

The Rock Island City Council met in Study Session at 6:15 pm in City Council Chambers at 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, Community and Economic Development Director Jeff Eder, Public Works Director Randy Tweet, other City staff and City Attorney Dave Morrison.

CONTINUED DISCUSSION ON ROCK ISLAND ARSENAL UTILITIES PRIVATIZATION

Public Works Director Randy Tweet presented additional information as a follow-up to last week's study session in regards to Rock Island Arsenal Utilities Privatization.

Mr. Tweet discussed the list of utility systems on different bases that have been privatized across the country and the ones that are coming up for evaluation. Mr. Tweet noted that the Arsenal will be coming up in Fiscal Year 2019 in which that would be the turnover point. Mr. Tweet referred to the schedule and commented that the first quarter of 2017 is when the RFP would be issued for the Arsenal.

Mr. Tweet referred to the slide presentation and discussed publicly owned utilities on bases concerning water and/or waste water systems. Mr. Tweet advised that there are ones where a municipality, county or some type of district or water service is providing the water or sewer. Mr. Tweet added that American Water has about a dozen different ones and American States Utility has almost as many. Mr. Tweet commented that about half of the water services for the Army are owned by a municipality or a county.

Next, Mr. Tweet referred to the chart and discussed revenue that the City sees from the waste water component on the Arsenal. Mr. Tweet stated that the average amount of revenue per year is about one-quarter of a million dollars.

Mr. Tweet stated that in regards to staffing at the Arsenal, they have four people that run the water treatment facility and that staff also conducts sampling and testing. Mr. Tweet added that it is not manned 24 hours a day; they run about 10 to 16 hours a day. Mr. Tweet pointed out that if there is a need for someone to come in and fix a water main break or handle an emergency, it is contracted out.

Mr. Tweet stated that Public Works has information on the Arsenal infrastructure that is about 15 years old. Mr. Tweet added that they have a good idea of how old everything is and the condition it is in. Mr. Tweet commented that the consultant will be able to give staff a good look at what really needs to be done. Mr. Tweet stated that local contractors have done the maintenance at the Arsenal and they are a good source of information.

Mr. Tweet discussed costs. Mr. Tweet advised that the feasibility study will be about \$80,000.00 to \$85,000.00 with another \$350,000.00 to do the RFP. Mr. Tweet indicated that some of the \$80,000.00 or \$85,000.00 will come off of the \$350,000.00 because some of that information would be needed for the RFP. Mr. Tweet added that some of the cost could be reduced by doing

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some of the work in-house. Mr. Tweet noted that these are just estimates. Council and Mr. Tweet further discussed this item as it related to possible annual returns. Mr. Tweet indicated that they have contacted some other municipalities around the country that have utilities and from everyone they talked to, no city funds have been used for repairs on the bases; contract funds have paid for all of the maintenance and upkeep. Mr. Tweet advised that there would not be an issue where they would fix a water main on the Arsenal and not fix a water main in the City; there would be two different programs and funded in two different ways.

Council discussed Mr. Tweet's follow-up presentation as it related to partnering with other municipalities. After more discussion, it was a consensus among Council for the support of the \$80,000.00 to \$85,000.00 for the consultant for the feasibility study.

Mayor Pauley inquired as to how long it would take to get a response. Mr. Tweet stated that there would be an RFQ in early April for Council consideration for the selection of the vendor, and it would take about six months to put together the study and prepare for the RFP if that is what Council chooses to do. Mr. Tweet added that the RFP is expected to be issued in late January to March of 2017 and then there is about a four month turnaround. Mr. Tweet further discussed this item.

ADJOURNMENT

A motion made by Alderman Schipp and seconded by Alderman Clark 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 6:26 pm.

Aleisha L. Patchin, City Clerk

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Rock Island City Council met in regular session at 6:45 pm in Council Chambers of Rock Island City Hall. Present were Mayor Dennis E. Pauley presiding, and Aldermen 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 15, 2016.

