

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 Ivory D. Clark, Virgil J. Mayberry, P.J. Foley and Charles O. Austin III. Also present were City Manager Thomas Thomas, Community and Economic Development Director Jeff Eder, Economic Development Manager Bret Gardella, Public Works Director Randy Tweet, other City staff, City Attorney Dave Morrison, Bill Healy Jr. from Bridges Catering and Bart Boling from Pawn King Corporation. Alderman Stephen L. Tollenaer was absent. Aldermen Kate Hotle and Joshua Schipp arrived at 5:33 pm.

DISCUSSION ON SPECIAL ASSESSMENTS

City Attorney Dave Morrison discussed the requirements for vacating judgments for special assessments for five projects that have not been billed yet.

City Attorney Morrison advised that if Council wishes to consider not imposing special assessments for Shadybrook I, Shadybrook II, 22 ½ Avenue east to 29th Street, 26th Street north of 13th Avenue and 20th Avenue from 27th Street to 30th Street, the first requirement is that there would have to be mutual consent to the vacation of that special assessment. City Attorney Morrison indicated that it would be a mutual agreement between the City and the property owners. City Attorney Morrison advised that the second requirement would be that the City has not started to collect on those assessments. In regards to the third requirement, City Attorney Morrison stated that if an agreement is reached after contract for the work has been entered into then no judgment shall be set aside or the enforcement stayed without consent of the contractor or bondholder. City Attorney Morrison advised that if all three conditions are met on each one of those five projects then the judgment could be set aside by consent. City Attorney Morrison further discussed the three requirements.

City Attorney Morrison stated that he had talked to the Finance Department and only two of those projects would have to have the final consent of the bondholder and those projects include 22 ½ Avenue east to 29th Street and 26th Street north of 13th Avenue. City Attorney Morrison added that bond proceeds were used on those projects. City Attorney Morrison advised that bond proceeds were not used on the other three projects, so the requirements would be that the citizens agree and the City agrees; the City has not started to collect the assessment yet; and the contractor does not object. City Attorney Morrison stated that for the two projects where there are bondholders, there would be the additional requirement that the bondholder would have to agree.

Council, City Attorney Morrison and Public Works Director Randy Tweet discussed the total amount for the collection fees. Council and City Attorney Morrison further discussed the requirements for vacating judgments for the special assessments.

DISCUSSION ON BRIDGES CATERING

Economic Development Manager Bret Gardella discussed the development agreement with Bridges Catering. Mr. Gardella thanked the Healy family for making their investment in Rock

Island and coming to the downtown. Mr. Gardella advised that the Healy's are looking to invest approximately \$1.3 million dollars into buying the Stern Center downtown. Mr. Gardella added that they are looking for assistance from the City for about \$600,000.00, which would come from the Downtown TIF Fund. Mr. Gardella indicated that they will be putting up about \$700,000.00 of their own money initially, and over the next couple of years, more of that as they start to renovate the third floor and bring in other retail opportunities that they have discussed. Mr. Gardella explained that the development agreement is pretty straight forward; the City is looking to invest \$300,000.00 upon the property purchase closing. Mr. Gardella added that the final \$300,000.00 will be released upon completion of the fully functioning kitchen, their offices and the painting of the entire west side (17th Street) of the Stern Center. Mr. Gardella noted that it will not be paid out until it is verified by the Chief Building Inspector.

Council discussed the project as it related to the renovations. Mr. Bill Healy Jr. stated that there is a small kitchen on the first floor, which is kind of a working kitchen. Mr. Healy indicated that the second floor is where all of the renovations will take place. Mr. Healy added that there will be offices, and the commercial kitchen will be on the second floor. Mr. Healy commented that the basement also needs some renovations. Mr. Healy explained that the third floor is open space, and it is open to any number of opportunities. Mr. Healy noted that they thought about maybe partnering with other businesses, but there are no long-term plans for the third floor.

Mr. Healy and Council discussed food and beverage sales tax as it related to the Stern Center versus the first proposal concerning Hauberg. Mr. Healy stated that the food and beverage sales tax would increase substantially. Mr. Healy and Council further discussed this item.

