

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 David Conroy, P.J. Foley, Stephen L. Tollenaer, Jason W. Jones, Charles O. Austin III and Terry M.A. Brooks I. Also present were City Manager Thomas Thomas, Public Works Director Bob Hawes, Community and Economic Development Director Jeff Eder, Finance Director Cynthia Parchert, Administrative Services Director John Thorson, other City staff, Kai Swanson, Chair of the Human Rights Commission and City Attorney Ted Kutsunis. Alderwoman Murphy was absent from the Study Session, but arrived at 6:20 pm.

### **CHANGES TO HUMAN RIGHTS ORDINANCE DISCUSSION**

Kai Swanson, Chair of the Human Rights Commission discussed the changes to the Human Rights Ordinance proposed by the commission members.

Mr. Swanson advised that several changes were made a couple of years ago when the commission was reinstated; one change was the name of the commission. Mr. Swanson stated that the current ordinance states that any complaint that comes in would be reserved to the staff person designated to the commission and the chair of the commission. Mr. Swanson further discussed the process. Mr. Swanson commented that a complaint has not been officially filed with the commission in about 18 months. Mr. Swanson added that there is a concern on the part of the commission members that there may be something that is inhibiting persons from filing a complaint. Mr. Swanson stated that the commission wants to make sure that this process is as simple and as transparent as possible for the residents.

Mr. Swanson discussed the proposed change to the Human Rights Ordinance. Mr. Swanson advised that the substantial change is that when a complaint is received, the chair and/or the commission's designated City staff member shall present the complaint to the commission for discussion at its next meeting. Mr. Swanson pointed out that the commission has no subpoena powers or legal powers; the commission only has the power to convene and mediate. Mr. Swanson stated that the commission's goal is to mediate and open up lines of communication. Mr. Swanson reiterated that the proposed change to the Human Rights Ordinance would make any future complaints that are filed with the City to be shared with the entire commission.

Council discussed this issue as it related to other cities Human Rights Commissions' procedures and subpoena and other legal powers. Council discussed the commission as it related to working with other agencies. In addition, Council further discussed the role of the commission.

The Mayor and Mr. Swanson discussed appointments for the Human Rights Commission. Mayor Pauley stated that four names were submitted to him for appointment to the commission; next week, they will be contacted, and if they agree, the commission appointments will be put on the December 3<sup>rd</sup> Agenda.

Mr. Swanson pointed out that if the commission is not hearing complaints, part of their charge is to create educational programs to raise awareness around human rights issues. It was noted that the commission is in the planning stages of a workshop on fair housing. Council discussed this

issue. Council further discussed the procedures for complaints and the role of the Human Rights Commission as it related to the proposed change in the Human Rights Ordinance.

**EXECUTIVE SESSION**

A motion was made by Alderman Austin and seconded by Alderman Jones to recess to Executive Session on matters of Property Acquisition and Personnel. The motion carried on a roll call vote. Those voting Aye being; Alderman Conroy, Alderman Foley, Alderman Tollenaer, Alderman Jones, Alderman Austin and Alderman Brooks; those voting No, none. The meeting was recessed at 5:45 pm. Alderwoman Murphy arrived at 6:20 pm.

Mayor Pauley reconvened the regular meeting at 6:22 pm.

**ADJOURNMENT**

A motion made by Alderman Foley and seconded by Alderman Conroy to adjourn the meeting carried by the following Aye and No vote. Those voting Aye being; Alderman Conroy, Alderman Foley, Alderman Tollenaer, Alderman Jones, Alderwoman Murphy, Alderman Austin and Alderman Brooks; those voting No, none. The meeting was adjourned at 6:23 pm.

---

Aleisha L. Patchin, City Clerk

**CITY OF ROCK ISLAND  
CITY COUNCIL MEETING**

**November 19, 2012  
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 David Conroy, P.J. Foley, Stephen L. Tollenaer, Jason W. Jones, Joy Murphy, Alderman Charles O. Austin III and Terry M.A. Brooks I. Also present were City Manager Thomas Thomas and City Attorney Ted Kutsunis.

Introductory Proceedings

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

Agenda Item #5

**Minutes of the meeting of November 12, 2012.**

A motion was made by Alderman Foley and seconded by Alderman Jones to approve the minutes of the meeting of November 12, 2012 as printed. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Conroy, Alderman Foley, Alderman Tollenaer, Alderman Jones, Alderwoman Murphy, Alderman Austin and Alderman Brooks; those voting No, none.

Agenda Item #6

**Update Rock Island by Mayor Pauley.**

Note: There was not an Update Rock Island for this week.

