

**CITY OF ROCK ISLAND
CITY COUNCIL MEETING**

City Hall

1528 Third Avenue, Rock Island IL

City Council Chambers, 3rd Floor

6/24/2019 - Minutes

1. Call to Order

Mayor Thoms called the meeting to order at 6:48 p.m. and welcomed everyone.

2. Roll Call

Mayor Thoms asked the City Clerk to call the roll.

Present: Mayor Mike Thoms, Alderwoman Jenni Swanson, Alderman Mark Poulos, Alderman Ivory D. Clark, Alderman Randy Hurt, and Alderman James Spurgetis

Absent: Alderman Dave Geenen

Staff: City Manager Randy Tweet, City Attorney Dave Morrison, City Clerk Judith Gilbert, and other City staff

Alderman Dylan Parker notified the City through the City Clerk Judith Gilbert that he would not be physically present for the meeting tonight due to work commitments out of town and made a request to participate remotely per City ordinance.

Alderman Spurgetis moved to allow Alderman Parker to participate in the Council meeting remotely; Alderman Poulos seconded.

VOTE:

Motion passed on a 5-0-1 voice vote. Aye: Swanson, Poulos, Clark, Hurt, and Spurgetis. Nay: None. Absent: Geenen.

3. Pledge of Allegiance

Mayor Thoms led in the saying of the Pledge of Allegiance.

4. Moment of Silence

Mayor Thoms asked for a moment of silence. A moment of silence was observed.

5. Public Comment

Bill Nelson introduced himself as the volunteer executive director of the Rock Island Parks and Recreation Foundation. He said they are a Birdies for Charity participant. He said the Foundation is sponsoring their third annual Swing for Kids event on August 1 at Saukie Golf Course. The event raises money for scholarships for various park programs for youth. Participants can register at: <HTTPS://SWINGFORKIDS.MYEVENT.COM/>. The fee is \$65 per golfer and includes dinner. Mr. Nelson discussed some of the activities of the foundation which is a 501c3.

6. Minutes of the June 10, 2019 meeting.

MOTION:

Alderman Clark moved to approve the minutes as printed; Alderman Spurgetis seconded.

VOTE:

Motion passed on a 6-0-1 voice vote. Aye: Swanson, Parker, Poulos, Clark, Hurt, and Spurgetis. Nay: None. Absent: Geenen.

7. Update Rock Island by Mayor Thoms

Quad City Navy Week: Navy Band Wind Ensemble at Schwiebert Park - Quad Cities is honored to host Quad Cities Navy Week, a celebration of the United States Navy, from June 24 - 28! Join us for a concert at Schwiebert Park on Wednesday, June 26 from 6:00 p.m. to 8:00 p.m. as Navy Week brings its fun to Rock Island! Enjoy a rousing concert by the talented Navy musicians from Navy Band Great Lakes Wind Ensemble. Event is free and open to the public. The gates will open and concessions will served from Bent River Brewing Company and Rock Island Parks and Recreation starting at 6:00 p.m. The Big River Brass Band from the Quad Cities will play from 6:30 p.m. to 7:00 p.m. The Navy Band Great Lakes Wind Ensemble will play from 7:15 p.m. to 8:00 p.m.

Red, White & Boom - Red, White and Boom annual celebration at Schwiebert Riverfront Park will be held on Wednesday, July 3. Activities begin at 5:00 p.m. with inflatables for the kids, food vendors and a beer garden. A special military tribute takes place at 5:00 p.m. and fireworks will be launched from two barges on the Mississippi River at 9:30 p.m. DJ Jeff James will kick off the stage activities at 5:15 p.m. with live music with the Country Couch Potatoes. At 6:30 p.m. a performance by Metropolitan Youth Program Drill Team of Rock Island will perform. We will then welcome to the stage Past Curfew, an 80s tribute band at 7:00 p.m. Custom choreographed music will be played on 96.9 FM (97X) during the show. Admission is free and free parking will be available downtown in the parking ramp and on the streets. A handicap shuttle will provide rides from the parking garage to the park entrance to those requiring assistance. For more information please call Rock Island Parks and Recreation at (309) 732-7275. Everyone have a safe and happy Fourth of July!