Alderman Austin inquired about the projected timeline for the City to recoup the \$600,000.00. Mr. Gardella stated that it probably would be about seven years and that is based on conservative numbers. Mr. Gardella indicated that the Healy's are not only buying the Stern Center, they are buying the Stern Center's current contracts and they have not had the opportunity to go through all of them. Mr. Gardella added that when they go through the contracts and find out what exists that will be additional revenue that they have not counted on. Mr. Gardella stated that it is estimated at about \$300,000.00 right now for the additional revenue that they are going to bring in to their business this year. Mr. Gardella further discussed this item.

Council further discussed the provisions in the development agreement. After more discussion, Mr. Healy stated that their vision for the business is to mix it with what Matt Stern has done and expand it. Mr. Healy added that they want to make a beautiful shining gem for the City.

Council further discussed Bridges Catering as it related to this business locating to Rock Island.

DISCUSSION ON PAWN KING RELOCATION

Economic Development Manager Bret Gardella first introduced Mr. Bart Boling, who is the second in authority for the Pawn King Corporation. Mr. Gardella advised that Pawn King is the last property that exists on the Walmart site. Mr. Gardella added that the City needs to get Pawn King moved so that Walmart can continue with their project.

Mr. Gardella indicated that Pawn King has negotiated to purchase the old Salvation Army building on 11th Street. Mr. Gardella added that it will put that building back into use. Mr. Gardella indicated that Pawn King is looking to purchase that building for approximately \$160,000.00. Mr. Gardella explained that the price could go up or down based on the environmental concerns they are finding on the property. Mr. Gardella offered that Pawn King is putting in about \$400,000.00 to \$500,000.00 to renovate the inside and outside of the building. Various renovations that Mr. Gardella discussed included; roof, façade, painting and layout on the inside of the property. Mr. Gardella noted that they are also taking care of the parking around the building.

Mr. Gardella advised that staff looked at ways to assist Pawn King and it was determined to offer Pawn King the two Midway Oil properties that sit at 11th Street and 21st Avenue. Mr. Gardella indicated that the City is in the process of cleaning up those properties; they have underground tanks. Mr. Gardella explained that the City was in the middle of the process of cleaning up those properties before negotiations ever started. Mr. Gardella added that after the environmental cleanup is done, the value of those two lots will be approximately \$75,000.00 to \$100,000.00.

Alderman Austin inquired as to how many parking spots are they expected to have based on square footage. Community and Economic Development Director Jeff Eder stated that it is about an 8,000 square foot building and in regards to the code, it would be 40 spaces. Council and Mr. Eder further discussed this item.

Alderman Hotle inquired as to whether there were any concerns from the neighborhood about the move. Alderman Foley stated that this is in his ward and there is Friendship Manor and other homes to the east and northeast. Alderman Foley added that he had discussions with them and it was requested that the alleyway behind Pawn King to 21st Avenue be fenced. Alderman Foley further discussed this subject.

Alderman Foley inquired as to when Pawn King would be ready to move into the building. Bart Boling from Pawn King Corporation stated that it will probably take about 60 to 90 days to get it remodeled and to get it to the standards that have been discussed with the City. Mr. Boling added that it would happen after the closing with Walmart. Council and Mr. Boling further discussed this item.

MISCELLANEOUS

Alderman Austin inquired as to whether the fee for the application of a special use permit that the applicant pays, covers the City's cost. Alderman Austin advised that there is a special use on the Agenda this evening for 25th Street where the City has paid \$70.15 for an ad in the Argus/Dispatch and there were 59 properties around in which information had to be mailed to them. Alderman Austin stated that with time, effort and postage that is about \$59.00. Alderman Austin stated that it is approximately \$130.00 and that is just to get it to the publication stage.

Community and Economic Development Director Jeff Eder stated that the fee is \$100.00 and the City does not collect a high enough fee to cover the direct cost of the advertisement and mailers.