Agenda Item #7

**Presentation of the "Best Community Garden" Awards by the Beautification Commission.**

Beautification Commission member Bob Towler stepped forward and joined Mayor Pauley at the podium to present the "Best Community Garden" awards. Mr. Towler stated that this is the third "Best Community Garden" contest. The purpose of the contest is to recognize organizations that show pride in their neighborhood by keeping remarkably neat and well maintained community gardens.

Mr. Towler then named the recipients of the Beautification Award. The winners are as follows; Positive Empowerment, Preston/Constance Muhammad, Broadway Church and Rev. Donald Johnson.

Agenda Item #8

**Presentation of the "Best Rain Garden" Awards by the Beautification Commission.**

Beautification Commission member Bob Towler stepped forward and joined Mayor Pauley at the podium to present the "Best Rain Garden" awards. Mr. Towler stated that this is the seventh annual "Best Rain Garden" contest. The purpose of the contest is to recognize residents who show pride in their homes and neighborhoods by keeping neat and well maintained rain gardens.

Mr. Towler then named the recipients of the Residential Beautification Award. The winners are as follows; Mikael & Megan Holgersson, Mike & Debbie Baird, Bindu Alla, Dick & Shari Colman, Wheelan-Pressly Funeral Home, Project Now, Rose Wilson, Kim Reda, Keith Smith, Melody Miller, Ann Marie Sartain, Salvador Abarca, Alphonse/Karen Hudson, Betty Harris, Salvador Abarca Sr., Jose Abarca and Shelia Solomon.

Agenda Item #9

**Public Hearing regarding a plan by the City to issue its Retirement Facility Revenue Bonds (Friendship Manor project) Series 2012 in an aggregate principal amount not to exceed \$10,000,000.00.**

Mayor Pauley closed the regular meeting at 6:58 pm and opened a Public Hearing on a plan by the City to issue its Retirement Facility Revenue Bonds (Friendship Manor project) Series 2012 in an aggregate principal amount not to exceed \$10,000,000.00.

John Callas of 329 18<sup>th</sup> Street (office address) stepped forward. Mr. Callas stated that he was at the meeting on behalf of Friendship Manor. Mr. Callas added that he had no prepared remarks and was at the meeting to listen to public comments.

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

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

With no person present to speak in favor of or in opposition to the project, Mayor Pauley closed the Public Hearing and reconvened the regular meeting at 7:00 pm.

Mayor Pauley advised that action will be taken on the bonds at the December 3<sup>rd</sup> Council meeting.

Agenda Item #10

**A Special Ordinance authorizing acquisition of property at 606, 608, 614, and 618 10<sup>th</sup> Street from Donald Klemmer in the amount of \$65,000.00.**

It was moved by Alderman Brooks and seconded by Alderman Foley to consider, suspend the rules and pass the ordinance. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Conroy, Alderman Foley, Alderman Tollenaer, Alderman Jones, Alderwoman Murphy, Alderman Austin and Alderman Brooks; those voting No, none.

Agenda Item #11

**A Special Ordinance authorizing the acquisition of property at 600 12<sup>th</sup> Street from Nathan and Elizabeth James in the amount of \$8,000.00 and the donation of property at 600 12<sup>th</sup> Street and 610 12<sup>th</sup> Street to Forest Siding Supply, LLC.**

Alderman Foley moved and Alderman Conroy 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 Conroy, Alderman Foley, Alderman Tollenaer, Alderman Jones, Alderwoman Murphy, Alderman Austin and Alderman Brooks; those voting No, none.

Agenda Item #12

**CLAIMS**

It was moved by Alderman Austin and seconded by Alderman Conroy 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 Conroy, Alderman Foley, Alderman Tollenaer, Alderman Jones, Alderwoman Murphy, Alderman Austin and Alderman Brooks; those voting No, none.

