

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 Jason W. Jones, Joy Murphy, David Conroy, P.J. Foley and Stephen L. Tollenaer. Also present were City Manager Thomas Thomas, Public Works Director Bob Hawes, Community and Economic Development Director Jeff Eder, other City staff, Errin Welty from Vierbicher and Associates, Therrin Protze, President and General Manager of Jumer's Casino and Hotel and City Attorney Ted Kutsunis. Alderman Terry M.A. Brooks I arrived at 5:38 pm and Alderman Charles O. Austin III was absent.

### **JUMER'S CROSSING MARKET STUDY**

Errin Welty from Vierbicher & Associates presented highlights of the Jumer's Crossing Market Study to Council. Ms. Welty stated that the original goal of the project was to identify the highest and best use of this prime real estate in Rock Island to determine the potential value and timing of the development.

Ms. Welty indicated that the process was market focused; in this process, approximately 25 developers and brokers with areas of expertise were contacted. Ms. Welty stated that they looked at specific markets, which included office, retail, industrial, hospitality/entertainment and other uses and tested those findings with the marketplace. Ms. Welty added that site access, transportation, infrastructure, pricing and competitive positioning in the market were also reviewed as well as the impact to the developer and the City.

Ms. Welty discussed possible uses for the site. Ms. Welty indicated that it was determined that industrial and office uses were not suited to the size and nature of the site or these uses would not be competitive in the current marketplace. Ms. Welty indicated that there was some potential demand for entertainment. Ms. Welty added that it was determined that the appropriate use for the site would be retail.

Ms. Welty discussed local and regional retail. Ms. Welty advised that they reviewed demand among local consumers for area spending and it was determined that there was an immediate need for gas stations, fast food stores, clothing and furniture stores. Next, the regional market was researched. It was noted that the site is really a regional market. Ms. Welty advised that a regional market is more of an outer market in which someone is willing to travel for a one day event. It was noted that destination visitors to the Quad Cities travel as far as 150 miles. Ms. Welty stated that it was determined that in the regional outer market, sporting goods, hobby and health and personal care were other types of demand. Ms. Welty pointed out that there is a growing tourism market in outdoor recreation, which is a strong local market potential for the Quad Cities. It was noted that economic development fosters consistent growth in outer markets by approximately 15%.

Ms. Welty discussed timing, value and image as it related to big box retail, local retail and entertainment/hospitality concerning cost and uses.

Ms. Welty advised that the site is a little over 91 acres and has 60 to 65 buildable acres. Ms. Welty discussed specific opportunities that came out of developer interviews. It was noted that Rock Island is seen as a positive location and business friendly; there is an opportunity for shaping the perception of the City as a high visibility site; and there is a potential for an entertainment cluster and economic diversification.

Ms. Welty discussed concept planning. Ms. Welty advised that the purpose of a concept plan is to show developers what is possible and make it look realistic so they can envision the development on the site, and also for developers to have the ability to envision their own brand on the site. Ms. Welty further discussed concept planning. Ms. Welty also discussed potential annual revenue and the timeline as it related to development of the site.

Council discussed the Market Study.

Therrin Protze, President and General Manager of Jumer's Casino and Hotel stated that Jumer's is excited about this project. Mr. Protze offered that the relationship with the City has been outstanding. There has been a lot of strategizing on what can be done to grow and promote economic development for the City of Rock Island and continue to foster jobs as well as tax revenue. Mr. Protze added that Jumer's is excited about the possibilities for future expansion and to really make this a true destination and to grow that outer market.

### **BIG ISLAND LEVEE MODIFICATION PROPOSAL**

City Manager Thomas advised that documents were submitted in August of 2012 to the Big Island Conservancy group in regards to the levee modification. Mr. Thomas added that the City is still awaiting their review of those documents.

Public Works Director Bob Hawes discussed street access and infrastructure as it related to the levee modifications. Mr. Hawes advised that currently, the site is a 91 acre cornfield. Mr. Hawes added that for this development to move forward, the City has to get highway access, sewer, water, gas, electricity and stormwater needs to be taken care of. Mr. Hawes indicated that IDOT has approved the preliminary intersection design for an intersection that would connect IL 92 and the Rock Island Parkway directly into the site.