A motion was made by Alderman Foley and seconded by Alderman Clark to approve the Minutes of the meeting of February 15, 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.

Prior to Update Rock Island, Mayor Pauley referred to the Hauberg item (#13) and advised that he talked to each of the Aldermen individually last week to discuss the issue. The Mayor indicated that five of the seven Aldermen told him that they wanted to put the item back on the Agenda and move forward. Mayor Pauley advised that in the last two hours, two of the Aldermen have now changed their mind and no longer want to push the item forward. Mayor Pauley stated that item #13 is pulled off the Agenda for now; it is a dead item.

Alderman Schipp stated that he knows a lot of folks showed up here today to reiterate a lot of comments concerning the Hauberg Center but particularly about why the City shouldn't sell it. Alderman Schipp advised that Council has seen the articles in the paper and talked to the neighbors who had a lot of valid concerns. Alderman Schipp thanked the Healy family for coming forward and thinking about Rock Island. Alderman Schipp stated that what the City has seen through this process has been a very strong affirmation of this community's values and the promise to preserve the past and try to work collaboratively through difficult issues. Alderman Schipp stated that there has been great leadership from Mayor Pauley. Alderman Schipp further discussed this subject.

Alderman Schipp stated that it is very clear as evidenced by those in this room tonight that there has been a very strong and clear message that what was presented and offered to Council and put back out to the public is just not the way the City wants to move forward with this. Alderman Schipp further discussed this subject.

Alderman Schipp advised that everyone knows that the Hauberg Center needs significant investment and not just in money, but time, attention and promotion by word of mouth. Alderman Schipp commented that he hoped that we can see this all come together and move forward with the conversation about the Hauberg Center.

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Alderman Hotle thanked everyone for coming to the meeting tonight. Alderman Hotle stated that if anyone still wishes to speak on the Hauberg issue, sign up at the podium, since it is not an item on the Agenda.

Alderman Foley inquired to the Mayor and for clarification purposes that this item is not going to be voted on tonight nor in the future, or ever in terms of the proposal of surplus property.

Mayor Pauley stated that not unless someone brings it up again in the future and decides that they want to discuss it; for now it is a dead issue.

Alderman Mayberry thanked everyone for coming out to the meeting. Alderman Mayberry stated that people have talked to him about this issue and this shows that the community thinks and cares about its history. Alderman Mayberry commented that the City of Rock Island did not raise taxes, it was Rock Island County. Alderman Mayberry further discussed this item.

Agenda Item #6

Update Rock Island by Mayor Pauley.

Gamers join us for games; old and new. Play Xbox 360 and Nintendo Wii systems as well as an array of classic board games. Mayor Pauley noted that snacks will be provided as well, so don't miss out on Game Night, 6:00 pm to 7:30 pm, Thursday, February 25, 2016 at the Main Library, Community Room.

Mayor Pauley advised that the 2016 RV & Camping show is coming to the Quad City Expo Center, February 26 through February 28, 2016. The Mayor added that the hours are Friday, 12:00 pm – 8:00 pm, Saturday 10:00 am – 8:00 pm and Sunday 10:00 am – 4:00 pm. No matter how you prefer to sleep under the stars, you can find your dream destination here. Adult tickets are \$8.00, kids 6 to 15 are \$1.00 and kids under 6 are free. Friday is Senior Day where anyone over 65 is \$6.00 from 12:00 pm to 5:00 pm.

Join the library as they celebrate Dr. Seuss' birthday. Mayor Pauley stated that this will be a family event filled with stories, games and crafts on March 2, 2016 at the 30/31 Branch Library; 3059 30th Street. The event is free and open to the public.

Mayor Pauley stated that a celebration of Black History month will be held at the Second Baptist Church on Sunday, February 28, 2016 starting at 4:00 pm.

Agenda Item #7

Proclamation declaring February 28, 2016 as NAACP Religious Affairs Community Day.

Mayor Pauley read the proclamation. Ms. Ileta Smith, new chairperson of the Religious Affairs Committee and accompanied by Glen Evans accepted the proclamation.