- a. Report from the Administrative Services Department regarding payment in the amount of \$1,222.55 to Holly Sparkman for General Liability Claim.
- b. Report from the Administrative Services Department regarding payment in the amount of \$1,649.49 to Auto Club Insurance Association for General Liability Claim.
- c. Report from the Public Works Department regarding payment #1 in the amount of \$135,938.20 to Langman Construction for services provided for the 42<sup>nd</sup> Street Reconstruction, 29<sup>th</sup> Avenue to Saukie Golf Course project. (254)
- d. Report from the Public Works Department regarding payment #1 in the amount of \$69,784.09 to Centennial Contractors of the Quad Cities, Inc. for services provided for the 44<sup>th</sup> Street Reconstruction, 29<sup>th</sup> Avenue to Saukie Golf Course project. (255)
- e. Report from the Public Works Department regarding payment #5 and final in the amount of \$254,663.97 to Valley Construction for services provided for the 24<sup>th</sup> Street Resurfacing: 5<sup>th</sup> to 9<sup>th</sup> Avenue project. (256)
- f. Report from the Public Works Department regarding payment #2 and final in the amount of \$133,104.25 to Centennial Contractors of the Quad Cities, Inc. for services provided for the 13<sup>th</sup> Avenue Reconstruction: 1<sup>st</sup> to 2<sup>nd</sup> Street project. (257)
- g. Report from the Public Works Department regarding payment #1 in the amount of \$60,481.13 to A.J. Excavating for services provided for the 20<sup>th</sup> Street Bike Path: 1<sup>st</sup> to 2<sup>nd</sup> Avenue project. (258)

Agenda Item #13

**Claims for the week of November 9 through November 15 in the amount of \$881,952.95.**

Alderman Conroy moved and Alderman Foley seconded to allow the claims. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Conroy, Alderman Foley,

**CITY OF ROCK ISLAND  
CITY COUNCIL MEETING**

**November 19, 2012  
MINUTES**

Alderman Tollenaer, Alderman Jones, Alderwoman Murphy, Alderman Austin and Alderman Brooks; those voting No, none.

Agenda Item #14

**Payroll for the weeks of October 29 through November 11 in the amount of \$1,337,629.30.**

It was moved by Alderman Foley and seconded by Alderwoman Murphy to allow the payroll. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Conroy, Alderman Foley, Alderman Tollenaer, Alderman Jones, Alderwoman Murphy, Alderman Austin and Alderman Brooks; those voting No, none.

Agenda Item #15

**Report from the Public Works Department regarding the purchase of three refrigerated wastewater samplers from Quality Control Equipment Company in the amount \$18,609.50 and two flow meters from Teledyne/Isco in the amount of \$61,478.00.**

Alderman Conroy moved and Alderman Foley seconded to approve the purchase as recommended. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Conroy, Alderman Foley, Alderman Tollenaer, Alderman Jones, Alderwoman Murphy, Alderman Austin and Alderman Brooks; those voting No, none.

Agenda Item #16

**Report from the Public Works Department regarding bids for the 2012 Tree Trimming/Removal Contract, recommending the bids be awarded to Turtle's Tree Service in the amount of \$21,155.00 for the Downtown Tree Contract and Acadian Tree Service in the amount of \$79,455.00 for the City-wide Tree Contract.**

It was moved by Alderman Jones and seconded by Alderwoman Murphy to award the bids 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 Conroy, Alderman Foley, Alderman Tollenaer, Alderman Jones, Alderwoman Murphy, Alderman Austin and Alderman Brooks; those voting No, none.

Agenda Item #17

**Report from the Public Works Department regarding an Adopt-A-Highway agreement with the Group Volunteers of Togo in America to adopt 11<sup>th</sup> Street between 3<sup>rd</sup> and 18<sup>th</sup> Avenues.**

Alderman Foley moved and Alderman Conroy seconded 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 Conroy, Alderman Foley, Alderman Tollenaer, Alderman Jones, Alderwoman Murphy, Alderman Austin and Alderman Brooks; those voting No, none.

Agenda Item #18

**Report from the Public Works Department regarding an agreement with CDM Smith, Inc. for engineering design services on the Water Treatment Plant Filter Design Study in a total estimated amount of \$75,000.00.**

It was moved by Alderman Jones and seconded by Alderwoman Murphy 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 Conroy, Alderman Foley, Alderman Tollenaer, Alderman Jones, Alderwoman Murphy, Alderman Austin and Alderman Brooks; those voting No, none.

Agenda Item #19

**Report from the Public Works Department regarding agreements with Melissa Muskopf for the City to assume ownership of an existing private storm sewer and a permanent easement granting the City the right to access and maintain the storm sewer at 12 Hillcrest Court.**

Alderman Tollenaer moved and Alderman Foley seconded to approve the ownership for drainage and utility purposes agreement as recommended and the permanent easement for drainage and utility purposes, 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 Conroy, Alderman Foley, Alderman Tollenaer, Alderman Jones, Alderwoman Murphy, Alderman Austin and Alderman Brooks; those voting No, none.