Mr. Hawes referred to a rendering of the levee and stated that a street built across the top of the existing levee would be too steep. Mr. Hawes added that 200 feet of existing levee needs to be removed and rebuilt farther from the Parkway to allow proper street slope. It was noted that the ramp that comes off of I-280 toward downtown needs to be relocated to provide adequate storage for vehicles turning right into the development. Mr. Hawes commented that IDOT has approved moving that ramp slightly.

Mr. Hawes reiterated that IDOT has approved the preliminary intersection design. However, additional approvals will be needed for the final intersection design and utility crossings under I-280. Mr. Hawes pointed out that modifications to the levee require approval from the Village of

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Milan, the Big Island Conservancy District as well as the Corps of Engineers through the section 408 permit process, which is a multi step approach.

Mr. Hawes advised that the amount of time needed for further engineering and Corps review would take approximately 12 to 18 months; any review time needed by the levee co-sponsors will add to that time.

City Manager Thomas stated that when the documents were submitted in August, the City had already gone through a year long process with the Big Island Conservancy group to get to that point.

Mr. Hawes discussed the section 408 permit process as it related to the application packet and time component.

Council further discussed the permit process and the levee modifications.

**ADJOURNMENT**

A motion made by Alderman Foley and seconded by Alderwoman Murphy to adjourn the meeting carried by the following Aye and No vote. Those voting Aye being; Alderman Jones, Alderwoman Murphy, Alderman Brooks, Alderman Conroy, Alderman Foley and Alderman Tollenaar; those voting No, none. The meeting was adjourned at 6:05 pm.

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

**Introductory Proceedings**

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

**Agenda Item #5**

**Minutes of the meeting of February 11, 2013.**

A motion was made by Alderman Jones and seconded by Alderwoman Murphy to approve the minutes of the meeting of February 11, 2013 as printed. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Jones, Alderwoman Murphy, Alderman Brooks, Alderman Conroy, Alderman Foley and Alderman Tollenaer; those voting No, none.

**Agenda Item #6**

**Update Rock Island by Mayor Pauley.**

Mayor Pauley stated that if anyone wants to know what Rock Island city candidates think about issues affecting Broadway residents, come and find out at a public forum on Thursday, March 7<sup>th</sup>. The Mayor added that the event will be held from 6:30 pm to 8:00 pm at Broadway Presbyterian Church at 710 23<sup>rd</sup> St., Rock Island. Mayor Pauley stated that three Mayoral candidates, two candidates from the 1<sup>st</sup> Ward and four candidates from the 5<sup>th</sup> Ward will be in attendance to answer questions.

Mayor Pauley advised that each candidate will have a brief opportunity to make any remarks, and then the forum will be open for questions from the audience. It was noted that for more information, please contact Barb Braun at 309.788.1769 or [barb@thecommunicationsolution.us](mailto:barb@thecommunicationsolution.us).

Mayor Pauley stated that refuse and recycling collection will be on the normal collection schedule during the week of the President's Day holiday, Monday, February 18<sup>th</sup>. It was noted that the Drop-Off Center located at Millennium Waste at 13606 Knoxville Road, Milan will be open on Saturday from 7:00 am to noon.

Mayor Pauley advised that the 2013 RV & Camping Show sets up camp at the QC Expo Center. The Mayor added that exhibitors will showcase everything for the RV and camping adventurer from full size equipment to accessories. It was noted that the hours are Friday from 12:00 pm to 8:00 pm, Saturday from 10:00 am to 8:00 pm and Sunday from 10:00 am to 4:00 pm. Adults are \$7.00, Kids (6-16) are \$1.00 and kids under 6 years are free.

Mayor Pauley stated to join us for the Artful Office Ribbon Cutting on Friday, March 1<sup>st</sup> at 4:00 pm at 1700 2<sup>nd</sup> Avenue, Suite 1. Mayor Pauley commented that the Artful Office offers unique

items for creatives, aspiring entrepreneurs that want to turn their office, business or dorm into meaningful and functional workspace. It was noted that The Shoppes on 2<sup>nd</sup> hours are from 11:00 am to 6:00 pm Tuesday through Friday and 10:00 am to 4:00 pm on Saturday and closed on Sunday and Monday.