Ms. Smith thanked Council for the proclamation and invited them to the 8th annual community day celebration sponsored by the Rock Island County NAACP's Religious Affairs Committee to be held on Sunday, February 28th at 3:30 pm at Gaines Chapel AME Church in East Moline.

Agenda Item #8

Claims for the week of February 12 through February 18 in the amount of \$2,856,288.75 and payroll for the weeks of February 1 through February 14 in the amount of \$1,408,571.10.

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

Agenda Item #9

Report from the Information Technology Department regarding the purchase of a shared server storage solution from Ticomix through the NASPO Cooperative Purchasing Program in the amount of \$29,320.16, along with a participating addendum.

It was moved by Alderman Foley and seconded by Alderman Mayberry to approve the purchase as recommended, authorize payment and authorize the City Manager to execute the participating addendum. 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 Community and Economic Development Department regarding a lease agreement with Andrew Kordik of Colony Point, Inc. for farming a City-owned parcel of land at the northwest corner of IL 92 and Andalusia Road.

Alderman Tollenaer moved to combine items 10, 11 and 12 and approve the lease agreements as recommended, subject to minor City Attorney modifications and authorize the City Manager to execute the contract documents, Alderman Foley seconded.

Discussion followed. Alderman Schipp thanked staff for bringing these items back up. Alderman Schipp stated that it is clear that more research was done and a lot more information was provided than from last time.

Alderman Schipp clarified that based on the historical agreements that the City used to have, the lease rates have been kept the same per acre even after seeing within the area that our prices are substantially lower.

Community and Economic Development Director Jeff Eder stated that is correct. Mr. Eder stated that it is easier for staff to administer, they are small parcels; if you are doing these on an individual basis, the value is not there if you have to take your farm equipment to those small farms. Mr. Eder advised that those three parcels are very wet and have different conditions so they are not top of the line farm ground.

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 #11

Report from the Community and Economic Development Department regarding a lease agreement with James E. Coyne for farming on City-owned property on Big Island at the northeast interchange of I-280 and IL92.

Agenda Item #12

Report from the Community and Economic Development Department regarding a lease agreement with Todd Stegmiller for organic farming on the Ridgewood Business Park parcel.

Agenda Item #13

Report from the Community and Economic Development Department regarding the Hauberg Center and properties, recommending to declare the Hauberg Center and the properties as stated in the report as surplus real-estate, and a Resolution providing for the sale of the Hauberg Center at 1300 24th Street, 1326 24th Street, 1352 24th Street and a portion of 1506 24th Street.

Mayor Pauley had stated earlier in the meeting that item #13 was pulled from the Agenda.

Agenda Item #14

Report from the City Clerk regarding a Resolution approving the full release of the listed Executive Session Minutes.

Alderman Foley moved and Alderman Hotle seconded to approve the full release of the listed executive session minutes as recommended and adopt the resolution. 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 General Fund in the amount of \$136,492.05, the Community Economic Development Fund in the amount of \$36,081.90, the Capital Improvements Fund in the amount of \$822,654.24, the Park and Recreation Fund in the amount of \$36,000.00 and the Engineering Fund in the amount of \$14,508.50 through a transfer from the Gaming Fund.

It was moved by Alderman Hotle and seconded by Alderman Schipp to approve the budget adjustment as recommended.

Discussion followed. Alderman Austin stated that if these items are added together, it is in excess of one million dollars. Alderman Austin commented that it is money that was budgeted

for CY15 and was not expended in CY15 and just sitting there. Alderman Austin stated that as a legal mover, the City is taking money that was unspent in CY15 and moving it to CY16 so that it can be spent this year.

Alderman Schipp inquired as to whether the Gaming funds have been released from the State and inquired about the procedure for getting them back on the books.

Mayor Pauley stated that the funds have been released. Mayor Pauley explained that the Gaming funds received this year will be spent the following year. The Mayor added that the funds are not spent in the year they are received; they will be put in the budget next year.