**CITY OF ROCK ISLAND
CITY COUNCIL MEETING**

**April 4, 2016
MINUTES**

Alderman Austin requested that Mr. Eder review the costs and come back to Council with a recommendation. Council further discussed this item.

ADJOURNMENT

A motion made by Alderman Foley and seconded by Alderman Mayberry to adjourn the meeting carried by the following Aye and No vote. Those voting Aye being; Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Hotle, Alderman Schipp and Alderman Austin; those voting No, none. The meeting was adjourned at 6:15 pm.

Aleisha L. Patchin, City Clerk

**CITY OF ROCK ISLAND
CITY COUNCIL MEETING**

**April 4, 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 Ivory D. Clark, Virgil J. Mayberry, P.J. Foley, Kate Hotle, Joshua Schipp and Charles O. Austin III. Also present were City Manager Thomas Thomas and City Attorney Dave Morrison. Alderman Stephen L. Tollenaer was absent.

Introductory Proceedings

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

Agenda Item #5

Minutes of the meeting of March 21, 2016.

A motion was made by Alderman Foley and seconded by Alderman Mayberry to approve the Minutes of the meeting of March 21, 2016 as printed. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Hotle, Alderman Schipp and Alderman Austin; those voting No, none.

Mayor Pauley stated that Fire Chief Jim Fobert retired on April 1, 2016. The Mayor added that on February 24, 1986, he became a firefighter for the City of Rock Island and through a series of promotions, he was promoted to Fire Chief on November 16, 2010. Mayor Pauley stated that Mr. Fobert has over 30 years of service with the City. Mayor Pauley offered that Jim Fobert is a person who continually sought new ideas and tried to anticipate problems; he is highly adaptable and led by example. Mayor Pauley commented that as Fire Chief, the department built a reputation of providing excellent paramedic and fire suppression services. Mayor Pauley noted that Mr. Fobert was the Citizen of the Year in the City Employee category in 2009. Mayor Pauley stated that Jim Fobert always put the safety of his employees first and led the department with a steady and consistent hand.

Jim Fobert thanked Council and stated that it has been a privilege and honor to work for Council and the City of Rock Island. Mr. Fobert added that it has been a great career and he has done something that he has really enjoyed. Mr. Fobert stated that it will be a smooth transition with new Fire Chief Jeff Yerkey; the high level of services that have been provided to the citizens of Rock Island and the community will continue.

Council thanked Mr. Fobert for his years of service to the City of Rock Island.

Mayor Pauley welcomed Jerry Jones as the new Martin Luther King Center Director. Mayor Pauley stated that Mr. Jones has come back for the second time. The Mayor added that Mr. Jones had a different opportunity and left the City for awhile, but when former Martin Luther King Center Director Dwight Ford left, the City went through the process of finding a new director and Mr. Jones had all the qualifications, so he is back.

Mr. Jones thanked Council and stated that this is one of the best first days of all time because today, the Martin Luther King Center received a \$35,000.00 grant.

Agenda Item #6

Update Rock Island by Mayor Pauley.

Mayor Pauley stated that on Tuesday, April 12, 2016 at 6:30 pm, the Rock Island Main Library Community Room will hold a public meeting to explore the state of bicycling in Rock Island. "Bicycle Rock Island", a citizen led group wants input and ideas on how to make bicycling around town easier and safer. All Rock Island residents are invited to participate. For more information, contact Chuck at chuckace2@gmail.com.

Mayor Pauley advised that Rock Island Parks and Recreation is currently accepting picnic shelter reservations for the 2016 season. Mayor Pauley added that reservations can be made over the phone or in person at the park office at the Rock Island Fitness & Activity Center, 4303 24th Street. Reserving a shelter is first come, first serve and payment is required at the time of reservation. Call the Rock Island Park Office at (309) 732-PARK for more information.

Come into RIFAC by April 22, 2016 to get a \$40.00 discount on Family memberships at Whitewater Junction for the summer of 2016. Mayor Pauley commented that after April 22, passes will be available at regular price.