Tell on your Neighbor Awards - Each year, residents of Rock Island are encouraged to "Tell On Your Neighbor" by nominating the yards in their neighborhood that they find to be the most appealing or the most improved. The City of Rock Island's Beautification Commission will review all entries and awards will be presented at the August 26th, 2019 City Council meeting. Nominations can be made through August 9th, 2019. Digital photos of the nominated yards are required. Please do not go on private property. Send the photo and address of the nominated property to the Community & Economic Development Department via e-mail at DOUGLASS.KATHRYN@RIGOV.ORG. For questions please call (309) 732-2905.

8. Proclamation declaring July 3, 2019 as Red, White and Boom! Military and Arsenal Appreciation

Day.

City Clerk Judith Gilbert read the proclamation. Parks and Recreation Director John Gripp accepted the proclamation. A picture was taken with Mayor Thoms.

9. Presentation of the May 2019 Keep Rock Island Beautiful Award

Ellen Tsagaris, Keep Rock Island Beautiful, presented the May 2019 Keep Rock Island Beautiful Award to Alleman High School. Father Mirabelli, Director of Development, accepted the award. A picture was taken with Mayor Thoms.

10. Presentation of the Auditor's Financial Report for CY 2018

Finance Director Stephanie Masson introduced Jamie Wilkey, Partner with Lauterbach & Amen. Ms. Masson explained the City is in year 2 of a five-year engagement with Lauterbach & Amen as the City's external auditor. Ms. Masson thanked Linda Barnes, Accounting Supervisor, who has the primary role in accounting functions and in managing the audit. Ms. Masson said there would be an agenda item for Council to approve the audit documents tonight. She added that tomorrow all of the audit documents will be placed on the City website. Then they will begin the filing of the audit documents with all required agencies.

Ms. Wilkey said it would be a high level presentation, but first she wanted to thank the staff of the Finance Department for all of their outstanding preparation for the audit; it is a six-month process. Ms. Wilkey explained the goals of the audit are twofold: to ensure the financial statements as presented are materially correct and to do an assessment of the internal control environment and making sure the City's policies and procedures that are in place ensure the numbers are accurate. She reviewed key documents: the transmittal letter which provides a background or profile of the City; the Certificate of Achievement for Excellence in Financial Reporting for 2017, a third party award of the highest level from GFOA; the independent auditors report with their unmodified opinion, the highest level they can issue for the clean audit process for a government entity; the Management Discussion and Analysis which is an executive summary of key trends and highlights prepared by management; basic financial statements which summarize the financials and results for the fiscal year; and the Statistical Section which is the ten-year trend section.

Ms. Wilkey stated the General Fund ended with a surplus of \$1.2 million and had an available fund balance of \$9.5 million which equates to three months of reserves. There is also a single audit report for federal grants in excess of \$750,000. There was a housekeeping finding related to the new GASB requirement of reporting retiree health insurance benefits. The auditors also issued a Management Letter stating there were no internal control related issues and they have no new recommendations. Ms. Wilkey noted that the City did implement the new GASB rule regarding other Post Employment Benefits.

Ms. Wilkey provided her contact information. There were no questions from Council. Mayor Thoms thanked Ms. Wilkey for her presentation.

11. Mayor Thoms will close the regular meeting and open a Public Hearing regarding the HUD CDBG Regional Analysis of the Impediments to Fair Housing Choice.

Mayor Thoms closed the regular meeting at 7:12 p.m. and opened a Public Hearing.

Budget and Grants Manager Colleen Small-Vollman said this public hearing was the last opportunity for the public to comment on the Analysis of the Impediments to Fair Housing and once approved, it would be included with all of their other work.

Mayor Thoms asked if there was anyone who wished to speak regarding the matter. No one came forward.

Mayor Thoms closed the Public Hearing at 7:13 p.m., reconvened the regular meeting, and entertained a motion.

MOTION:

Alderman Clark moved to accept and approve the Analysis of Impediments to Fair Housing Choice as submitted; Alderwoman Swanson seconded.