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 review of a one-lot minor final plat for the Immanuel Lutheran Subdivision located at 2508 24th Avenue.

Alderman Foley moved and Alderman Hotle seconded to approve the final plat 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 #17

Report from the City Clerk regarding Plaza events for the upcoming 2016 season, a Resolution for the American Heart Association's Quad Cities Heart Walk, a request from RIBCO to use the entire Plaza for bicycle parking for the Tour de Brew event on May 7th, requesting a waiver of the application and event fees for RIBCO's Tour de Brew, The District's Gallery Hop and Fright Night and Quad Cities Heart Walk, and a waiver of the event fee for Gilda's Club Quad Cities and Steve's Old Time Tap Spring Chaser.

It was moved by Alderman Hotle and seconded by Alderman Foley to approve the events and waiver of fees as recommended, adopt the resolution, and temporarily waive Sec. 8-234 (d) of the Code of Ordinances to allow bicycles on the Plaza for one day only on May 7th for Tour de Brew.

Comments followed. Alderman Foley stated that Tour de Brew is a great bike ride for individuals to go to different establishments throughout the Quad Cities. Alderman Foley added that it starts at RIBCO and ends at RIBCO. Alderman Foley indicated that it supports cancer organizations. Alderman Foley commented that Gilda's 5K Run and Steve's Old Time Tap Spring Chaser are great events to be active in and to be down in The District. Alderman Foley stated that it is great that we have all types of events in The District.

Alderman Hotle thanked The District and the businesses that put on these events.

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 #18

Other Business.

Alderman Hotle thanked the people that she heard from in regards to the Hauberg issue. Alderman Hotle thanked everyone for getting involved and voicing their opinions. Alderman Hotle encouraged continued participation from the community on future issues. Alderman Hotle further discussed this item.

Alderman Clark acknowledged School Board President Linda Dothard in the audience. Alderman Clark stated that he appreciated all of the comments made from the community in regards to the Hauberg issue.

Alderman Austin discussed how the Hauberg issue got to this point. Alderman Austin stated that the discussion on the Hauberg issue may not have ever reached to the public level if the majority of the elected officials had not thought the sale was an idea worth pursuing. Alderman Austin discussed the CY 2016 Budget and other past budgets as it related to the Parks and Recreation Budget in terms of their projected revenues falling short of projected expenses. Alderman Austin stated that the Parks and Recreation Department over the years had built up cash reserves and the City's budget team has used a portion of the reserves in the past few years to cover the difference in revenue versus expenses. Alderman Austin further discussed this item.

Alderman Austin discussed Parks and Recreation values and opportunities as it related to the different parks in the City. In addition, Alderman Austin discussed property tax revenue as it related to Parks and Recreation. Alderman Austin further discussed this item.

21 people signed up to address Council on the Hauberg item that was pulled from the Agenda. However, 13 of those individuals already left the meeting; one person was at the meeting but did not wish to speak. The following seven people made comments.

Ferrel Anderson, President of the Quad City Archaeological Society stated that there are artificial mounds in each one of the side yards at the Hauberg house; they could possibly be prehistoric burial mounds. Mr. Anderson also discussed rental fees for events at Hauberg as it related to creating a support group for the Hauberg Center to be responsible for the events. Mr. Anderson discussed getting appraisals for property that the City wants to sell. In addition, Mr. Anderson discussed John Hauberg as it related to Chief Blackhawk.

Joe Schuch of 9904 14th Street West, Rock Island stated that he was in support of keeping the Hauberg Center. Mr. Schuch offered that it has to generate some income so maybe there should be a study made, and maybe a little more advertising done to draw in different groups, and for people to pay a fair rental price to generate more income. Mr. Schuch added that the building will always need some maintenance. Mr. Schuch stated that Hauberg is a real jewel and it was inherited by all of the citizens of Rock Island.

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Bob Towler of 4232 8th Street, Rock Island stated that he has been involved with Hauberg since the day he arrived in this town. Mr. Towler stated that he appreciated Council taking the Hauberg item off the Agenda. Mr. Towler noted that there has been a lot of groups that have spent a lot of time on maintaining that facility.