Mayor Pauley stated that the Rock Island Police Benevolent Association will be holding their annual police dance and taco dinner, Saturday, April 9, 2016 at the Plumbers & Pipefitters Local 25, 4600 Blackhawk Road. Mayor Pauley added that proceeds from silent auctions and raffles will be used to support the annual Christmas Food Basket Program. The taco dinner is for purchase and will be from 5:00 pm to 7:30 pm. The dance starts at 8:00 pm and is free.

Agenda Item #7

Proclamation declaring April 7, 2016 as Junior Achievement Day.

Mayor Pauley read the proclamation. No one was at the meeting to accept the proclamation.

Agenda Item #8

Proclamation declaring April 10 through April 16, 2016 as Crime Victims' Rights Week.

Mayor Pauley read the proclamation. Rebecca Williams accepted the proclamation. Ms. Williams stated that they want to let the community know that there are resources available such as law enforcement, legal aid, medical help and mental help. Ms. Williams added that they want to let the community know that they are available to help with any assistance someone may need. Ms. Williams stated that they will be holding the Quad City Crime Victims' Rights Week Proclamation Ceremony on Wednesday, April 6th at 11:30 am at the new Rock Island Police Department.

Agenda Item #9

Public Hearing on a request from Svetlana Larson for a Special Use Permit to maintain operation of a clothes design and alterations business out of her residence at 1512 25th Street.

**CITY OF ROCK ISLAND
CITY COUNCIL MEETING**

**April 4, 2016
MINUTES**

Mayor Pauley closed the regular meeting at 7:01 pm and opened a Public Hearing on a request from Svetlana Larson for a Special Use Permit to maintain operation of a clothes design and alterations business out of her residence at 1512 25th Street.

Ms. Svetlana Larson stepped forward. Ms. Larson stated that she does clothes design and alterations out of her home. Ms. Larson stated that she is asking permission to use the sign in her front yard. Ms. Larson commented that her business is very small and she is the only employee. Ms. Larson added that her business is strictly by appointments on weekdays from 10:00 am to 8:00 pm. Ms. Larson indicated that so far, the business has not caused any trouble for the neighbors.

Mayor Pauley inquired as to whether there was anyone who wished to speak in favor of the special use permit.

Walt Thompson of Rock Island stepped forward. Mr. Thompson stated that he has known Ms. Larson for a few years, and she does work on the outfits for his gospel church group. Mr. Thompson stated that there is always plenty of parking and it is a nice and quiet neighborhood.

John Doak of Rock Island stepped forward. Mr. Doak stated that Ms. Larson alters and creates dresses for his daughter. Mr. Doak commented that Ms. Larson is a wonderful person and does really good work. Mr. Doak was in favor of the special use permit.

Brad Hadley of Rock Island stepped forward. Mr. Hadley stated that he is Ms. Larson's next door neighbor. Mr. Hadley added that the Larson's are the kind of people you want in the community and in Rock Island. Mr. Hadley stated that in regards to the business, you cannot tell that Ms. Larson runs a business out of her home; there is no trouble and parking is not an issue. Mr. Hadley commented that he has nothing but positive things to say about the business and Ms. Larson.

Mayor Pauley then inquired as to whether there was anyone who wished to speak in opposition to the special use permit. No one stepped forward.

With no other person present to speak in favor of the special use permit and no person present to speak in opposition to the special use permit, Mayor Pauley closed the Public Hearing and reconvened the regular meeting at 7:05 pm.

It was moved by Alderman Hotle and seconded by Alderman Mayberry to approve the special use permit as recommended, subject to the stipulations that the business shall employ one resident employee; hours of operation shall be 9:00 am to 8:00 pm, Monday through Friday; a minimum of three off-street parking spaces shall be maintained; a unlit 18" by 36" freestanding sign located in the east front yard shall be allowed; the use shall meet all other applicable codes and ordinances; and refer to the City Attorney for an ordinance.

Discussion followed. Alderman Hotle stated that the Larson's have been great residents and neighbors. Alderman Hotle added that they have never caused any problems and there has not been any parking issues.