At this time, Mayor Pauley advised that he would like to update everyone on the following Agenda items that concern the Watchtower Plaza project. Mayor Pauley pointed out that the City has aggressively recruited Walmart to locate a supercenter as the anchor for the redevelopment of Watchtower Plaza. The Mayor added that the Walmart Supercenter will be located at that location between 37<sup>th</sup> to 41<sup>st</sup> Avenues and between 11<sup>th</sup> Street and 9<sup>th</sup> Street. It was noted that construction is expected to begin in the spring of 2013. Mayor Pauley indicated that this project will bring approximately 400 jobs to the community. The Mayor added that the City is working with a lot of businesses that are currently in these locations to relocate them to other Rock Island locations. It was noted that the area to the southwest of City Limits Saloon and Grill is also going to become a development.

Mayor Pauley stated that the City has been working for a long time to get this project to come together; this is an excellent development that will spur other development in that area. The Mayor commented that the City has been working with local broker Ted Rebitzer to assemble the property. Mayor Pauley further discussed this major project.

Agenda Item #20

**Report from the Community and Economic Development Department regarding the Watchtower Plaza Redevelopment, recommending to:**

- a. **Authorize purchase of the properties at 3636 11<sup>th</sup> Street, 3715 9<sup>th</sup> Street, 3710 11<sup>th</sup> Street, 3700 11<sup>th</sup> Street, 3720 and 3800 11<sup>th</sup> Street, 3917 9<sup>th</sup> Street, 3923 9<sup>th</sup> Street, 4003 9<sup>th</sup> Street and 4009 9<sup>th</sup> Street.**

It was moved by Alderman Conroy and seconded by Alderman Foley to approve the purchases as recommended, authorize the City Manager at his discretion to execute the contract documents and refer to the City Attorney for an ordinance.

Discussion followed.

Alderman Conroy stated that he is very excited about this project. Alderman Conroy added that redeveloping 11<sup>th</sup> Street has been a goal for the Council for a long time. Alderman Conroy advised that the City Manager took the initiative and pushed forward and helped to make this project possible. Alderman Conroy commented that this is a good thing for the City of Rock Island; it will totally revitalize that whole area.

Alderman Foley stated that this is very exciting; for the last three years, Council has talked about 11<sup>th</sup> Street and revitalization. Alderman Foley added that the Mayor, City Manager and City staff has put a lot of work into this project; this is an exciting opportunity. Alderman Foley pointed out that a lot of people said that Rock Island could never get a big box retailer and all of a sudden in one week, the City has gotten two. Alderman Foley added that the City is bringing in a grocery store and now Walmart.

Alderman Brooks advised that this is a very exciting time; the City will be seeing constant development. Alderman Brooks stated that this addition of Walmart will also help future developments. Alderman Brooks thanked the City Manager and staff for making this project happen.

Mayor Pauley pointed out that the estimated sales tax on this development is \$1.3 million dollars a year.

Alderman Murphy stated that this is a very exciting time, and there will be a lot of opportunity for shopping in Rock Island.

Alderman Jones thanked the Community and Economic Development Department staff and Director Jeff Eder for all of the hard work on this project. Alderman Jones noted that this is exciting for the City of Rock Island.

After discussion, the motion carried by the following Aye and No vote; those voting Aye being; Alderman Conroy, Alderman Foley, Alderman Tollenaer, Alderman Jones, Alderman Murphy, Alderman Austin and Alderman Brooks; those voting No, none.

- b. **Approve an agreement with Ehlers and Associates, Inc. for the establishment of a new TIF district in an amount not to exceed \$39,000.00.**

Alderman Foley moved and Alderman Conroy seconded 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 Conroy, Alderman Foley, Alderman Tollenaer, Alderman Jones, Alderwoman Murphy, Alderman Austin and Alderman Brooks; those voting No, none.

Agenda Item #21

**Report from the Finance Department regarding an Ordinance for entering into a borrowing agreement with American Bank for a line of credit financing for the Price Properties project.**

It was moved by Alderwoman Murphy and seconded by Alderman Foley to consider, suspend the rules and pass the ordinance. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Conroy, Alderman Foley, Alderman Tollenaer, Alderman Jones, Alderwoman Murphy, Alderman Austin and Alderman Brooks; those voting No, none

Agenda Item #22

**Report from the Finance Department regarding a Commitment Letter with American Bank for the line of credit financing to be used to ready property for sale to Price Properties, LLC.**

Alderman Foley moved and Alderman Jones seconded to enter into a commitment with American Bank as recommended and authorize the Mayor and City Clerk to execute the document. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Conroy, Alderman Foley, Alderman Tollenaer, Alderman Jones, Alderwoman Murphy, Alderman Austin and Alderman Brooks; those voting No, none.