VOTE:

Motion passed on a 6-0-1 roll call vote. Aye: Swanson, Parker, Poulos, Clark, Hurt, and Spurgetis. Nay: None. Absent: Geenen.

12. A Special Ordinance removing the two hour parking zone on the south side of 23rd Avenue between 14th Street and 15th Street.

MOTION:

Alderman Spurgetis moved to consider, suspend the rules, and pass the ordinance; Alderman Poulos seconded.

Alderman Ivory Clark abstained due to his employment with the school district.

Former alderman P.J. Foley addressed Council regarding the agenda item and parking in the neighborhood. He is in favor of the parking on 14th Street, but said he would not like to see parking on 17th Street by the football field; there is too much traffic congestion there.

VOTE:

Motion passed on a 5-0-1 roll call vote. Aye: Swanson, Parker, Poulos, Hurt, and Spurgetis. Nay: None. Absent: Geenen.

13. A Special Ordinance establishing a handicapped parking space at 1515 7th Street.

MOTION:

Alderman Clark moved to consider, suspend the rules, and pass the ordinance; Alderwoman Swanson seconded.

VOTE:

Motion passed on a 6-0-1 roll call vote. Aye: Swanson, Parker, Poulos, Clark, Hurt, and Spurgetis. Nay: None. Absent: Geenen.

14. Claims for the weeks of June 7, 2019 through June 13, 2019 in the amount of \$1,624,717.11 and June 14, 2019 through June 20, 2019 in the amount of \$438,733.29; and payroll for the weeks of June 3, 2019 through June 16, 2019 in the amount of \$1,522,462.97.

MOTION:

Alderman Spurgetis moved to allow the claims and payroll; Alderman Clark seconded.

VOTE:

Motion passed on a 6-0-1 roll call vote. Aye: Swanson, Parker, Poulos, Clark, Hurt, and Spurgetis. Nay: None. Absent: Geenen.

15. ACH payments for the month of April 2019 in the amount of \$1,685,324.56 and for the month of May 2019 in the amount of \$4,607,858.13.

MOTION:

Alderwoman Swanson moved to approve the ACH payments; Alderman Spurgetis seconded.

VOTE:

Motion passed on a 6-0-1 roll call vote. Aye: Swanson, Parker, Poulos, Clark, Hurt, and Spurgetis. Nay: None. Absent: Geenen.

16. Purchase Card Claims for the period of March 27, 2019 through April 26, 2019 in the amount of \$59,680.81 and for the period of April 27, 2019 through May 26, 2019 in the amount of \$50,186.62.

MOTION:

Alderman Hurt moved to approve the purchase card claims except for the following items purchased by former alderman Mayberry: April 30 purchase from Lands End Business Outfitters for clothing in the amount of \$156.63, May 14 purchase from Gulf Oil in the amount of \$25.00, March 27 purchase from Stecker Graphics in the amount of \$60.00, April 19 purchase from Stecker Graphics in the amount of \$194.72, and the April 18 purchase from USPS in the amount of \$277.20; Alderwoman Swanson seconded.

Discussion followed. Alderwoman Swanson stated in light of transparency and calls and comments she has gotten, she will review for viewers and the audience the charges made by aldermen: In April, gas was charged by former Alderman Mayberry for \$111, by Alderman Spurgetis for \$30.67; in May, gas was charged by former Alderman Mayberry for \$65 and by Alderman Spurgetis for \$42.78; food purchases for April from Alderman Parker were \$19.95, Mayberry for \$19.49, and for Alderman Spurgetis for \$22.43; in May, food purchases from Alderman Spurgetis were \$20.73, for Alderman Geenen it was \$12.59 and for Alderman Parker it was \$14.66; additionally, Alderman Spurgetis charged \$28.88 to HyVee, \$20 to Handy True Value Hardware store, \$11.38 to Walgreens, and there was a \$50 charge from Alderman Spurgetis to an unknown vendor. Council members Hurt, Swanson, and Poulos also had charges of \$75 each for the IML Newly Elected Officials workshop. These are the charges they are being asked to approve tonight.