Agenda Item #7

**Presentation of the Fiscal Year 2013/2014 Budget.**

Finance Director Cynthia Parchert presented to Council an overview of the Fiscal Year 2013/2014 Budget. Ms. Parchert stated that with the budget preparation specific goals included; no property tax increase; present a balanced budget; continue to maintain services to citizens at a high level; maintain the City's good financial strength and accomplish City Council goals that were established.

Ms. Parchert advised that the overall budget is a total of \$162 million dollars on the expense side. It was noted that the General Fund makes up for approximately \$36.5 million dollars and water and sewer funds account for \$41.2 million dollars. Ms. Parchert stated that 27% of the budget goes to Personnel related expenses, followed by 21% for Capital, which includes economic development projects, 16% for Services and 14% for Debt. Ms. Parchert stated that overall City revenues are \$150 million dollars. It was noted that Property and Local taxes account for 27% followed by Investments/Loans at 25%. Ms. Parchert stated that the Investments/Loans are specifically bonds that will be issued to fund some of the economic development projects. Ms. Parchert pointed out that the difference between the expenses and revenues is approximately \$12 million dollars. It was noted that cash reserves from revenue collected in prior years will fund the difference.

Ms. Parchert stated that there is really no change in the overall City revenues when comparing 2013 to 2014 except for Investments/Loans. It was noted that 2014 is higher than 2013 and this is directly related to the 11<sup>th</sup> Street project. Ms. Parchert noted that on the expenditure side, there is not much change except for Debt and that is related to the 11<sup>th</sup> Street project.

Ms. Parchert indicated that Employee FTE's (full time equivalents) is projected to be down in 2014. It was noted that the City has 28 fewer employees than in 2002.

Ms. Parchert advised that General Fund revenue is projected at \$35 million dollars. Ms. Parchert commented that Property Tax is \$7.3 million dollars and the total for State and Local taxes is \$16.5 million dollars. It was noted that Replacement Tax is at \$2.4 million dollars and Income Tax is \$3.4 million dollars. Ms. Parchert further discussed the Income and Replacement taxes. Ms. Parchert indicated that General Fund expenses are \$36 million dollars in which Personnel makes up 66% of General Fund expenses. Ms. Parchert noted that Police, Fire and Public Works are the core General Fund services. Ms. Parchert advised that the difference between General Fund revenues and expenses is approximately \$844,000.00. Ms. Parchert stated that Council established a policy where any General Fund carry-over gets transferred to CIP. Ms. Parchert stated that it is proposed this year to use a portion of that to fund the difference in expenses and revenues.

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Ms. Parchert discussed Property Taxes and Equalized Assessed Value. Ms. Parchert stated that the City gets about \$16.6 million dollars in Property Tax. It was noted that the General Fund gets 25%, Police and Fire pensions receive 39%, Parks and Recreation gets 16% and Library receives 18% of Property Taxes. Ms. Parchert further discussed this item.

Ms. Parchert concluded that the budget that will be presented on the next two Saturdays reflects no increase in the property tax rate; a balanced budget will be presented; high level of services are being maintained; and the City remains in good financial strength and City Council goals that have been established are being supported.

Ms. Parchert stated that the budget reflects all of the things that are being planned and accomplished. Ms. Parchert added that the City has some challenges just as all the other communities do. However, the budget indicates the City's ability to meet and address those challenges.

It was noted that the budget sessions will be held on Saturday, February 23 and Saturday, March 2, 2013 at 8:00 am in Council Chambers.

Ms. Parchert thanked everyone involved on the budget preparation. Ms. Parchert thanked Budget Coordinator Don Reichert for all of his efforts in putting the budget documents together.

Mayor Pauley stated that the budget will be reviewed in detail over the next several weekends.

Agenda Item #8

**Proclamation declaring February 24, 2013 as NAACP Religious Affairs Community Day.**

Mayor Pauley read the Proclamation.

Ms. Ametra Carrol-Castaneda thanked Council for the proclamation and invited them to the 5<sup>th</sup> annual religious community day celebration sponsored by the Rock Island County NAACP's Religious Affairs Committee to be held on Sunday, February 24, 2013 at 3:30 pm at the 15<sup>th</sup> Avenue Christian Church at 3600 15<sup>th</sup> Avenue in Rock Island. Ms. Carrol-Castaneda noted that the theme for the celebration is "The Power of the Community Coming Together." It was noted that Co-Pastor Kim-Calloway Thompson of the House of Fire Ministries will be the main speaker.

