities, Inc. for services provided for the Shadybrook Phase II Resurfacing projects.

Agenda Item #11

**Claims for the week of February 5 through February 11 in the amount of \$817,137.37.**

Alderman Foley moved and Alderman Schipp seconded to allow the claims. 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 #12

**Purchase Card Claims for the month of January in the amount of \$46,643.81.**

It was moved by Alderman Schipp and seconded by Alderman Clark to approve the purchase card claims. 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 Human Resources Department regarding a three year contract with Genesis for on-site medical provider services beginning March 1, 2016 through December 31, 2018.**

Alderman Clark moved and Alderman Mayberry seconded to approve the contract as recommended, authorize staff to negotiate final contract terms and authorize the City Manager to execute the contract documents.

Discussion followed. Alderman Tollenaer inquired as to whether the City would lose both employees.

Human Resources Director John Thorson stated that the City will attempt to maintain Kate Murphy. Mr. Thorson added that Ms. Murphy does have an agreement with Concentra for non-compete. Mr. Thorson commented that he thought that Ms. Murphy could get out of the agreement. It was noted that Mr. Thorson will talk to Genesis about maintaining Ms. Murphy. Mr. Thorson advised that Stacy Miller will be lost and the City will probably hire someone from Genesis to take her place.

Alderman Hotle stated that she is glad that the City has been able to maintain this program; it has been really successful for the City and the employees.

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 #14

**Report from the Finance Department regarding an adjustment to the CY 2016 Budget, recommending increasing the Capital Improvement Fund in the amount of \$340,784.13.**

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

Discussion followed. Alderman Austin advised that this money (item 14 and item 15) was budgeted in 2015 and was not spent in 2015 and this money is being moved from one year to the next year to make it legal for the City to use it.

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 #15

**Report from the Finance Department regarding an adjustment to the CY 2016 Budget, recommending increasing the Capital Improvement Fund in the amount of \$4,543,893.89.**

It was moved by Alderman Hotle and seconded by Alderman Schipp to approve the budget adjustment 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 #16

**Report from the City Clerk regarding a request from Gunchies R.I. to have entertainment outside for one day only in their parking lot on Saturday, March 12, 2016 from 8:00 am to midnight for St. Patrick's Day at 2107 4<sup>th</sup> Avenue, and a request for permission to sell alcohol outside in the fenced in area.**

Alderman Hotle moved and Alderman Foley seconded to approve the requests for outdoor entertainment and outdoor alcohol as recommended, subject to complying with all liquor license regulations and subject to being closed down early if noise complaints are received. 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 #17

**Report from the City Clerk regarding a request from Kavanaugh's Hilltop Tavern to have live entertainment outside on their semi-enclosed Leprechaun Landing on Friday and Saturday nights from 4:00 pm to midnight from March through October 2016.**

It was moved by Alderman Foley and seconded by Alderman Hotle to approve the request as recommended, subject to complying with all liquor license regulations and subject to being closed down early if noise complaints are received. 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 City Clerk regarding a request from Kavanaugh's Hilltop Tavern to hold an outdoor tented event for the St. Patrick's Day Parade weekend on Friday, March 11, 2016 from 6:00 pm to midnight and Saturday, March 12, 2016 from 11:00 am to 9:00 pm at 1228 30<sup>th</sup> Street.**

Alderman Hotle moved and Alderman Austin seconded to approve the event as recommended, subject to complying with all liquor license regulations, contacting the Fire Department for fire and safety considerations and subject to being closed down early if noise complaints are received.

Comments followed. Alderman Hotle stated that St. Patrick's Day is coming up soon and even though we kind of have a small area, we have one of the biggest St. Patrick's Day celebrations in the whole Midwest and it is the only bi-state parade in the Midwest.

After comments, 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.**

Alderman Schipp commended Randy Tweet and the Rock Island Public Works Department on the excellent job they did in regards to the significant snowstorm the City had this past weekend. Alderman Schipp further discussed this item.

Mayor Pauley stated that one person (Shane Snyder) signed up to speak but he left.

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 Clark to recess to 5:30 pm, Monday, February 22, 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 6:57 pm.