Alderman Hurt said restructuring of the policy is needed; the goal is to provide accountability and transparency within the Council. Alderman Spurgetis said he will discuss his expenses and explain them to Council at the July 8 study session. Alderman Poulos said that he wants Council to follow the IRS guidelines and it is not that difficult. Alderman Parker asked why Mr. Mayberry's purchase card wasn't shut off after the election. Ms. Masson said she shut them all off on May 14 after the swearing-in of new Council members. Alderwoman Swanson stated Council is being asked to approve P card purchases made two months ago and that have already been paid. She said they are requesting a letter be sent to Mr. Mayberry requesting repayment of

those that are not being approved. She wants taxpayers to know they take the matter seriously and they are fighting for appropriate spending of taxpayer dollars.

City Attorney Dave Morrison stated his office sent a letter on June 21 to former alderman Mayberry with a request for reimbursement of other charges; they can add the additional charges spoken about tonight. Alderman Parker asked for clarification about when the vendor is paid. City Manager Randy Tweet said the vendor was paid when the transaction was made. Alderman Parker said he was not opposed to reconsidering the current expenditure policy, but there is a policy in place and IRS guidelines must be followed. He is asking about procedure. Mr. Morrison said Council has approval authority and has the ability to make those decisions for the process of expenditures of any City funds; he added Council can make this judgment call if expenditures don't fit within the policy.

Alderwoman Swanson said they will be discussing this at the July 8 study session and she will be advocating for changes to the purchase card policy. She invited the public to attend the open meeting and hear what everyone has to say about it.

VOTE:

Motion passed on a 6-0-1 roll call. Aye: Swanson, Parker, Poulos, Clark, Hurt, and Spurgetis. Nay: None. Absent: Geenen.

17. Report from the Public Works Department regarding the selection of Civil Constructors, Inc. of East Moline, IL to perform the necessary repairs to the superpulsator bay on a time and materials basis with a not to exceed limit of \$115,000.00.

MOTION:

Alderman Clark moved to approve the selection of the contractor on a time and materials basis and approve the necessary repairs as recommended; Alderman Spurgetis seconded.

Alderman Parker recused himself from the vote due to the nature of his employment.

VOTE:

Motion passed on a 5-0-1 roll call vote. Aye: Swanson, Poulos, Clark, Hurt, and Spurgetis. Nay: None. Absent: Geenen.

18. Report from the Public Works Department regarding bids for survey grade GPS units, recommending the bid be awarded to Precision Midwest of Plainfield, IL in the amount of \$21,378.55 for the purchase of a Trimble GNSS Rover.

MOTION:

Alderman Spurgetis moved to award the bid as recommended and approve the purchase; Alderman Clark seconded.

VOTE:

Motion passed on a 6-0-1 roll call vote. Aye: Swanson, Parker, Poulos, Clark, Hurt, and Spurgetis. Nay: None. Absent: Geenen.

19. Report from the Public Works Department and F3 Marina regarding a renewal of the lease

agreement with the Coast Guard Auxiliary at Sunset Marina for \$1 per year.

MOTION:

Alderwoman Swanson moved to approve the lease agreement as written and recommended and authorize the City Manager to execute the lease agreement; Alderman Hurt seconded.

VOTE:

Motion passed on a 6-0-1 roll call vote. Aye: Swanson, Parker, Poulos, Clark, Hurt, and Spurgetis. Nay: None. Absent: Geenen.

20. Report from the City Clerk regarding a Resolution approving the partial release of Executive Session minutes and the destruction of audio recordings for the same Executive Session meetings.

MOTION:

Alderman Clark moved to approve the partial release of Executive Session minutes as recommended and adopt the resolution; Alderwoman Swanson seconded.

VOTE:

Motion passed on a 6-0-1 roll call vote. Aye: Swanson, Parker, Poulos, Clark, Hurt, and Spurgetis. Nay: None. Absent: Geenen.

21. Report from the Finance Department regarding the Comprehensive Annual Financial Report (CAFR) and other audit documents for the fiscal year beginning January 1, 2018 and ending December 31, 2018.

MOTION:

Alderwoman Swanson moved to approve the audit documents as recommended; Alderman Spurgetis seconded.

VOTE:

Motion passed on a 6-0-1 roll call vote. Aye: Swanson, Parker, Poulos, Clark, Hurt, and Spurgetis. Nay: None. Absent: Geenen.