Troy Stark of Rock Island stated that five years ago, when he graduated from Palmer College, his parents hosted his graduation party at the Hauberg Mansion. Mr. Stark stated that there are many great uses for the facility. Mr. Stark added that he was glad that Council has decided to keep Hauberg.

Megan Quinn was at the meeting, but decided not to address Council.

Eric Anderson of 4539 12th Avenue, Rock Island stated that this has been an issue and it is not completely resolved; there are still budgetary issues, questions, and out of the box solutions are needed in order to keep things moving forward. Mr. Anderson further discussed the Hauberg issue.

Norm Moline of 3836 28th Avenue, Rock Island stated that he was pleased that Hauberg was taken off the Agenda. Mr. Moline thanked Council for listening to their call for not ending the issue but for pausing and letting them have a chance to think of alternatives. Mr. Moline stated that they are genuinely interested in moving forward with some good kinds of joint efforts in finding a way to deal with that center. Mr. Moline discussed historic buildings enhanced for public use.

Lindsay Hocker of Rock Island thanked Council for listening to everyone that spoke for and against Hauberg and making the decision to pull it based on the comments from the taxpayers. Ms. Hocker stated that the woods are used for hiking and from a wildlife perspective, they are perfectly used. Ms. Hocker commented that the wildlife habitat is an asset to the surrounding neighborhood. Ms. Hocker stated that marketing efforts for Hauberg need to be increased. Ms. Hocker commented that Bridges Catering is a good company, but not a good fit for that site. Ms. Hocker hoped that the City could find somewhere in Rock Island for Bridges Catering.

Alderman Foley stated that he has heard comments that the City is broke and has no money. Alderman Foley stated that the City has a 90 day surplus and the City has a bond rating of Aa from Moody's; the City is financially fine. Alderman Foley stated that the City has not raised taxes in four or five years.

Alderman Schipp stated that Hauberg has been one of two major issues since he has been a Council member. Alderman Schipp stated that the other issue was special assessments for street repairs, and there were people that came to Council, voiced their concerns and stated that it was an unfair process and now the City no longer does special assessments. Alderman Schipp stated that now there is the Hauberg decision. Alderman Schipp commented that he has had conversations with constituents and others from different wards throughout the City who are saying that it is time to look at incremental property tax increases. Alderman Schipp stated that if we want to get more streets done and preserve the parks, then that is a conversation he will be comfortable with moving forward. Alderman Schipp indicated that the City had a five year

property tax freeze. Alderman Schipp added that we have to look at what we value and what we want to pay for without having to bond it out or put interest on it for future generations. Alderman Schipp further discussed this item.

Alderman Mayberry thanked the people for their comments on the Hauberg issue. Alderman Mayberry stated that several months ago, he asked about telephone services for people to have the ability to call in to the meetings when they are home and cannot attend the meetings. Alderman Mayberry stated that we need another phone line for these meetings so that people can express their concerns. Alderman Mayberry requested that Information Technology Department Director Tim Bain look into this issue.

Alderman Austin stated that this is an important year in Rock Island history; it is Rock Island's 175th Anniversary year from incorporation. Alderman Austin advised that there is a committee planning events, but the actual day is this Saturday. Alderman Austin commented that Rock Island was incorporated on February 27, 1841. Alderman Austin added that he didn't think the media is aware of it, but hopes there will be something in the paper telling Rock Island Happy 175th Birthday on the actual day.

Agenda Item #19

Executive Session on Personnel, Property Acquisition and Litigation.

A motion was made by Alderman Foley and seconded by Alderman Mayberry at 7:35 pm to recess to Executive Session on matters of Personnel, Property Acquisition and Litigation. 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 #20

Recess

Mayor Pauley reconvened the regular meeting at 7:43 pm. A motion was made by Alderman Tollenaer and seconded by Alderman Schipp to recess to 5:30 pm, Monday, March 7, 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 7:44 pm.