Agenda Item #9

**Claims for the week of February 8 through February 14 in the amount of \$575,042.56.**

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

Agenda Item #10

**Report from the Community and Economic Development Department regarding an agreement for the purchase of property owned by Blackhawk College in the amount of \$406,000.00 for moving and relocation expenses and \$1,751,747.00 for the construction of a new building.**

It was moved by Alderman Conroy and seconded by Alderman Foley to approve the purchase agreement as recommended, subject to minor modification being implemented by the parties legal counsel prior to execution and authorize the City Manager to execute the contract documents at his discretion.

Discussion followed. Alderman Foley stated that he had some calls this week and most people think the City is buying their property at Watchtower and doing this in addition; this is not true. Alderman Foley indicated that this is an exchange for their property at the Watchtower Plaza and includes moving expenses. Alderman Foley added that this is a great opportunity to redevelop another site in Rock Island.

Alderman Conroy stated that this cleans up a whole area and redevelops a new area. Alderman Conroy added that this is a redevelopment of an area that was purchased a long time ago for another venture that did not happen. Alderman Conroy stated that the City appreciates the land owners that have worked with the City to make this happen.

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

Agenda Item #11

**Report from the Community and Economic Development Department regarding a development agreement with 11<sup>th</sup> Street Development Partners LLC for the redevelopment of the former trailer court site at the intersection of 11<sup>th</sup> Street and Blackhawk Road.**

Alderman Foley moved and Alderman Conroy seconded to approve the agreement as recommended, subject to minor modification being implemented by the parties legal counsel prior to execution and authorize the City Manager to execute the contract documents at his discretion.

Discussion followed. Alderman Foley stated that one of the things that was in the paper in regards to the redevelopment of this property will be a cut-off at 9<sup>th</sup> Street. Alderman Foley stated that he has talked to Bob Anderson, owner of City Limits and this is a great opportunity where the Mayor, City Council and City staff worked with the developers and also the business owner to devise a plan that works for everybody.

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

Agenda Item #12

**Report from the City Clerk regarding a Special Ordinance amending Chapter 8, Article XIII, Sec. 8-426 (b) Issuance; Fees; Display and Sec. 8-427 (a) Denial; Revocation as it relates to Transient Merchants.**

It was moved by Alderwoman Murphy and seconded by Alderman Jones to consider, suspend the rules and pass the ordinance.

Discussion followed. Alderman Conroy stated that he didn't exactly understand what the amendment entailed.

City Clerk Aleisha Patchin stated that many times in the past, transient (itinerant) merchants have asked for a three month license, which is reflected in display; fees and issuance. The three month license has a fee of \$200.00 and the six month license fee was increased from \$250.00 to \$275.00. It was noted that issues came up in the past regarding transient merchants as it related to criminal histories. Ms. Patchin advised that the denial:revocation section currently allows the City Manager to deny a license based on misrepresentation, not submitting a complete application or for personal injury. This was clarified in the amended ordinance to state that the City Manager may deny a license based also on any felony or misdemeanor.

Alderman Brooks inquired as to whether this would eliminate someone from having the ability to get the license.

Ms. Patchin indicated that this would be a basis for denial and the amended ordinance would also include a five year window instead of two years.

Alderman Brooks voiced concerns in regards to that particular section of the proposed amended ordinance regarding felonies or misdemeanors. Alderman Brooks advised that people have gotten in trouble and committed felonies but at the same time, people do try to change their life around sometimes if they are given an opportunity. Alderman Brooks stated that he runs into people every day that are trying to change their lives and in many cases the only way they can do it is through entrepreneurship; in many aspects, this section denies people opportunity. Alderman Brooks advised that he could not fully support this section of the ordinance. Alderman Brooks further discussed this issue.

City Manager Thomas clarified that these are just guidelines and still at his discretion. City Clerk Patchin stated yes.

City Attorney Kutsunis stated that this is just one of the factors that would be looked at for accepting or denying a license.

Council further discussed this issue.