22. Report from the Finance Department regarding an adjustment to the CY 2019 Budget increasing the Martin Luther King's Department of Human Services (906) expenditures by \$37,923.82 in order to expend unused and increased grant funds.

MOTION:

Alderman Clark moved to approve the budget adjustment as recommended; Alderman Spurgetis seconded.

VOTE:

Motion passed on a 6-0-1 roll call vote. Aye: Swanson, Parker, Poulos, Clark, Hurt, and Spurgetis. Nay: None. Absent: Geenen.

23. Report from the Public Works Department and F3 Marina regarding boater fee credits at Sunset Marina for current 2019 leaseholders due to extreme flood issues.

MOTION:

Alderswoman Swanson moved to approve the credits as recommended; Alderman Hurt seconded.

VOTE:

Motion passed on a 6-0-1 roll call vote. Aye: Swanson, Parker, Poulos, Clark, Hurt, and Spurgetis. Nay: None. Absent: Geenen.

24. Report from the Public Works Department and F3 Marina regarding a recommendation to disband the Sunset Marina Boaters' Advisory Committee.

MOTION:

Alderman Poulos moved to approve disbanding the Sunset Marina Boaters' Advisory Committee as recommended and refer to the City Attorney for an ordinance; Alderswoman Swanson seconded.

Mayor Thoms said F3 Marina is now managing the marina; they still have great communication with the boaters.

VOTE:

Motion passed on a 6-0-1 roll call vote. Aye: Swanson, Parker, Poulos, Clark, Hurt, and Spurgetis. Nay: None. Absent: Geenen.

25. Report from the Community and Economic Development Department regarding a request from Saratoga Capital for a third extension to their development agreement until December 31, 2019 to obtain the property and to complete the project with all code compliance issues resolved and receive a occupancy permit no later than June 30, 2020.

MOTION:

Alderman Clark moved to extend the agreement and refer to the City Attorney to prepare the appropriate documents for execution by the City Manager; Alderman Spurgetis seconded.

Discussion followed. Alderswoman Swanson asked for Mr. Sam Estep to step to the podium to answer some questions. Mr. Estep introduced himself and said he was in support of the extension and completing the project; he viewed the project as a partnership with the City. Mr. Estep explained that the project has been very challenging to underwrite and to finance. In 2018, there were two major challenges, but he reaffirmed his commitment to the project.

Alderman Hurt asked if the property taxes were paid up. Mr. Estep wasn't sure. Mr. Morrison said the taxes were brought up to date in the last 30 days by two individuals.

Mr. Estep said he has ownership of the structure, but the 2017 Tax Reform bill changed the federal historic tax credits program rules dramatically. He needed to acquire the old LLC to keep the tax credits under the old rules. Mr. Estep acquired the LLC at the end of 2017. He stated

Mark Roemer is responsible for his own debt. Mr. Estep owns the entity and the building.

Alderwoman Swanson asked Mr. Estep when the project would be completed and ready for occupancy. Mr. Estep intends to close on the financing this summer. He explained there is \$5 million of sunk construction costs in the building that is worthless. Alderman Clark asked for clarification that those funds were spent before Mr. Estep got involved; Mr. Estep responded yes.

Alderman Hurt said he applauded Mr. Estep's effort and commitment to the project, but his concern is how many times can the City keep doing extensions. Mr. Estep said the only answer is to finish the project. He explained the budget challenges of twice the original budget plus wacky market pricing. Mr. Estep also decided to try for New Market Tax Credits which are awarded only once per year. They are in the window now for this year's credits.

Mayor Thoms asked Mr. Estep if this would be his last extension. Mr. Estep replied it will be. Alderman Poulos said he has concerns about the fourteen breaches of the agreement which are outlined in a document provided to Council by the Community and Economic Development Department. Alderman Poulos also asked if the extension is not allowed, what happens then. Mr. Estep said there is no one else out there who would take on the project. He needs to be making the deal with a CDE (Community Development Entity); if there is no agreement or extension, he's toast. He said no one gains if the project doesn't get finished. He reminded Council that they have \$1 million in the project.