Alderman Schipp stated that in regards to special use permits, he likes to see the home as a use of production. Alderman Schipp added that this is something that the City can do to help individuals earn additional revenue and help alleviate any issues financially. Alderman Schipp further discussed this item.

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

Agenda Item #10

A Special Ordinance granting a Special Use Permit at 4419 7th Avenue.

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

Agenda Item #11

CLAIMS

It was moved by Alderman Austin and seconded by Alderman Clark to accept the following reports and authorize payments as recommended.

Discussion followed. Alderman Schipp discussed the claim in regards to Brandt Construction. Alderman Schipp inquired as to whether Brandt Construction has contacted the City yet to come and discuss this project with Council, and when is the projected completion date.

Public Works Director Randy Tweet stated that the latest schedule was to have the project completed in the middle of May. Mr. Tweet stated that it involves the underground work that is currently going on at 24th Street. Mr. Tweet advised that they found some unexpected issues underground, which will probably end up delaying the project for a couple of weeks. Mr. Tweet added that it should be completed by June at the latest.

Council and Mr. Tweet further discussed this issue as it related to extensions and fines in terms of liquidated damages.

Mr. Tweet commented that he would work with the City Manager and set a specific time for a Brandt Construction representative to come and discuss this project with Council.

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

- a. Report from the Human Resources Department regarding payment in the amount of \$26,186.70 to Dave Morrison for legal services rendered for the month of March.

- b. Report from the Human Resources Department regarding payment in the amount of \$1,000.00 to Christopher Mandle for General Liability claim.
- c. Report from the Public Works Department regarding payment #44 in the amount of \$118,835.00 to Civil Constructors, Inc. for services provided for the Wet Weather Treatment System project.
- d. Report from the Public Works Department regarding payment #3 and final in the amount of \$49,307.76 to Walter D. Laud, Inc. for services provided for the 26th Street Reconstruction, north of 13th Avenue project.
- e. Report from the Public Works Department regarding payment #4 in the amount of \$29,180.00 to Greenspace Associates for services provided for the 2015/2016 Sod Replacement Program project.
- f. Report from the Public Works Department regarding payment #3 and final in the amount of \$56,204.04 to General Asphalt Company for services provided for the Shadybrook Phase I Resurfacing project.
- g. Report from the Public Works Department regarding payment #14 in the amount of \$202,567.38 to Brandt Construction for services provided for the 6th Avenue Relief Sewer project.

Agenda Item #12

Claims for the weeks of March 18 through March 24 in the amount of \$343,497.36 and March 25 through March 31 in the amount of \$619,250.55 and payroll for the weeks of March 14 through March 27 in the amount of \$1,424,812.50.

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

Agenda Item #13

Report from the Public Works Department regarding the purchase of two Fairbanks Morse sludge transfer pumps from Zimmer & Francescon, Inc. in the amount of \$12,494.00.

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

Agenda Item #14

Report from the Public Works Department regarding a proposal from Symbiont for additional engineering services to perform a Phase 2 Archaeological Investigation for the Outfall 007 Relocation project in the amount of \$23,500.00.

Alderman Hotle moved and Alderman Schipp seconded to approve the proposal 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 Clark, Alderman Mayberry, Alderman Foley, Alderman Hotle, Alderman Schipp and Alderman Austin; those voting No, none.

Agenda Item #15

Report from the Public Works Department regarding the Coast Guard Auxiliary lease renewal agreement at Sunset Marina.

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

Agenda Item #16

Report from the Community and Economic Development Department regarding an Ordinance approving a redevelopment agreement with Bridges Catering, subject to minor attorney modifications and authorizing the City Manager to execute the contract documents.

Alderman Schipp moved and Alderman Clark seconded to consider, suspend the rules and pass the ordinance.

Discussion followed. Alderman Austin inquired upon Mayor Pauley to share the information from the study session in regards to this item.