Agenda Item #23

**Report from the Finance Department regarding an adjustment to the 2013 budget, recommending increasing the TIF Fund in the amount of \$85,000.00.**

It was moved by Alderman Conroy and seconded by Alderwoman Murphy to approve the budget adjustment as recommended. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Conroy, Alderman Foley, Alderman Tollenaer, Alderman Jones, Alderwoman Murphy, Alderman Austin and Alderman Brooks; those voting No, none.

Agenda Item #24

**Report from the Finance Department regarding a public hearing on the December property tax.**

Alderman Foley moved and Alderman Jones seconded to confirm that a public hearing on the December property tax will not be needed because the levy increase will not exceed five percent. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Conroy, Alderman Foley, Alderman Tollenaer, Alderman Jones, Alderwoman Murphy, Alderman Austin and Alderman Brooks; those voting No, none.

Agenda Item #25

**Report from the City Clerk regarding requests from the businesses in the College Hill District for utilization of funds from the College Hill District fund in an amount not to exceed \$675.00, permission to decorate street posts, place signage in the City's right-of-way and luminaria along the streets, place trash receptacles at each end of the district, and requesting the donation of Police support for traffic control for their annual Holiday Walk to be held on December 6, 2012 from 4:00 pm to 8:00 pm.**

It was moved by Alderman Jones and seconded by Alderman Foley to approve the requests for utilization of funds, decorations, signage and luminaria as recommended, and authorize staff to place trash receptacles at each end of the district, subject to the businesses contacting the Police Department for discussion on traffic control, providing the proper insurances, removing luminaria by 8:30 pm December 6<sup>th</sup>, removing signage by December 10<sup>th</sup>, and removing the decorative bows by January 3, 2013. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Conroy, Alderman Foley, Alderman Tollenaer, Alderman Jones, Alderwoman Murphy, Alderman Austin and Alderman Brooks; those voting No, none.

Agenda Item #26

**Other Business**

No one signed up to address Council to speak on a topic.

Alderman Brooks inquired upon Martin Luther King Center Director Dr. Dwight Ford to comment on the successful Thanksgiving celebration that was held this past Sunday.

Dr. Ford stated that there were over 200 volunteers throughout the City that helped with the celebration. Dr. Ford advised that it was a joy to experience so many people caring about everyday citizens. Dr. Ford advised that the celebration allowed for people in the community to come together to eat and share conversation. Dr. Ford stated that the final numbers have not been determined yet. Dr. Ford thanked the City for their contributions, efforts and time in making this a wonderful Thanksgiving celebration.

Alderman Brooks stated that he had the opportunity to attend an open house and walk through some of the new houses on 10<sup>th</sup> Street this past Sunday. Alderman Brooks stated that these are nice and affordable homes.

Alderman Foley stated that Alleman High School is in the state championships for a fifth time. Alderman Foley wished the Alleman Pioneers good luck in their upcoming game against Rochester this Friday night.

Alderman Conroy stated that under the Mayor's leadership, the City has two big box stores, Walmart and Fareway. Alderman Conroy noted that it was a lot of hard work and dedication.

Alderwoman Murphy stated that it has been a pleasure to work with Council and Community and Economic Development in regards to the Walmart project and thanked everyone involved in making this happen.

Alderwoman Murphy encouraged everyone to Shop Rock Island. Alderwoman Murphy stated that with the holidays coming up, there are a lot of businesses in Rock Island that are small home based businesses and they have open houses. Alderwoman Murphy encouraged everyone to look in the newspaper for these small retailers and artists that have open houses. Alderwoman Murphy stated that she is an international mail order company internet retailer that sells Christmas stockings (Aunt Joy's Personalized Christmas Stockings). Alderwoman Murphy stated that she will be having an open house this Friday, Saturday and Sunday from 10:00 am to 5:00 pm at 7<sup>th</sup> Avenue and 45<sup>th</sup> Street.

Agenda Item #27

**Executive Session on Property Acquisition and Personnel.**

The Executive Session on Property Acquisition and Personnel was held prior to the regular meeting.

Agenda Item #28

**Recess**

A motion was made by Alderman Brooks and seconded by Alderman Foley to recess to Monday, December 3, 2012 at 5:30 pm. The motion carried by the following Aye and No vote: those voting Aye being; Alderman Conroy, Alderman Foley, Alderman Tollenaer, Alderman Jones, Alderwoman Murphy, Alderman Austin and Alderman Brooks; those voting No, none.

The meeting was recessed at 7:20 pm.

---

Aleisha L. Patchin, City Clerk