Alderwoman Swanson asked what happens if he doesn't get the New Market Tax Credits. Mr. Estep replied it's not a given, but they are out there for similar projects and he passed pre-screening with the bank. He missed the bank commitment by 30 days. Alderwoman Swanson asked what happens when the award window closes for the credits. Mr. Estep explained how it works; the CDEs have a cap and once the demand has been met and they have made all of their deals for their amount, then the process is finished. He said the local CDE has \$35 million with an average deal of \$5 million. Alderwoman Swanson asked if Mr. Estep doesn't get the credits, will the project be completed. Mr. Estep responded he will do everything he can to complete the project; it all comes back to him. He doesn't see what the City will gain from not supporting the project.

Alderman Hurt asked if the extension passed, would Mr. Estep give City Council regular updates. Mr. Estep said he is happy to come and update Council on the project. He chose to be here tonight. His goal is for the City to recoup the taxpayer dollars.

Alderwoman Swanson asked about the investment by the City that there are no payments by the City until the project is done. Mr. Estep said he was fine with that part of the agreement. He said there is no one else who wants this project because it is such a mess. He said there is \$4.5 million bank debt on the building; he said there is no value in that building currently. He said it is the nature of the business. Mr. Morrison said it was his personal belief that the bank didn't lend the money because the LLC has no assets. The bank is sitting on a personal guarantee for the debt presumably from Mr. Roemer (his assets or his family's assets). Mr. Morrison said his reading of the agreement is that if Mr. Estep is not satisfied with the rate of return he would get on the New Market Tax Credits, he does not have to go through with the project. Mr. Estep said he is not familiar with the clause. He said his return will not be good. Mr. Morrison commented that none of Mr. Estep's personal assets are in the deal.

Alderman Hurt asked Mr. Estep if his return does not look good, why would he bother with the project. Mr. Estep said he was being sarcastic; there is no big payday for him in this project. He said he finishes what he starts.

Mayor Thoms asked Mr. Estep about the comment that the City has \$1 million in the project. He knows the City paid Mr. Roemer \$710,000, but then they stopped paying. Mr. Tweet said there was a total of \$1.45 million and Mr. Roemer was paid half of that. Mr. Tweet also clarified for Alderman Poulos that the local CDE would not talk to any developer without a development agreement.

Alderman Spurgetis said he was originally opposed and in favor of letting the agreement expire. He said he talked with Mr. Estep this afternoon and said the City is in a partnership and wants to give Mr. Estep every opportunity. Alderman Spurgetis said this would be the final extension. He also commented that CED should have provided Council with more information prior to this evening's meeting or in the packet. Mr. Tweet said it was just a timeline and it wasn't put together until today.

Alderman Parker said they have a developer who is trying to secure a \$15 million project in downtown Rock Island. He said Council is asking fundamental questions about how development works to the developer and he could understand why the City would have a reputation of being unfriendly to business. He said Council should have the information and education about the project before meeting with the developer. He apologized to Mr. Estep.

Alderman Clark asked how many other \$1 million projects are going on in downtown. Mayor Thoms and Mr. Tweet said Ms. Brimani's is close to \$1 million. Alderman Clark responded that is a business moving from one side of town to another. He said the City needs to be friendlier to business; there should have been meetings with the aldermen and Mr. Estep. He believes the new aldermen were told information and influenced in a certain direction, but they should have had more time to understand the situation. He said they need to do a better job of inviting people to Rock Island to do business. He would like everyone to think about what's best for the City of Rock Island.

Mayor Thoms said Alderman Clark had good comments and he would love to see this investment, but the other side of it, it is a large investment by the taxpayers of \$2.4 million and they deserve that the City checks every detail and that it's done on a timely basis. He said it was a complicated process. Mayor Thoms said the City doesn't require personal financial statements, but they should require something to make sure the City's investment is still in the right place. Alderman Clark said the way the City handles business says something about Rock Island. Mr. Estep said he believes in communication.

Alderman Hurt said the new Council members are just trying to get caught up and get up to speed on the project. Alderwoman Swanson said she had a 45 minute conversation today with Mr. Estep which she appreciates. She is uncomfortable proceeding on the the vote because she has not been given all of the information from CED and she is trying to educate herself.