Mayor Pauley stated that Council had a good discussion during the study session. The Mayor stated that we are talking about bringing a family business to the downtown. Mayor Pauley advised that this business is coming to an area in which Matt Stern brought to the downtown several years ago and opened up the Stern Center. The Mayor added that it has been very good; Matt Stern did an excellent job of bringing people downtown, but now this is taking it to the next level. Mayor Pauley indicated that this is bringing a catering business into the business. Mayor Pauley stated that Bridges Catering can offer full service and they say they can do things from small parties up to fairly large 500 people parties. Mayor Pauley commented that it is an excellent deal for the City; we are contributing \$600,000.00 from the TIF fund, but it is split apart. The Mayor explained that it is \$300,000.00 at signing and the other \$300,000.00 is not given until all of the requirements are met. Mayor Pauley added that the kitchen and everything on the second floor has to be done before Bridges Catering receives the rest of the money. Mayor

Pauley noted that the Healy's live in Rock Island and their business will be in Rock Island and they are here for the long-term; they are an excellent family.

Alderman Hotle stated that she supports this business because of the Healy's commitment to Rock Island; it is refreshing to see a business be that committed to the City. Alderman Hotle further discussed this subject.

Alderman Foley thanked Matt Stern for his vision and what he did to that facility. Alderman Foley commented that the Healy family and Bridges Catering will take it to the next level; this will bring more events downtown and help to revitalize the downtown. Alderman Foley thanked the Healy family for their commitment to Rock Island and stated that he is very happy to support this project.

Mayor Pauley mentioned that there will be at least 115 part-time jobs and 12 to 14 full-time jobs.

Alderman Mayberry stated that he hoped this encourages other businesses out there to look at Rock Island and see what the Healy's are doing, and hopefully this will encourage other businesses to come to Rock Island.

Alderman Schipp stated that when the Healy's looked at the Hauberg Center, it sparked so much interest in Hauberg that the City could never have paid an advertizing firm to get that kind of publicity for Hauberg. Alderman Schipp added that now this is the opportunity to bring a real anchor to the downtown with Bridges Catering. Alderman Schipp stated that he appreciated the Healy's and their commitment to Rock Island.

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

Agenda Item #17

Report from the Finance Department regarding an adjustment to the CY2016 Budget, recommending increasing the Martin Luther King Jr. Activity Fund in the amount of \$30,369.22.

Alderman Austin moved and Alderman Clark seconded to approve the budget adjustment as recommended.

Comments followed. Alderman Schipp stated that he was at the King Center earlier today and noticed the handle on the door on the west side seemed to be out of place and asked if it could be fixed.

Martin Luther King Center Director Jerry Jones stated that it is not broken; that is the way it is secured so that the door stays open.

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

Agenda Item #18

Report from the Community and Economic Development Department regarding the status of the Special Use Permit at 4510 42nd Avenue, recommending to direct staff to schedule a public hearing for Council to consider revoking the special use permit.

It was moved by Alderman Schipp and seconded by Alderman Hotle to authorize staff to schedule the public hearing as recommended.

Discussion followed. Mayor Pauley stated that there are people that want to speak on this item, but they will speak at the end of the meeting because this is not a hearing. Mayor Pauley added that the next step would be a hearing if this item is approved.

Alderman Schipp inquired as to whether the individual that is the recipient of the special use permit has to reside at the residence.

City Attorney Dave Morrison stated yes. City Attorney Morrison stated that paragraphs one and two of subsection 8.13a of the Code under Home Occupation, Major states that the business shall be conducted entirely within a dwelling unit and carried on by the inhabitants thereof and their employees or customers, and it states that it shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes. City Attorney Morrison further discussed this subject.

Alderman Schipp inquired as to whether the special use is secondary to the primary function as a residence.

City Attorney Morrison stated yes. City Attorney Morrison stated that if you look at the actual special ordinance, paragraph one states that there will be two resident employees, one full-time non-resident employee and two part-time non-resident employees shall be allowed.

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

Agenda Item #19

Report from the City Clerk regarding a request from Kavanaugh's Hilltop Tavern to hold an event outside on Saturday, April 30, 2016 from 11:00 am to 5:00 pm at 1228 30th Street.