Alderman Conroy stated that a good thing about this is it allows someone to afford a three month license. Alderman Conroy advised that an alternative would be to not change Sec. 8-427 (a); keep that section as is.

Council further discussed this issue in regards to the application process, appeal process and the reasoning for amending the ordinance as it related to including a basis for denying a license concerning felonies and misdemeanors.

City Attorney Kutsunis advised that the case in point that the City Clerk is referring to concerned individuals that were convicted of felonies, but they were more property damage type felonies and non-personal injury type felonies. City Attorney Kutsunis added that the wording of the ordinance at that time would not have been criteria that could have been looked at by the City Manager directly as to whether or not to issue the license. City Attorney Kutsunis stated that the ordinance was changed to any felony or misdemeanor. City Attorney Kutsunis indicated that there are different types of transient licenses issued for different types of sale activities. City Attorney Kutsunis added that we are trying to be as flexible as possible to give the City Manager the flexibility as it relates to the circumstance. In addition, the City Manager has 21 days after the application to make a decision; if the decision is to deny the application then the applicant has five days to file an appeal, which would lead to a public hearing and Council would then have the final decision.

After discussion, the motion followed by an Aye and No vote; those voting Aye being; Alderman Jones, Alderwoman Murphy, Alderman Conroy and Alderman Foley; those voting No, Alderman Brooks and Alderman Tollenaer.

**Note: This motion did not pass. Refer to Item #12 continued after the motion for Agenda Item #13.**

Agenda Item #13

**Report from the City Clerk regarding Plaza events for the upcoming 2013 season, a Resolution for the Quad Cities Criterium and the American Heart Association's Quad Cities Heart Walk, requesting a waiver of application and event fees for the District's two Gallery Hops and Fright Night, a waiver of the application and event fee for the 9<sup>th</sup> annual Labor Day Ride for Non-Hodgkin's Lymphoma sponsored by the Daiquiri Factory and a waiver of the event fee for the Spring Chaser 5K Run/Walk sponsored by Steve's Old Time Tap.**

Alderman Jones moved and Alderwoman Murphy seconded to approve the events and waiver of fees as recommended and adopt the two resolutions. The motion carried by the following Aye and No vote; those voting Aye being; Alderman Jones, Alderwoman Murphy, Alderman Brooks, Alderman Conroy, Alderman Foley and Alderman Tollenaer; those voting No, none.

**Agenda Item #12 continued**

Mayor Pauley stated that Item #12 will need a second reading at the next Council meeting. The Mayor added that five votes are needed to suspend the rules; there were only four votes.

Alderman Conroy inquired as to whether this item will have to be revoted on for another consider because it didn't pass the way it was voted on.

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City Attorney Kutsunis stated that the original motion was to consider and suspend the rules. There would have to be a new motion made to just consider and a revote taken as to whether Council wishes for it to go forward to the next reading.

At this time, Alderman Conroy moved to consider the ordinance and Alderman Foley seconded. This motion carried by the following Aye and No vote; those voting Aye being; Alderman Jones, Alderwoman Murphy, Alderman Conroy and Alderman Foley; those voting No, Alderman Brooks and Alderman Tollenaer.

Mayor Pauley stated that this item will come back to Council for a second reading at the next Council meeting.

Agenda Item #14

**Other Business**

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

Alderwoman Murphy encouraged everyone to Shop Rock Island. Alderwoman Murphy stated that Legends Bar and Grille is located at 30<sup>th</sup> Street and 7<sup>th</sup> Avenue. Alderwoman Murphy advised everyone to stop by and support this locally owned business. Alderwoman Murphy commented that they have great burgers and sandwiches and Cajun food too. Alderwoman Murphy encouraged everyone to shop local.

Agenda Item #15

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

An Executive Session was not needed.

Agenda Item #16

**Recess**

A motion was made by Alderman Foley and seconded by Alderman Conroy to recess to Saturday, February 23, 2013 at 8:00 am. The motion carried by the following Aye and No vote: those voting Aye being; Alderman Jones, Alderwoman Murphy, Alderman Brooks, Alderman Conroy, Alderman Foley and Alderman Tollenaer; those voting No, none.

The meeting was recessed at 7:26 pm.

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Aleisha L. Patchin, City Clerk