Mayor Thoms said the agreement had to be addressed before it expired on June 30. It had been brought up to Council and they wanted to sit on it. Mr. Tweet said then Mr. Estep asked for an extension. Alderman Hurt said Council should have been given more information earlier. Alderwoman Swanson asked if it was possible to wait until the July 8 meeting; she has a lot more questions.

Mayor Thoms suggested amending the agreement if an extension was granted. He explained the incentives have changed, in particular, based on a TIF that is expiring and the increment is no longer available. Mr. Estep volunteered to take the hit to keep the project moving.

Mr. Morrison responded to Alderwoman Swanson about extending the date; that the date could be amended, but he didn't know how that would affect Mr. Estep. Mr. Estep said he doesn't feel good about the project too; his family's money is tied up in the project, but he would like to keep

moving and working on the project.

Alderman Swanson asked Mr. Estep if he owned the building. Mr. Estep responded that was correct; he purchase the LLC. Alderman Spurgetis asked about the language regarding obtaining the property. Mr. Tweet said that refers to the financing package being in place by that date. Mr. Tweet asked Mr. Estep if he was absorbing the \$4.5 million debt carried by Mr. Roemer. Mr. Estep said that has been the problem with the financing.

Alderman Poulos said it has been a lot of information and he has had some serious concerns; he appreciates what Mr. Estep does as a developer. He is not sure that six months will make any difference. Mr. Estep responded that it will. He has brought back the financing, but it will be on him if the project is not done in six months.

Alderman Parker said what is the outcome for making the decision tonight. He reviewed the options. He understands everyone's frustration. Alderman Parker said they need to do good for businesses in Rock Island and be a good partner.

VOTE:

Motion passed on a 5-1-1 roll call vote. Aye: Swanson, Parker, Clark, Hurt, and Spurgetis. Nay: Poulos. Absent: Geenen.

26. Report from the Mayor regarding designation of Mayor Pro Tem.

MOTION:

Alderman Spurgetis moved to nominate Ivory Clark as Mayor Pro Tem; Alderman Parker seconded.

Alderman Spurgetis said there is a different person every year for Mayor Pro Tem. He said Alderman Clark is the most experienced person on the Council with six years.

Aldermen Poulos and Clark abstained.

VOTE:

Motion did not pass on a 2-2-1 roll call vote. Aye: Parker and Spurgetis. Nay: Swanson and Hurt. Absent: Geenen.

Alderman Spurgetis asked about the implications of the abstentions. Mr. Morrison said the abstentions don't count and Mayor Thoms could vote and break the tie, but he didn't have to vote.

Alderman Swanson said she admires Alderman Clark, but her concern is that the Mayor Pro Tem needs to be at events during the day when the Mayor can't attend. She said Alderman Poulos has more flexibility with his schedule and she wants whoever is going to be Mayor Pro Tem to ensure that procedures are done properly. Alderman Hurt said Alderman Poulos shows up to most events. Alderman Clark said when he was first asked, he told the Mayor no because of his time constraints, but he thinks it's a lot to put on someone in his first year. Alderman Clark said if Alderman Swanson was talking about expense reports and referring to him, he asked that she get more information and talk to him. Mayor Thoms said he and Alderman Clark talked about the position and if no one else came forward, Alderman Clark would do it.

Alderman Clark stated he doesn't like the way Council is looking and being divided. They should

start over; he added it just makes them all look bad. Alderman Clark withdrew his name for consideration of Mayor Pro Tem.

Alderman Swanson moved to appoint Alderman Mark Poulos as Mayor Pro Tem for the next year; Alderman Hurt seconded.

Alderman Poulos abstained.

VOTE:

Motion passed on a 4-1-1 roll call vote. Aye: Swanson, Clark, Hurt, and Spurgetis. Nay: Parker. Absent: Geenen.