Alderman Hotle moved and Alderman Schipp seconded to approve the event as recommended, subject to complying with all liquor license regulations and subject to being closed down early if noise complaints are received.

Alderman Hotle stated that there has been a lot of these motions for events at Hilltop. Alderman Hotle stated that this business is in her ward and she has never received any noise complaints.

Alderman Hotle thanked Mr. Kavanaugh for all his efforts in bringing people out to the College Hill area.

Alderman Foley stated that it is fabulous to see the amount of interest that Kavanaugh's Hilltop brings to that area.

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

Agenda Item #20

Report from the City Clerk regarding an application from Alleman High School requesting to hold a 5K and 1-Mile race event on Saturday, June 25, 2016 from 7:30 am to 9:30 am.

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

Agenda Item #21

Other Business.

Mayor Pauley stated that once again, that time of year is approaching when the Citizen of the Year Committee should be meeting to develop plans for the 2016 Citizen of the Year. The Mayor added that Council members are important members of this committee. Alderman Hotle and Alderman Schipp served on the committee last year. If you plan to continue this program, we will need two Council members to volunteer to serve on this committee.

At this time, Alderman Hotle and Alderman Austin volunteered to be co-chairs of the 2016 Citizen of the Year Committee.

Alderman Austin shared a couple of articles in the Illinois Parks and Recreation magazine in regards to Golf Trends and Parks and Recreation Director Bill Nelson's retirement.

Alderman Clark stated that the Community Caring Conference is having a meeting on Saturday, April 9th at 2:00 pm at Church of Peace located at 12th Avenue and 12th Street. Alderman Clark stated that the purpose of the meeting is to help residents organize their neighborhoods.

John Doak of Rock Island stepped forward. Mr. Doak discussed the motion that was just passed to have a public hearing on the revocation of the special use permit for Joseph Gusse. Mr. Doak stated that Mr. Gusse bought this piece of property for \$500,000.00 and it has cost a lot more than that. Mr. Doak stated that Mr. Gusse put new siding on, new windows, a driveway, garage, sewer service, electrical and gas. Mr. Doak further discussed all of the work that Mr. Gusse has done to this house. Mr. Doak stated that the only thing left to do on this project is the kitchen counters, which are scheduled for April 11th and the kitchen plumbing, which is waiting for the sink. Mr. Doak further discussed this item. Mr. Doak stated that the investment backed

expectation was that this was going to be a project and Mr. Gusse was not going to reside in the house and he was not going to get his architectural group running for quite some time. Mr. Doak explained that it took a full year and \$20,000.00 with no City help to get the sanitary sewer put in place.

Mr. Doak indicated that everyone on the City Council knew at that time when it was approved that this was going to be a process and knew that Mr. Gusse was not going to live in the house until everything was done. Mr. Doak discussed the special use permit ordinance in terms of the letter that was sent to Mr. Gusse by the City stating that he was in violation of the special use permit ordinance. Mr. Doak stated that he thinks this was a mistake and the public hearing for the revocation should be reconsidered at the next Council meeting.

Joseph Gusse of Rock Island stepped forward. Mr. Gusse stated that after searching for properties, they found this property in Rock Island and thought it would be a nice place to run the business, which is a small architectural firm. Mr. Gusse stated that it is not a huge attraction where people are coming and going, that will happen after we are living there. Mr. Gusse explained that he has four children and many relatives and they will be visiting a lot. Mr. Gusse discussed the improvements that he has done to this property and stated that it was a nightmare getting the sanitary sewer put in. Mr. Gusse indicated that they are living in the house during the day, but they are sleeping in their other home until everything is completed.

Agenda Item #22

Executive Session on Personnel, Property Acquisition and Litigation.

An Executive Session was not held.

Agenda Item #23

Recess

A motion was made by Alderman Foley and seconded by Alderman Clark to recess to 5:30 pm, Monday, April 11, 2016. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Clark, Alderman Mayberry, Alderman Foley, Alderman Hotle, Alderman Schipp and Alderman Austin; those voting No, none. The meeting was recessed at 7:38 pm.

Aleisha L. Patchin, City Clerk