27. Report from the City Clerk regarding a Plaza Activity / Event application from Steve's Old Time Tap for the 8th annual CCKMA Car & Bike Show on Sunday, August 18, 2019 from 11:00 a.m. to 5:00 p.m. with street closures of 17th Street between 2nd Avenue and 3rd Avenue and 3rd Avenue between 17th Street and 18th Street; a request for the outdoor consumption of alcohol in the fenced-in area in the adjacent parking lots; a request for sound amplification; and a request for the waiver of the permit fee since the event is a charitable fundraiser.

MOTION:

Alderman Hurt moved to approve the event and requests as recommended including the street closures and waiver of the fee, subject to complying with all Plaza and liquor license regulations and subject to being closed down early if complaints are received; Alderman Poulos seconded.

VOTE:

Motion passed on a 6-0-1 roll call vote. Aye: Swanson, Parker, Poulos, Clark, Hurt, and Spurgetis. Nay: None. Absent: Geenen.

28. Report from the City Clerk regarding a request from The Daiquiri Factory for an additional day (September 29, 2019) in their September concert series on the Plaza.

MOTION:

Alderman Poulos moved to approve the request as recommended including the outdoor sale and consumption of alcohol, subject to complying with all Plaza and liquor license regulations and subject to being closed down early if complaints are received; Alderman Clark seconded.

VOTE:

Motion passed on a 6-0-1 roll call vote. Aye: Swanson, Parker, Poulos, Clark, Hurt, and Spurgetis. Nay: None. Absent: Geenen.

29. Report from the City Clerk regarding a request for sound amplification from the Rock Island Public Library for their summer reading celebration on Thursday, June 27 from noon to 3:00 p.m.

MOTION:

Alderman Clark moved to approve the request and fee waiver as recommended; Alderman Spurgetis seconded.

VOTE:

Motion passed on a 6-0-1 roll call vote. Aye: Swanson, Parker, Poulos, Clark, Hurt, and Spurgetis. Nay: None. Absent: Geenen.

30. Report from the City Clerk regarding a request for sound amplification from First Baptist Church on Saturday, July 13, 2019 from 10:00 a.m. to 3:00 p.m. for their community outreach event on church grounds at 3020 30th Street.

MOTION:

Alderman Spurgetis moved to approve the sound amplification permit as recommended; Alderman Clark seconded.

VOTE:

Motion passed on a 6-0-1 roll call vote. Aye: Swanson, Parker, Poulos, Clark, Hurt, and Spurgetis. Nay: None. Absent: Geenen.

31. Other Business

Mayor Thoms stated that for transparency and full disclosure, he would like to see the study sessions televised if Council has no objections. There is no cost to the City. Alderwoman Swanson said that is a great idea and citizens would appreciate having more in-depth information about City issues. Alderman Hurt agreed. Alderman Parker asked about combining the study session with the Council meeting starting at 5:30 p.m. Mr. Morrison said he would check on that and let him know. Mayor Thoms said sometimes there is a delay between the two sessions. Mr. Morrison said it would require a Council vote to combine the two sessions. The consensus was for study sessions to be televised and streamed on YouTube.

32. Executive Session:

5 ILCS 120/2 (c)(5) The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

The exemption in this section regarding the acquisition of real property only applies if public agencies are discussing formulating the terms of an offer to purchase specific real estate or discussing the seller's terms, or if they are considering strategy for obtaining specific real estate. People ex rel. Ryan c. Villa Park, 212 Ill. App. 3d 187, 156 Ill. Dec. 406, 570 N.E. 2d 882, 1991 Ill. App. LEXIS 595 (Ill. App. Ct. 2d Dist. 1991).

MOTION:

Alderman Clark moved to go into Executive Session for the exception cited; Alderman Poulos seconded.

VOTE:

Motion passed on a 6-0-1 roll call vote. Aye: Swanson, Parker, Poulos, Clark, Hurt, and Spurgetis. Nay: None. Absent: Geenen.

33. Motion to Adjourn

MOTION:

Alderman Parker moved to adjourn; Alderman Poulos seconded.

VOTE:

Motion passed on a 6-0-1 voice vote. Aye: Swanson, Parker, Poulos, Clark, Hurt, and Spurgetis.
Nay: None. Absent: Geenen.

The meeting adjourned at 9:12 p.m.

Judith H. Gilbert, City Clerk